Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Ian **Last name:** McChesney

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**

1. Protect rights of existing property owners:

The proposal should provide protections for existing property owners. This could be achieved by:

- Establishing sunlight access rights
- Setting a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-ridden if neighbours consented to a development.)
- Other protections as detailed below

2. Encourage coherent residential planning:

The Council should do much more to encourage and facilitate coherent, sustainable and diverse residential planning. Specifically:

- Consider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.

- Increase minimum plot sizes for plots with 3+ storey residential buildings.

3. Increase protection of sunlight access.

- Reduce recession plane angles to provide **more** sunshine access than in Auckland.
- Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering single storey existing properties.

4. Reduction in green space:

The proposal should increase minimum protection of green space and canopy cover.

- There should be no 'buying out' provision).
- The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations.

5. Boundaries of HDRZ in Riccarton:

Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).

My submission is that:

While I thank the Council for not just accepting the imposition of the Government's MDRS, the proposed changes to the District Plan do little to ameliorate the impacts. Specifically:

1. Single focus urban planning: As a long term resident of Riccarton I support densification around the Riccarton urban hub. To date the quality of that densification has been patchy, but at least it has occurred through a planning framework that has attempted to balance a diverse set of requirements necessary for both residents and the city as a whole. In my view Plan Change 14 requirements completely upsets that balance, sacrificing property protections, liveability and diversity for a sole focus on housing densification.

2. Undermines protection and rights of existing property owners: Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised). Not only would property owners have no recompense for the loss, they would also have very little time to transition (either by selling the property or altering the building).

3. Lack of coherent residential planning: The current proposal marks a significant change in what is permitted and encouraged in residential areas. The proposal talks about meeting housing needs over a 30 year time frame. The vision for 30 years' time may be coherent but, without careful local planning and oversight, the streetscapes are likely to be unattractive and highly variable in the short to medium term. Piece-meal development is likely to lead to neglect of existing properties.

4. Impact of sunlight reduction on liveability of homes: The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so. I appreciate that the Council has sought to address the grossly carelessly imposed Auckland-based requirements of the MDRS by proposing a qualifying matter. But there are at least two issues – first, the proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours, solar strength and average wintertime temperatures in Christchurch, and second even if parity with Auckland was achieved the potential loss of sunlight represents an unacceptable diminution of sunlight access and warmth that residents should be reasonably allowed to enjoy. Effectively the Plan is giving a sunlight 'right' to an upper storey resident of a new multi-story development (where they are not affected by the shadow cast from a similar development to their north) at the expense of existing homeowners who may now find themselves fully in the shadow of a multi-story development built on their north boundary (for 5 months or so). Furthermore the Plan legitimises such development and strips away a neighbour's right to even by notified, let alone object. These recession planes will also impact on the performance of existing solar panels on the roofs of single storey homes.

5. Impact of site width: The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (Technical Report – Residential Recession Planes in Christchurch, p.10). This report largely discounts narrower sites by stating *"these are a minority"*.

But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.

6. Reduction in green space: The proposal to allow developers to 'buy out' providing 20% tree canopy cover is a significant diminution of green space amenity in neighbourhoods. Such reduction in planting and green space, along with increased density, will have a negative impact on liveability. Reduction of permeable surfaces will also further strain drainage infrastructure at a time when it is clear more extreme rainfall is now the norm.

The proposal acknowledges the need for green space but states only that *'we're working on"* it (Housing and Business Choice, p.19). It is unacceptable to be asking residents to accept such assurances as a substitute for a properly balanced plan. It is another sign of this rushed-through plan change to align with the government dictate.

7. Boundaries of HDRZ in Riccarton: The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas

bordering Riccarton Bush for example have allowed for a transition from high density).

8. Unintended consequences from the Plan: By imposing a single model, high density requirement on the Riccarton area it seems to me that many desirable features of sustainable neighbourhood planning, that could and should be our aim, will be lost. For instance, high density dwellings will likely result in less diverse and more standardised dwelling types, and hence provide for less diversity in household types. It will accelerate movement of people away from the area to parts of the city (or surrounds) that provide a greater diversity of housing, more greenspace etc. The developer-led model of development, applied in an environment of lesser protections for existing property owners, will likely result in piecemeal development leaving existing properties greatly compromised, with owners unlikely to invest in anything but basic repairs because any value could not be recouped. In the short term, at least, existing properties may well deteriorate and neighbourhoods decline.

Surely we can achieve the desirable urban form we need to accommodate growth in a sustainable way – one that reinforces diverse and vibrant neighbourhoods, without sacrificing amenity values and disenfranchising some of the existing population.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Helen **Last name:** Wilson

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**
That the current plan to build multiple 2 or 3 story townhouses be immediately abandoned or reviewed where the rights of the citizens of Christchurch ,who pay rates and own homes, will have a say as to what will be happening in our neighbourhoods.

My submission is that:

The current plan to build multiple townhouse on sections in existing residential areas which **require no consultation be either abandoned or reviewed.**

This city of Christchurch is noted for its beauty of trees and gardens and suburbs which are leafy and pleasant to live in and the destruction of the form of how we live is destructive.

It does not enhance the beauty of our city at all and some of the building is destined to look shabby and unappealing in a very short amount of time. With no consideration to how the people of Christchurch live.

It is well know, despite what planners wish to think, that Christchurch City population use cars mostly to get around our city which does not have the public transport infrastructure to allow us to move around within the city. You may be able to get in to the central city but moving around the suburbs on public transport is impossible.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Graeme **Last name:** Boddy

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 1 Introduction

Support
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 would like to see the status of Eastern Terrace between the iron bridge adjacent Bowenvale Avenue and the footbridge at Malcolm Street to be changed from being 'Protected by being to far from public transport' to the fuller protection of being 'Part of the Character Area of the Beckenham Loop'

My submission is that:

I support the Character Area status for Beckenham but I would also like it to extend to all the properties on Eastern Terrace between the Bowenvale bridge and the foot-bridge across the river at Malcolm street. This is one of the most popular places for people to walk after work; partly due to the wide level grass verge between the river and the road, but also to the native shrub and tree plantings and park like setting on the other bank. (we won't mention how much fun kids are having on a rope swing!)

Multi story buildings along this section of Eastern Tce would make this length of river bank a cold wet muddy place in the winter.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Alex **Last name:** Booker

Organisation:

WDL Enterprises Limited and Birchs Village Limited

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Support
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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 6 General Rules and Procedures

Oppose
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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 8 Subdivision, Development and Earthworks

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Planning Maps

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 1 Introduction

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 2 Abbreviations and Definitions

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 5 Natural Hazards

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 7 Transport

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 9 Natural and Cultural Heritage

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 10 Designations and Heritage Orders

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 12 Hazardous Substances and Contaminated Land

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 13 Central City

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 15 Commercial

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 16 Industrial

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Attached Documents

Name
WDL Enterprises Ltd and Birchs Village Ltd Submission - PC14 Chr

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Alex **Last name:** Booker

Organisation:

WDL Enterprises Limited and Birchs Village Limited

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 2 Abbreviations and Definitions

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 3 Strategic Directions

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 5 Natural Hazards

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 6 General Rules and Procedures

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 7 Transport

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 8 Subdivision, Development and Earthworks

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 9 Natural and Cultural Heritage

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 10 Designations and Heritage Orders

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 12 Hazardous Substances and Contaminated Land

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 13 Central City

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 14 Residential

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 15 Commercial

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 16 Industrial

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Planning Maps

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Attached Documents

Name
NTP Submission on PC14 Christchurch District Plan

SUBMISSION ON PROPOSED PLAN CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN

Clause 6 of First Schedule to the Resource Management Act 1991

To: Christchurch City Council

Civic Offices

53 Hereford Street

Christchurch

By Email: engagement@ccc.govt.nz

Submission by: WDL Enterprises Limited and Birchs Village Limited

Address for service: Anderson Lloyd
PO Box 13831
Christchurch 8140
Email address: alex.booker@al.nz

Phone: 03 379 0037

1 This is a submission by WDL Enterprises Limited and Birchs Village Limited (**the Submitter**) on Plan Change 14 to the Christchurch District Plan (**PC14**), which the Christchurch City Council (**the Council**) notified on 17 March 2023.

2 The Submitter could not gain a trade competition advantage through this submission.

3 This submission relates to PC14 in its entirety and specifically in relation to the area of land zoned Residential New Neighbourhood Zone (**RNN**) and subject to Appendix 8.10.23 East Papanui Outline Development Plan in the operative Christchurch District Plan (the **Land**). The Land is proposed to be rezoned as a Future Urban Zone (**FUZ**) in PC14 as shown below:

4 The following properties within the Land and owned by the Submitter (legally identified as Part Lot 5 DP 1729 (2960m^2), Part Lot 3 DP 1729 (3164m^2), Part Lot 4 DP 1729 (3057m^2), Part Lot 1 DP 1729 (1.1641 hectares), Part RS 308 (6176m^2), Lot 2 DP 1729 (7081m^2) and Section 4 SO 509157 (1.4863 hectares) are shown below (**the Site**):

5 PC14 has been prepared in response to direction in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**), to apply medium density residential standards (**MDRS**) across residential areas, subject to a reduction in intensification requirements where justified by a qualifying matter. This submission seeks to ensure that PC14 does not unnecessarily curb the intent of the Amendment Act and MDRS, which provide a strong national directive to enable housing development. The Submitter supports application of zoning and other provisions that recognise the need to provide housing capacity and enable this to occur in an efficient manner.

6 The Land is described in the East Papanui Outline Development Plan as located close to the Papanui Key Activity Centre, other business areas and community infrastructure. There are several established transport links between the Cranford Basin and the Central City, including Cranford Street, the Northern Arterial, and the strategic cycleway network. The area is well serviced by public passenger transport, with the majority of the Land being within 500 metres of a bus route. There are several schools and recreation facilities located nearby and the area is well served by parks and playgrounds.

7 PC14 proposes to replace the operative RNN with FUZ. It states that no changes to rules are proposed, but the name change reflects Council's requirements to follow National Planning Standards. The FUZ, as for RNN, generally includes new greenfield land where

large scale residential development is planned. The FUZ allows a wide range of residential house types and section sizes.[1]

8 The Submitter's current view is that it would be most appropriate for the FUZ to apply across the Land in replacement of RNN, however it reserves its position to seek Medium Density Residential zoning (**MRZ**) or equivalent over parts of, or over the entire Site, depending on the recommended content of provisions for each zone and the progress undertaken with development of the Land when PC14 is heard. The Submitter is currently seeking resource consents for subdivision and intends to develop part of the Land.

9 The Land is also subject to Qualifying Matter (**QM**): Water body Setback, including bordering the north and north western parts of the Submitter's properties. There are no changes to the development controls which remain the same as in the operative Christchurch District Plan. The application of this QM means that the permitted development, height and/or density directed by the MDRS or policy 3 NPS-UD may be modified. The proposed Water body Setback does not appear to have been correctly mapped, does not meet the requirements of section 77R of the Amendment Act, reduces flexibility for design and layout, and it is not considered necessary for the Land.

Decision sought

10 The Submitter seeks the following decision from the Council:

(a) That the Land be retained as FUZ or all or part of it be rezoned MRZ (or an equivalent zoning). The Submitter's current view is that it may be most appropriate for the FUZ to apply across the Land in replacement of RNN, however it reserves its position to seek MRZ over parts of or over the entire Site, depending on the recommended content of provisions for each zone and development progress on the Land;

(b) That the QM Water body Setbacks be removed from the Land;

(c) That the PC14 provisions be amended to give effect to the rezoning, removal of the QM Water Body Setbacks, and reflect the issues raised in this submission; and

(d) Such further or other consequential relief as may be required to give effect to this submission, including consequential amendments that address the matters raised by this submission.

11 The Submitter wishes to be heard in support of this submission.

[1] Table 14.2.1.1(a) PC14.

12 The Submitter will consider presenting a joint case with others presenting similar submissions.

Dated this 12th day of May 2023

_____

Alex Booker

Counsel for WDL Enterprises Limited and Birchs Village Limited

SUBMISSION ON PROPOSED PLAN CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN

Clause 6 of First Schedule to the Resource Management Act 1991

To: Christchurch City Council

Civic Offices

53 Hereford Street

Christchurch

By Email: engagement@ccc.govt.nz

Submission by: NTP Development Holdings Limited

Address for service: Anderson Lloyd
PO Box 13831
Christchurch 8140
Email address: alex.booker@al.nz I sarah.eveleigh@al.nz

Phone: 03 379 0037

1 This is a submission by NTP Development Holdings Limited (**NTP**) on Plan Change 14 to the Christchurch District Plan (**PC14**), which the Christchurch City Council notified on 17 March 2023.

2 NTP could not gain a trade competition advantage through this submission.

3 This submission relates to PC14 in its entirety and specifically in relation to any provisions which apply to or affect the properties listed in **Appendix 1**.

4 PC14 has been prepared in response to direction in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**), to apply medium density residential standards (**MDRS**) across residential areas, subject to a reduction in intensification requirements where justified by a qualifying matter. This submission seeks to ensure that PC14 does not unnecessarily curb the intent of the Amendment Act and MDRS, which provide a strong national directive to enable housing development. NTP supports application of zoning and other provisions that recognise the need to provide housing capacity and enable this to occur in an efficient manner.

Zoning

5 This submission particularly seeks amendments of zoning of the following sites, to better reflect the current and anticipated use of the land and appropriate application of the MDRS, as follows:

(a) 276 Cranford Street

(b) 257 Breezes Road

(c) 109 Prestons Road

(d) 91 Banks Avenue

6 Further details of the sites, the zoning sought, and the reasons for these changes, are provided in **Appendix 1**. Evidence will be called to support this submission.

Decision sought

7 NTP seeks the following decision from the Council:

(a) That the PC14 provisions be amended to reflect the issues raised in this submission and as sought in Appendix 1;

(b) Such further or other consequential relief as may be required to give effect to this submission, including consequential amendments that address the matters raised by NTP.

8 NTP wishes to be heard in support of this submission.

9 NTP will consider presenting a joint case with others presenting similar submissions.

Dated this 12th day of May 2023

_____

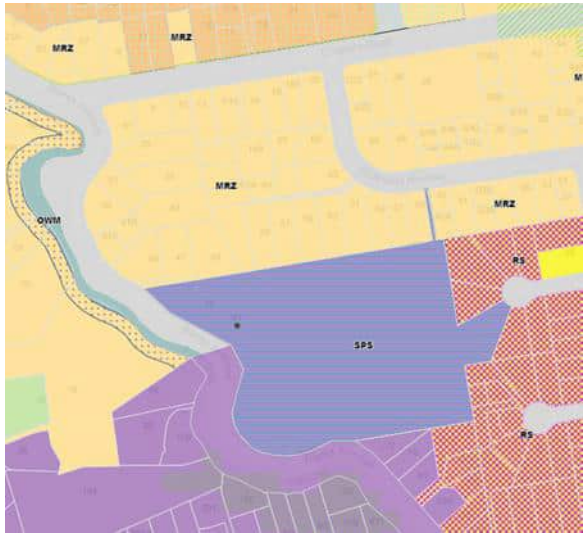
Alex Booker / Sarah Eveleigh

Counsel for NTP Development Holdings Ltd

Property	PC14 zone or provision	Decision sought	Reasons
276 Cranford Street (Lot 3 DP 38681 – CB24A/332) 	Residential Suburban Zone 	Medium Density Residential Zone	This is the site of the former Cranford Street fire station. The site is subject to the Low Public Transport Accessibility Area qualifying matter, but is adjacent (separated by a driveway) to the MRZ. The site is in proximity to a number of commercial service centres, the larger of those being at Merivale, Papanui and Shirley. The site is approximately 2060m^2 and is subject to a water body setback on the north-west edge. The location and size of the site make it well suited to multi-unit development, while the need to observe the water body setback means that the configuration of built form will be focussed over the remainder of the site. MRZ zoning will enable efficient development of the site to provide well located housing capacity.

Property	PC14 zone or provision	Decision sought	Reasons
			The benefits of medium density development of the site outweigh the lower public transport accessibility, noting that this is not appreciably different for this site than for adjacent sites zoned MRZ, and may be subject to change over time.
257 Breezes Road (Lot 20 DP 3072, Part Lot 21 DP 3072, Section 1 SO 8411 – CB24A/599, 1013761) 	Specific Purpose (School) Zone 	Medium Density Residential Zone	The site is approximately 3.8 hectares. The site is no longer required for school purposes and the SPS zoning does not reflect the future use of the site. The site is surrounded by MRZ land and it is appropriate that a consistent zoning is applied. It is acknowledged that the site is subject to the Waste Water Constraint Area qualifying matter. Given the size of the site, subdivision will be required to enable development, and rule 8.6.8 will apply in respect of waste water servicing.

Property	PC14 zone or provision	Decision sought	Reasons
109 Prestons Road (Lot 2 DP 26884 – C26F/220) 	Future Urban Zone and Medium Density Residential Zone 	Future Urban Zone and / or Medium Density Residential Zone	The site currently comprises approximately 6.79 hectares within the Highfield Park development area and subject to the Christchurch Northern Corridor designation. NTP seeks zoning of the site that best enables its future development. The previous zoning of the majority of the site (with the exception of the access leg between 145 and 149 Prestons Road) was Residential New Neighbourhood (RNN). NTP's current view is that it would be most appropriate for the FUZ to apply across the entire site in replacement of RNN, however it reserves its position to seek MRZ over the entire site, depending on the recommended content of provisions for each zone.

Property	PC14 zone or provision	Decision sought	Reasons
91 Banks Avenue (Part Lot 1 DP 1206 – CB198/160) 	Specific Purpose (School) Zone 	Medium Density Residential Zone	This is the former site of Banks Avenue Primary School and has an approximate area of 2.6ha. The site is no longer required for school purposes and the SPS zoning does not reflect future use of the site. The site is in close proximity to commercial services in Shirley (The Palms). Surrounding land is predominantly zoned MRZ, with an area of Special Purpose (Otakaro Avon River Corridor) zoned land to the south-west. There are no qualifying matters identified as applying to the site. It is appropriate that the site be zoned MRZ, consistent with the majority of surrounding land, to enable efficient development of the site and provision of additional housing capacity.

Christchurch City Council

Our proposed Housing and Business Choice Plan Change (PC14)

Submitter Details

First name: Alex **Last name:** Booker

Prefered method of contact Email

Postal address: PO Box 13831

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8140

Email: alex.booker@al.nz

Daytime Phone: 03 3790037

Age:

Gender:

Ethnicity:

I could
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.

Additional requirements for hearing:

Consultation Document Submissions

Chapter 2 Abbreviations and Definitions

- ( ) 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 3 Strategic Directions
- ( ) 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 5 Natural Hazards
- ( ) 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 6 General Rules and Procedures
- ( ) 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 7 Transport
- ( ) 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 8 Subdivision, Development and Earthworks
- ( ) 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
Please see attached submission.

My submission is that

Please see attached submission.

Chapter 9 Natural and Cultural Heritage

- ○ 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 10 Designations and Heritage Orders

- ○ 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 12 Hazardous Substances and Contaminated Land

- ○ 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 13 Central City

- ○ 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 14 Residential

- ○ 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 15 Commercial

- ○ 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
Please see attached submission.

My submission is that
Please see attached submission.

Chapter 16 Industrial
- ○ 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
Please see attached submission.

My submission is that
Please see attached submission.

Planning Maps
- ○ 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
Please see attached submission.

My submission is that
Please see attached submission.

Attached Documents

File
NTP Submission on PC14 Christchurch District Plan

Robson, Gina

From: Sarah Schulte <sarah.schulte@al.nz>
Sent: Friday, 12 May 2023 2:04 pm
To: Engagement
Cc: Alex Booker; Sarah Eveleigh
Subject: FW: Consultation Submitted- NTP Development Holdings Ltd Submission on PC14- Error in online form
Attachments: OLS_Our proposed Housing and Business Choice Plan Change (PC14)_457011E6M08.pdf; NTP Submission on PC14 Christchurch District Plan.pdf

Kia ora,
We act for NTP Development Holdings Limited.
We filed a submission on Plan Change 14 today (**attached**).
There is an error in the online Form. Please amend the online Form (**record attached**) to state the following:
I could **not** gain an advantage in trade competition through this submission.
Please confirm receipt.
Ngā mihi,
Sarah

Sarah Schulte (she/her)
Senior Solicitor

Anderson Lloyd
d +64 3 335 1213 | m +64 27 285 8067 | al.nz

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From: engagement@ccc.govt.nz <engagement@ccc.govt.nz>
Sent: Friday, 12 May 2023 1:38 PM
To: Alex Booker <alex.booker@al.nz>
Subject: Consultation Submitted
Your consultation has been submitted, thank you for your input.

Please do not reply to this email as it is automatically generated

This electronic email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed. The views expressed in this message are those of the individual sender and may not necessarily reflect the views of the Christchurch City Council.
If you are not the correct recipient of this email please advise the sender and delete the email.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Alex **Last name:** Booker

Organisation: Foodstuffs

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 2 Abbreviations and Definitions

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Provision: Chapter 3 Strategic Directions

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 5 Natural Hazards

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 6 General Rules and Procedures

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 7 Transport

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 8 Subdivision, Development and Earthworks

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 9 Natural and Cultural Heritage

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 10 Designations and Heritage Orders

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 12 Hazardous Substances and Contaminated Land

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 13 Central City

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 14 Residential

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 15 Commercial

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Chapter 16 Industrial

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Provision: Planning Maps

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*:**
Please see attached submission.

My submission is that:
Please see attached submission.

Attached Documents

Name
Foodstuffs Submission - PC14 Christchurch District Plan

SUBMISSION ON PROPOSED PLAN CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN

Clause 6 of First Schedule to the Resource Management Act 1991

To: Christchurch City Council

Civic Offices

53 Hereford Street

Christchurch

By Email: engagement@ccc.govt.nz

Submission by: Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited

Address for service: Anderson Lloyd
PO Box 13831
Christchurch 8140
Email address: alex.booker@al.nz

Phone: 03 379 0037

1 This is a submission by Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited (**Foodstuffs**) on Plan Change 14 to the Christchurch District Plan (**PC14**), which the Christchurch City Council notified on 17 March 2023.

2 Foodstuffs is a retailer owned co-operative company and the wholesale supplier to PAK'nSAVE food warehouses, New World and Four Square supermarkets, On the Spot dairies, Henrys and many unaffiliated outlets. Foodstuffs (South Island) Properties Limited is a property holding company and wholly owned subsidiary of parent company Foodstuffs.

3 Foodstuffs owns numerous properties throughout Christchurch City which are utilised for operation of its supermarkets, Head Office and includes land proposed for future supermarket development.

4 Foodstuffs could not gain a trade competition advantage through this submission.

5 This submission relates to PC14 in its entirety and particularly those provisions which apply to or affect properties Foodstuffs has an interest in, such as the Strategic Directions, Transport Chapter and Commercial Chapter.

6 Through this submission, Foodstuffs also seeks to tidy up site specific changes to zoning, planning maps and centres with respect to its operations to better reflect the current, or soon to be, use, as set out in **Appendix 1**.

7 PC14 proposes changes to enable more intensive residential development, giving effect to the National Policy Statement for Urban Development 2020 (**NPS-UD**). Foodstuffs generally supports intensification and recognises the need for housing intensification, and for it to be located in and around commercial centres.

8 However, the NPS-UD is equally about enabling businesses. It seeks "well-functioning urban environments" which includes the need to have or enable a variety of sites suitable for different business sectors in terms of size and location. Policy 2 of the NPS-UD requires local authorities to provide at least sufficient development capacity to meet the expected demand for business land over the short, medium and long term. To be sufficient, land must be suitable to meet the demands of a variety of business sectors (Clause 3.3(2)(c) NPS-UD). Supermarkets are an essential food supply service, employer and economic activity in the Christchurch City District, and Foodstuffs seeks to ensure that the provisions also enable supermarkets, which may not achieve anticipated density in and around centres due to functional and operational requirements.

9 The Council should take this plan change opportunity to ensure amendments are consistent with the NPS-UD, and don't further entrench an inflexible and unresponsive approach to managing commercial activities.

Decision sought

10 Foodstuffs seeks the following decisions from the Council:

(a) That the PC14 provisions be amended to reflect the issues raised in this submission, and to provide for the relief requested in **Appendix 1** and **Appendix 2**;

(b) Any other amendments required which ensure supermarkets and their operational and functional needs are appropriately recognised and provided for in and near centres;

(c) Such further or other consequential relief as may be required to give effect to this submission, including consequential amendments that address the matters raised by Foodstuffs.

11 The decisions sought will:

(a) Accord with and assist the Council in carrying out its functions;

(b) Accord with the NPS-UD, and Part 2 of the Act; and

(c) Be the most appropriate method for achieving the objectives and policies of the plan, in accordance with section 32 RMA.

12 Foodstuffs wishes to be heard in support of this submission.

13 Foodstuffs will consider presenting a joint case with others presenting similar submissions.

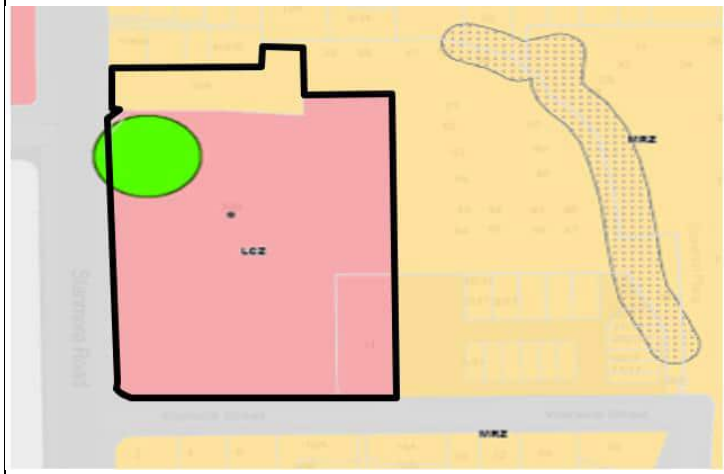
14 Evidence will be called in support of this submission.

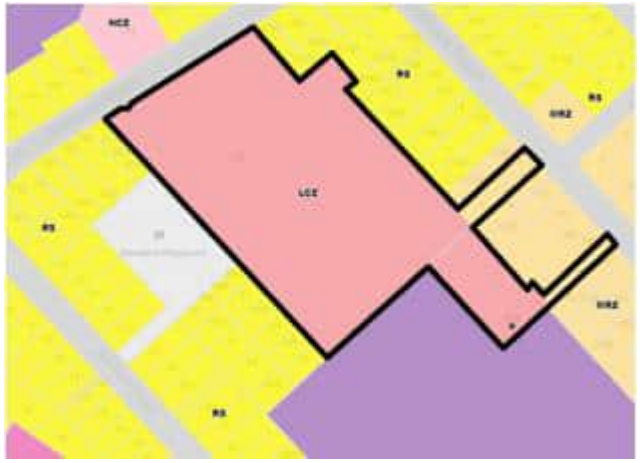
Dated this 12th day of May 2023

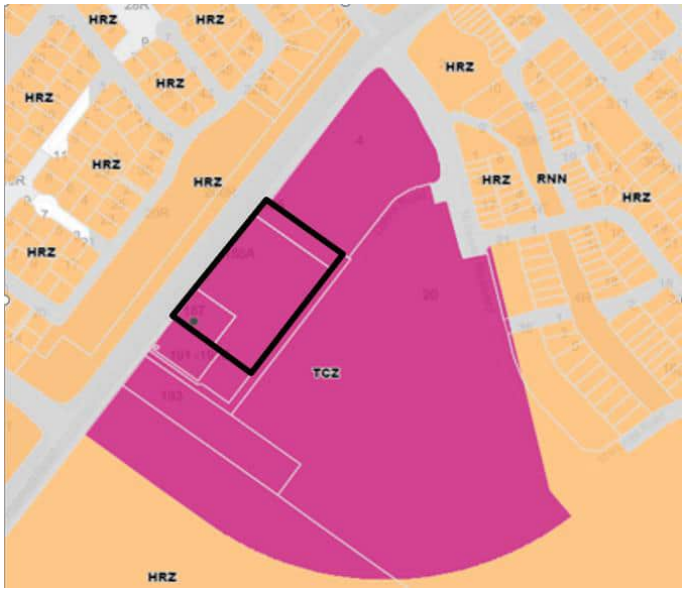
_____

Alex Booker
Counsel for Foodstuffs (South Island) Properties Limited

Appendix 1 – Supermarket specific changes

Site and current zone	PC14 *Site denoted by black outline*	Decision sought	Reasons
New World Stanmore 300 Stanmore Road Lot 1 DP 71401 Section 1 Survey Office Plan 19560 Lot 4 DP 71401 304 Stanmore Rd Lot 1 DP 44038 and Lot 2 DP4845 9 and 11 Warwick Street Lots 13 and 14 DP 245 *Commercial Core*: 300 Stanmore Rd and 9 and 11 Warwick St *Residential Medium Density*: 304 Stanmore Rd	The following zones apply: • 300 Stanmore Road and 9 and 11 Warwick Street - Local Centre Zone (**LCZ**) • 304 Stanmore Rd - Medium Density Residential Zone (**MRZ**) • Stanmore Road frontage - Protected Tree 	Amend to rezone the entire NW Stanmore site LCZ. Amend to exclude the protected tree on Stanmore Road frontage.	Rezoning to LCZ for 304 Stanmore Road is more appropriate than the existing zone and it reflects the use of the site as a commercial activity. Removal of the protected tree better represents the existing environment.

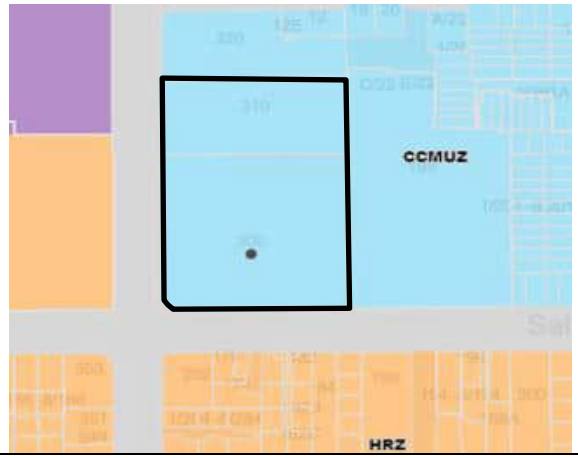
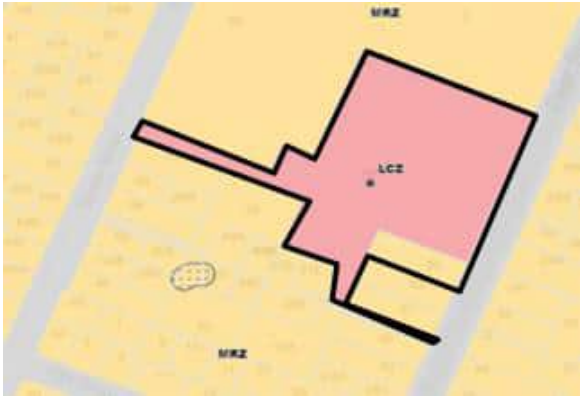
Site and current zone	PC14 *Site denoted by black outline*	Decision sought	Reasons
PAK'nSAVE Wainoni 186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road Lot 2 DP 28783, Lot 2 DP 25816, Lot 1 DP 26783, Lot 3 DP 33562, Part Lot 24 DP 878, Lot 1-6 DP 15696, Lot 1 DP 16559, Lot 1 DP 33562 *Commercial Core*: most of Section 2 SO 552969 and most of Lot 2 DP 25816 *Residential Suburban*: parts of Section 2 SO 552969 and Lot 2 DP 25816	The following zones apply: • Accessway for Section 2 SO 552969 and Lot 2 DP 25816 - MRZ • The remainder of the site - LCZ 	Amend to rezone Section 2 SO 552969 and Lot 2 DP 2586 to LCZ. **Table 15.1** to be amended to include this Site as a Local Centre (this appears to have been excluded in error).	Rezoning to LCZ for Section 2 SO 552969 and Lot 2 DP 2586 is more appropriate than the existing zone and it reflects the use of the site as a commercial activity.
Halswell 185, 185A and 187 Halswell Road	Town Centre Zone (**TCZ**)	Support. Retain as notified.	

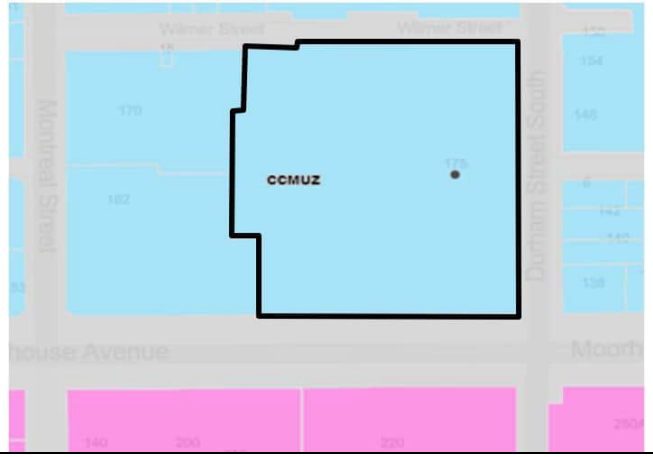
Site and current zone	PC14 *Site denoted by black outline*	Decision sought	Reasons
Lot 1 DP 336786, Lot 2 DP 336786 and Part Rural Section 310 *Commercial Core*			
New World Lincoln Road 92, 94, 100 and 108 Lincoln Road Lot 1 DP 51902, Lot 12 DP 68211, Lot 1 DP 29579 and Lot 2 DP 29579	The following zones apply: • Lot 1 DP 51902 – MRZ • Remainder of the site - LCZ	Amend to rezone Lot 1 DP 51902 to LCZ	Rezoning of Lot 1 DP 51902 to LCZ is a more appropriate zone than existing, and would better reflect the current (and future planned) non-residential use of the site.

Site and current zone	PC14 *Site denoted by black outline*	Decision sought	Reasons
Commercial Core: 94, 100 and 108 Lincoln Rd *Residential Suburban*: 92 Lincoln Rd			
Head Office and PAK'nSAVE Papanui 159, 165 and 171 Main North Road and 3, 5, 7 and 9 Northcote Rd	The following zones apply (Head office): • Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 - High Density Residential Zone (**HRZ**) • Residual of the site for the Head Office - Industrial General (**IG**) The following zones apply (PAK'nSAVE): • Lot 5 DP3753 (9 Northcote Rd) - MRZ	Head office: Amend to rezone Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 to IG. This reflects the recent PC5 decision[1]. PAK'nSAVE:	Rezoning of the site and upgrading of the centre status as requested is a more appropriate than existing zoning, and would better reflect the activities currently (and soon to be) occurring on the site.

[1] https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2020/PC5/Hearings-Panel-Supplementary-Report-RE-159-Main-North-Road.PDF

Site and current zone	PC14 *Site denoted by black outline*	Decision sought	Reasons
Lot 2 DP 14400, Lot 1 DP 479583, Part Lot 1 DP 21207, Lot 1 DP 76152 and Lot 5 DP 3753 *Industrial General*: Part Lot 1 DP 21207, Lot 1 DP 479583, most of Lot 1 DP 14400, most of Lot 7 DP 14400 and most of Lot 9 DP 14400. *Commercial Local*: Lot 1 DP 76152. *Residential Suburban*: Lot 2 DP 14400, Lot 5 DP 3753, part of Lot 1 DP 14400 and part of Lot 7 DP 14400.	• Lot 1 DP76152 (3,5,7 Northcote Rd) - Neighbourhood Centre Zone (**NCZ**) • Part Lot 1 DP 21207 **-** IG 	Amend to rezone Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207 to Local Centre Zone to reflect the consented and intended use as a PAK'nSAVE; and Amend the centre to Local Centre from Neighbourhood Centre in Table 15.1.	

Site and current zone	PC14 *Site denoted by black outline*	Decision sought	Reasons
Manchester Street 300 and 310 Manchester St Lot 1 DP 56552 and Lot 2 DP 56552 *Commercial Central City Mixed Use*	CCMUZ 	Support Retain as notified	Appropriate recognition of commercial activity on the site
NW Ilam 55 and 57 Peer Street Lot 10 DP 17997, Lot 2 DP 415441 and Lot 13 DP 17997 *Commercial Core*: Lot 2 DP 415441 and most of Lot 13 DP 17997. *Residential Suburban*: Lot 10 DP 17997 and part of Lot 13 DP 17997	The following zones apply: • Lot 10 DP 17997 - MRZ • The remainder of the site - LCZ 	Amend to rezone the whole site LCZ.	Rezoning of the site as requested is a more appropriate zone than existing, and would better reflect the activities and future activities for the site.

Site and current zone	PC14 *Site denoted by black outline*	Decision sought	Reasons
NW Durham Street 219 Moorhouse Avenue and 175 Durham Street South *Commercial Central City Mixed Use*	CCMUZ 	Support Retain as notified	Appropriate recognition of commercial activity on the site.

Appendix 2: Specific changes sought to provisions

PC14 provision		Decision sought (specific changes sought shown in red)	Reason
Chapter 3 Strategic Directions			
Objective 3.3.7	3.3.7 Objective - Well functioning urban environment	Amend objective to include provision for enabling more business (such as supermarkets) in or near centre zones in accordance with Objective 1, Objective 3 and Policy 1 NPS-UD.	Consistency with the NPS-UD.
Chapter 7 Transport			
Policy 7.2.1.2	High trip generating activities a.xi Incorporate measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.	Delete, or amend to: a.xi ~~Incorporate~~ encourage measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.	Benefits do not outweigh the cost of site-specific assessments. Unclear as to what is caught by these provisions.
7.4.4.18	High trip generators a.vii. Greenhouse gas emissions: Whether measures are proposed to be implemented to reduce the greenhouse gas emissions from vehicle use associated with the activity, and the ability for the measures to be implemented and maintained over the lifetime of the activity.	Delete, or amend High trip generators a.vii. Greenhouse gas emissions: ~~Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and~~ the ability for any measures to reduce greenhouse gas emissions to be implemented and maintained over the lifetime of the activity.	As above.
7.4.4.18 Advice note	vii. Greenhouse gas emissions	Delete words "yes" from columns relating to activities that are otherwise permitted in the Zone's Activity Status Table.	As above.

PC14 provision		Decision sought (specific changes sought shown in red)	Reason
Chapter 15: Commercial			
Table 15.1	C. ~~Neighbourhood~~ Local Centre	Support specific recognition of supermarket activity in Table 15.1 (unamended by PC14). Amend Table 15.1 to provide for the site at 174 Wainoni Road as a Local Centre. Amend Table 1.51 to provide for the new PAK'nSAVE Papanui Site as a Local Centre.	174 Wainoni Road has been deleted from the list of NCZ in Table 15.1 but has not been included in the LCZ list, appears to be an error. Including PAK'nSAVE Papanui Site as a Local Centre reflects its consented use.
Town Centre Zone Rule 15.4.1.1 (P2)	It is proposed that permitted activity status for supermarkets is deleted. The result of the proposed change is that supermarkets will fall to be considered as a discretionary activity in the TCZ (rule 15.4.1.4).	Amend Rule 15.4.1.1 (P2) to include supermarkets as a permitted activity in the Town Centre Zone, and consequential changes to Rules 15.4.1.1 and 15.4.1.4. Amend Rule 15.4.1.1 (P3) to exclude the words "supermarket and".	The description of the Town Centre Zone in Table 15.1 specifically recognises supermarkets anchor town centres. There is no apparent explanation for the change in the section 32 assessment.
Objective 15.2.4, Policy 15.2.4.1	Objective - Urban form, scale and design outcomes	Amend one or all of these policies to recognise that supermarkets may be located in and around centres, but have operational and functional requirements which limit their scale, form of development (to less than that anticipated).	To provide for supermarket operational and functional requirements.

PC14 provision		Decision sought (specific changes sought shown in red)	Reason
Policy 15.2.8.1	Policy – Usability and adaptability a.v. providing sufficient setbacks and glazing at the street frontages	Amend to include an exception where operational or functional requirements prevent glazing at the street frontages.	To provide for supermarket operational and functional requirements.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Sam **Last name:** Kealey

Organisation: NHL Properties Limited

Prefered method of contact Email

Attached Documents

Name
Plan Change 14 Submission-Forte Health-FINAL

Form 5
Submission on notified proposal for a Plan Change
Clause 6 of Schedule 1, Resource Management Act 1991

To: **Christchurch District Council**

Name of Submitter: **NHL Properties Limited**

Background

1. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**) requires the Christchurch City Council (**Council**) to include Medium Density Residential Standards (**MDRS**) and to give effect to the National Policy Statement on Urban Development 2020 (**NPS-UD**) in its District Plan. The Council has sought to give effect to this requirement through the notification of Plan Change 14 - Housing and Business Choice (**PC14**) and Plan Change 13 - Heritage (**PC13**).

2. With respect to residential zones, the Amendment Act requires that:

   (a) every residential zone in an urban environment of a specified territorial authority must give effect to policy 3 of the NPS-UD in that zone; and

   (b) a territorial authority may create new residential zones or amend existing residential zones.

3. With respect to non-residential zones, the Amendment Act further requires that:

   (a) the territorial authority must ensure that the provisions in its district plan for each urban non-residential zone within the authority's urban environment give effect to the changes required by policy 3 of the NPS-UD; and

   (b) a territorial authority may create new urban non-residential zones or amend existing urban non-residential zones.

4. The public notice states that the changes proposed for PC14 are "extensive" and include:

   (a) increasing height limits in and around the central city, and in suburban centres;

   (b) changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent;

(c) medium and high density residential zones with new rules are being introduced across all urban residential areas;

(d) rezoning of industrial areas near the central city for housing and mixed-use activities;

(e) introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and

(f) amending objectives, policies, and other provisions throughout the District Plan.

Introduction

5. This is a submission on PC14 made by NHL Properties Limited (**the submitter**). The submitter has interests in the properties 132-136 Peterborough Street and 137-151 Kilmore Street, Christchurch Central, Christchurch (**the Site**). Legal descriptions and Record of Titles are included in **Attachment [A]**.

6. The properties are depicted in **Figure 1** below.

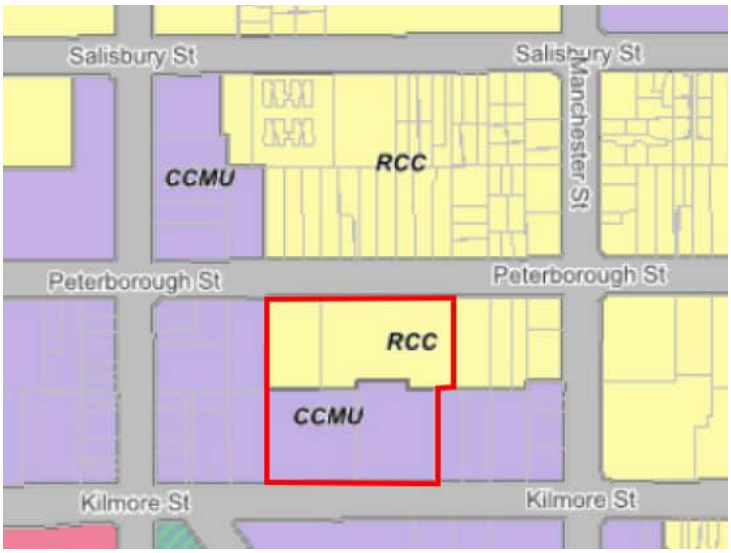


Figure 1 Location of the properties within red boundaries, with zoning illustrated (CCC District Plan).

7. The properties are located on Peterborough Street which is a local road and Kilmore Street which is a Central City main distributor. The properties have legal access from these roads.

8. The northern part of the properties is located within the Residential Central City Zone under the operative District Plan. This part of the site is proposed to be zoned High Density Residential (**HDRZ**) under PC14.

9. The southern part of the properties is located within the Central City Mixed Use (**CCMU**) Zone under the operative District Plan. The part of the site is proposed retain the CCMU zoning under PC14.

Specific provisions of the plan change that this submission relates to

10. The submitter has an interest in the plan change as a whole and therefore this submission relates to all provisions and zonings of the plan change.

The submitter has a specific interest in all provisions and zoning that relate to the properties referred to above.

Submission

11. The submitter both **supports** and **opposes** the plan change as notified. More specifically:

    (a) the submitter supports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome; and

    (b) the submitter opposes any provisions or changes that will adversely affect the outcome in (a);

    (c) the submitter requests that the parts of the submitter's property that are within the HDRZ is rezoned to an alternative zone that provides for both residential and commercial activity, better reflecting the existing use, site context in the Central City and better giving effect to the NPS-UD.

12. The submitter has undertaken a comprehensive redevelopment on the site following the Christchurch Earthquakes, establishing the Forté Health private hospital in 2013. Forté Health is a private hospital designed for short stay procedures with specialists from multiple disciplines choosing to operate from the facilities.

13. The Forte Health facility occupies approximately 9,600m2 of land between Kilmore and Peterborough Streets in the Central City. The hospital buildings have frontage to Kilmore Street, however many staff and visitors access the buildings from the parking areas accessed from Peterborough Street. Two of the submitters landparcels are continuous between Peterborough and Kilmore Streets and are split zoned.

14. The character and use of the site is established as a part of the private hospital. The character of the area is transitory between more commercial land uses to the south and west, and residential areas to the north of Peterborough Street. Sites to the immediate south of the site are zoned Commercial Central City Mixed Use. Land to the east is undeveloped.

15. Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (a) it directs that the district plan is to enable building heights and density of urban form to realise as much *development capacity* as possible, to maximise benefits of intensification in city centre zones.

16. "Development Capacity" is a defined term in the NPS-UD and means the capacity of land to be developed for housing <u>or for business use</u>, based on:

    (a) the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and

    (b) the provision of adequate development infrastructure to support the development of land for housing or business use.

17. The submitter's existing activity is a non-complying activity under the HRZ rules, which would unnecessarily complicate any future expansion of the private hospital into the existing parking areas, or future maintenance or improvement work. An appropriate outcome for the submitter's property would be to provide for health activities, to reflect the existing use of the site, and enabling greater building heights and densities.

18. Rezoning the site and surrounding HDRZ land to provide for mixed use development along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD will:

    (a) provide for an appropriate zoning that reflects the existing use and character of the site and surrounds;

    (b) enable the submitter to undertake maintenance, improvement and potential future expansions works without undue restriction, noting the character of the surrounding area and separation to residential activities;

    (c) provide for a health services and complementary activities in an appropriate location, being a site adjacent to existing CCMU zoned land;

    (d) maintains support for the primacy of commercial centres, supporting the economic growth of the District, and therefore the economic well-being of communities;

    (e) not have any discernible effects on the amenity of adjoining residential zones, or undermine the residential coherence of residential neighbourhoods;

    (f) maintain a sufficient supply of housing in the district;

    (g) contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations;

    (h) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means;

    (i) give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and

    (j) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.

Relief sought

19. The submitter seeks the following relief:

    (a) the submitters site and the adjoining HDRZ land be rezoned to more appropriately reflect the existing established use of the locale and enable mixed use development, such as the Central City Mixed Use (**CCMU**) Zone;

(b) any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will give effect to the matters raised in this submission and the relevant planning legislation.

Other

20. The submitter could not gain an advantage in trade competition through this submission.

21. The submitter wishes to be heard in support of his submission.

22. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.

DATED 12 May 2023

pp._____

NHL Properties Limited

Address for Service: Town Planning Group
PO Box 35
Christchurch 8014

Contact Person: Sam Kealey
Cell: 021 057 3762
E-mail: sam@townplanning.co.nz

Attachment [A]

Legal Descriptions of the Submitters' property relevant to this submission

Address	Legal Description	Record of Title
	Part Section 183 TN OF Christchurch	CB364/119
132-134 Peterborough Street and 137 Kilmore Street	Lot 1 DP 46407	CB34B/799
136 Peterborough Street	Part Section 185 TN OF Christchurch	CB318/77
151 Kilmore Street	Lot 2 DP 52122	CB31B/207
147 Kilmore Street	Lot 1 DP 52122	CB31B/206
139 Kilmore Street	Lot 2 DP 46407	CB34B/799

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Isobel **Last name:** Foyle

Prefered method of contact Postal

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**
To remove the high density zoning on the odd number side of the Paparoa Street.

My submission is that:

Paparoa Street is beyond a walking distance to Northlands Mall or Northlink for many residents wanting to shop. The commercial centre of Papanui is moving west with the expansion of the Northlink shopping precinct. Most people I see while I am walking to and from Northlands mall are walking their dogs. Decision sought - the demarcation of High Density Residential zone should be redrawn much closer to Northlands Mall.

The land quality of Paparoa Street is very unlikely to be suitable for high density living. According to the two separate engineering reports for our section which we obtained prior to building, there are layers of peat starting at 2 metres below ground level down to 6 metres requiring dozens of piles to be driven 7 to 8 metres for a two story house. This is typical of this area. Most residents of Christchurch who lived through the earthquakes were traumatised. Ground vibration does result for many of us reliving this trauma. Decision sought - to rezone the area from High Density and commission a study of how suitable the land in Christchurch actually is for housing higher than two stories, especially as the Alpine Fault is now due for rupture.

Businesses are spread all over the city partly due to the commercial red zone post February earthquake. Of the three working adults in our household, none of us work in the CBD. Public transport does not provide the service needed for people to get to work. Personally, I have found biking is a far better solution. Ebikes allow people to travel far greater distances for work . As online shopping and working home from home increases the need to live near a mall or ones employer becomes increasingly irrelevant.

Decision sought -to remove the high density zoning of Paparoa Street as density of housing should reflect the ability of the land to support bigger and heavier buildings rather than being in close proximity to a bus stop.

Paparoa Street hosts a primary school. There are several schools in the area for older children. As a result the area is very family focused. High density housing would destroy this environment and the sense of community that it brings. Decision sought - to remove the high-density zoning of Paparoa Street and surrounding streets.

Food security is becoming an issue in New Zealand. The ability for people to grow some of their vegetables is becoming increasingly important due to the weather related disruptions of the supply chain. Gardening is also good for mental and physical health. High Density housing will remove this as an option for people with the lack of outdoor space or high rise buildings blocking neighbours sunlight, especially in the winter. Decision sought - to remove the zoning of High-Density housing in Paparoa Street.

I appreciate that this district plan is the result of pressure from the government. The complete lack of understanding and disrespect from Wellington to what we have experienced in Christchurch is staggering. It was made clear we do not want a city of high rise building because of what happened. The area has been subjected to earthquakes for centuries and the land is prone to liquefaction. Plenty of land has been made available for housing west, south and north of the city and there is still plenty of land within the city that is still vacate. Yes the climate is changing but so is the way we live, work and shop. The government needs to rethink its one size fits all mentality.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Lauren **Last name:** Gibson

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 1 Introduction

Oppose
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*:**
To Stop all High-Density Buildings and think of what I have mentioned.

My submission is that:
Please see attached, this is what WILL happen to my property.

This shows shadow analysis for 19a Russell Street based on a development on the 3 properties to the NW, north, and NE.

The 'design' of these apartments to have maximum height of 12m, setbacks of 1m to side boundary and 1.5m to rear boundary, and with recession plane of 57 degrees starting 3m above the ground at the site boundary.

Each image shows the date and month and the time in 24-hour clock, e.g., 22-01 10.00 is 22nd January at 10:00am.

THIS house would be essentially in shade the entire day.

My house is on a back section situated on Russell St, Linwood.
I choose to live where I do because it is private and is fully north facing.
I would never choose to live next to or near high density.
I choose to use only the Linwood Library and pharmacy when I need but go elsewhere for all other needs.
I cannot afford to change where I live with a comparison of what I have.
This is the largest investment most people will make which will be devalued.

The New Zealand Bill of Rights Act states The Bill of Right Act requires the Government and anyone carrying out a public function to observe these rights and to justify the limits of them.

High Density building affects myself and others in the following ways;

Diminishes Human Rights,

Ignores freedom of choice,
Ignores individual rights,
Not In Good Faith,
Takes away light and privacy,
Limits people with disabilities choices,
Limits vulnerable disadvantaged groups,
Creates stress,
Decreases personal autonomy,
Loss of property rights; largest investment devalued,
Increase of noise,
Increase of pollution,
Undue interference,
Fiscally discriminates those with no means to move,
Uneven/unreasonable private living environment,
Cookie cutter basic homes mass produces ugliness,
Off street parking which has already been limited.

Loss of nature, lack of established trees, less animals and birds, lack of real food growing spaces, lack of light, = environmental exploitation/degradation.

Problems associated; more runoff, air pollution, higher percentage of crimes, increase in mortality rates, more aggression, reduced happiness, decreased mental health, increases greatly and negatively on people already who suffer from mental health issues within their day-to-day living (Quietness plays a key role in wellbeing, it is not long ago a murder happen in a Council Flatting area on Brougham Street).
Infrastructures that already are failing e.g., roading, sewers, after earthquakes.

Unfair economic exploitation; increase of rates, water charges,
Unfair economic gains by developers, council gained from above mentioned points.

Creates fear of; surveillance, monitoring,

Lack of security, privacy, liberty/ freedom, belief, expression, safety, personal well-being, = basic human right, freedom of expression, freedom of movement.

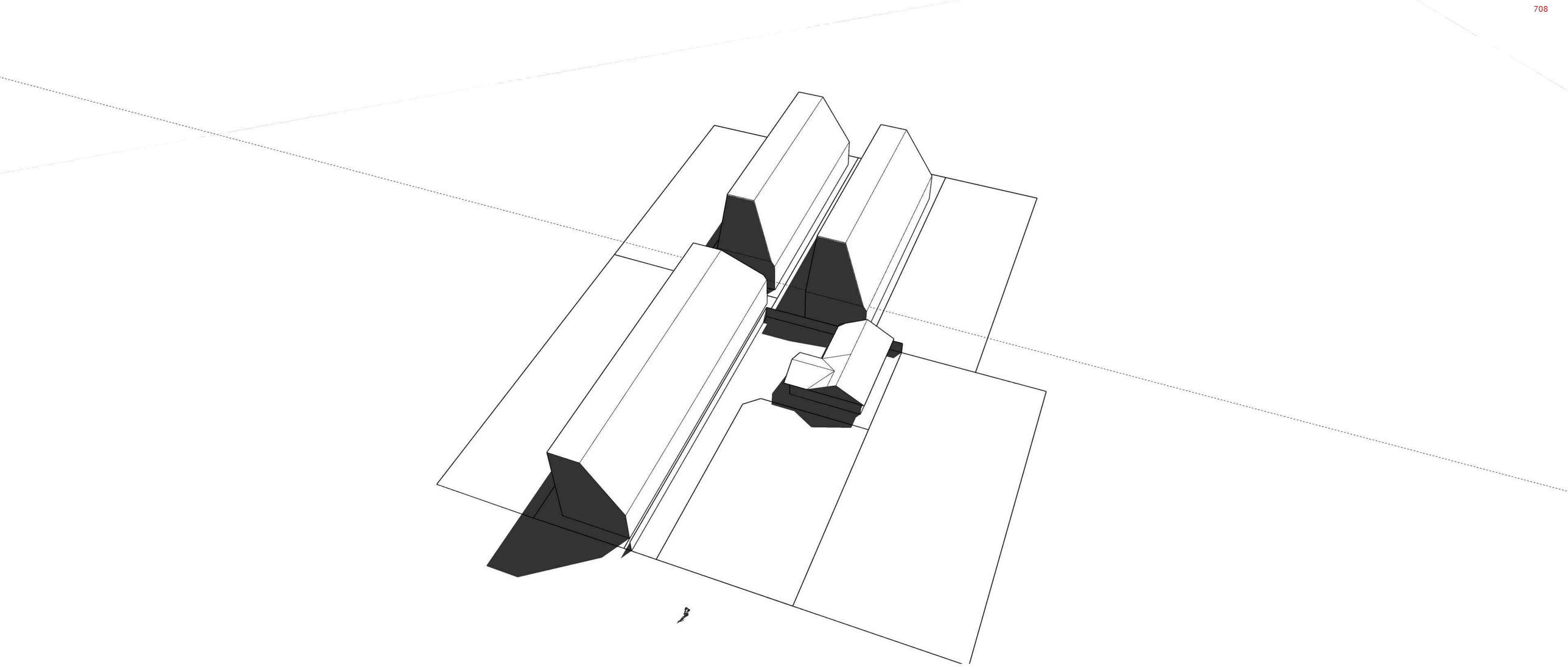
You have no right to limit us in all the above-mentioned ways.

Gail Gibson (Owner 19A Russell ST Linwood),
Lauren Gibson (Occupier Russell ST Linwood),
Clark Gibson Carrington St, St Albans,
Hugh Lelievre 2A Straven Road, Riccarton.

PLEASE respond to this email and reference so I know you have read it in its entirety TO ;
ljmg75@hotmail.com
0212929025

Attached Documents

Name
27070089 image - 19a Russell Street shadow analysis - v1 (1)
Opposition to High Density Christchurch



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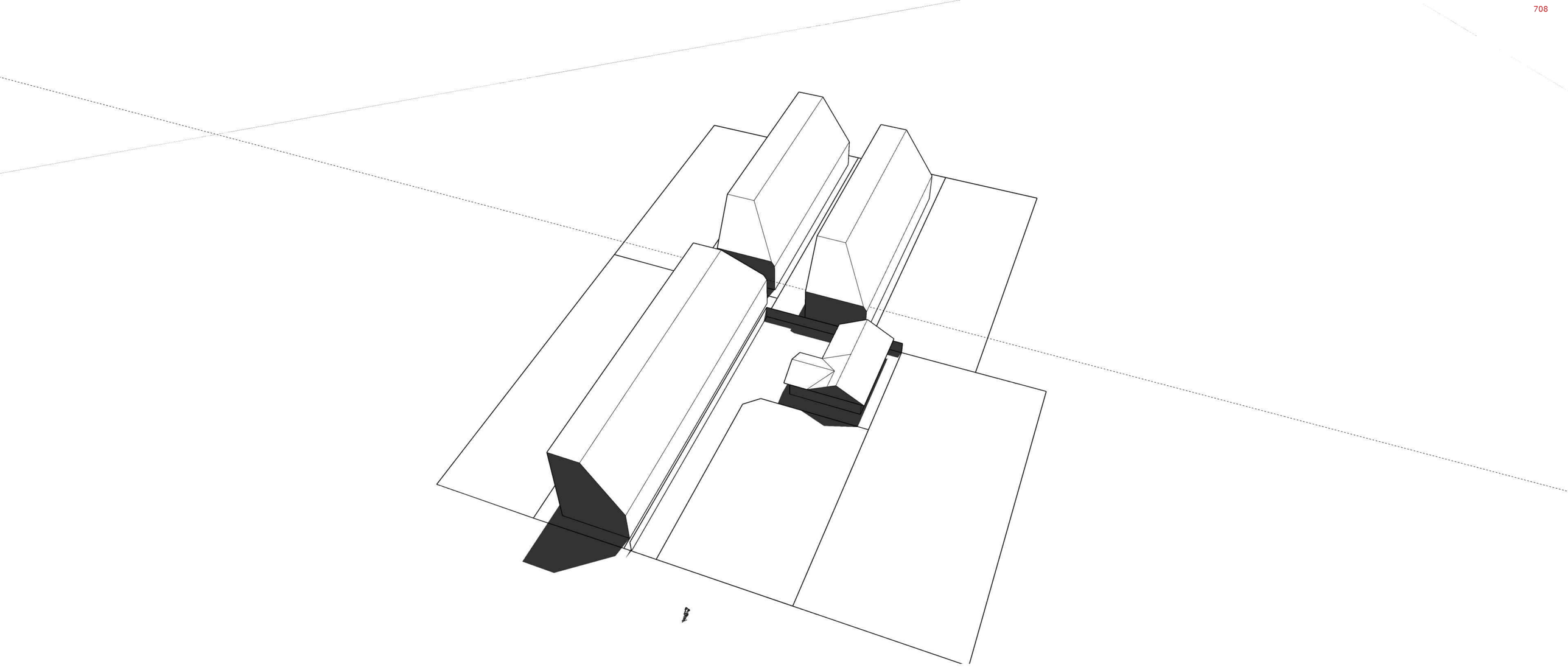

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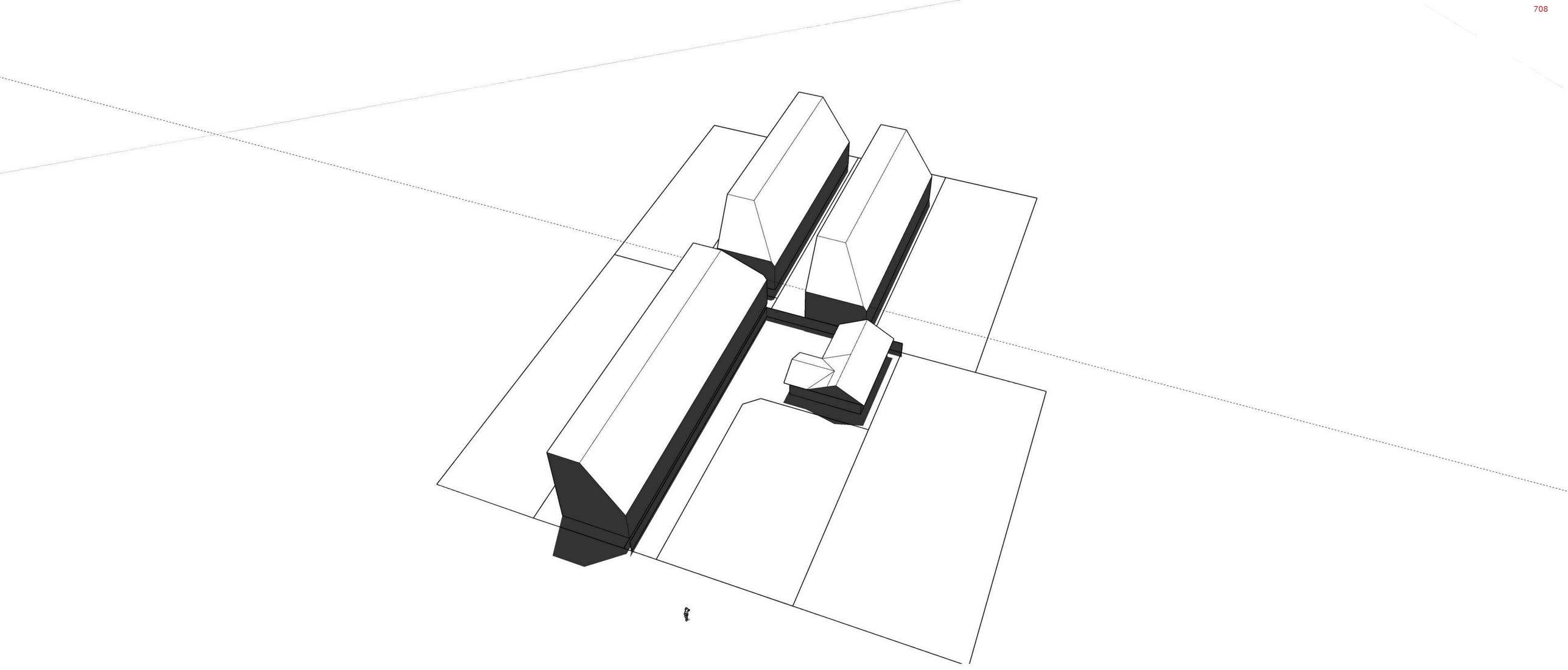

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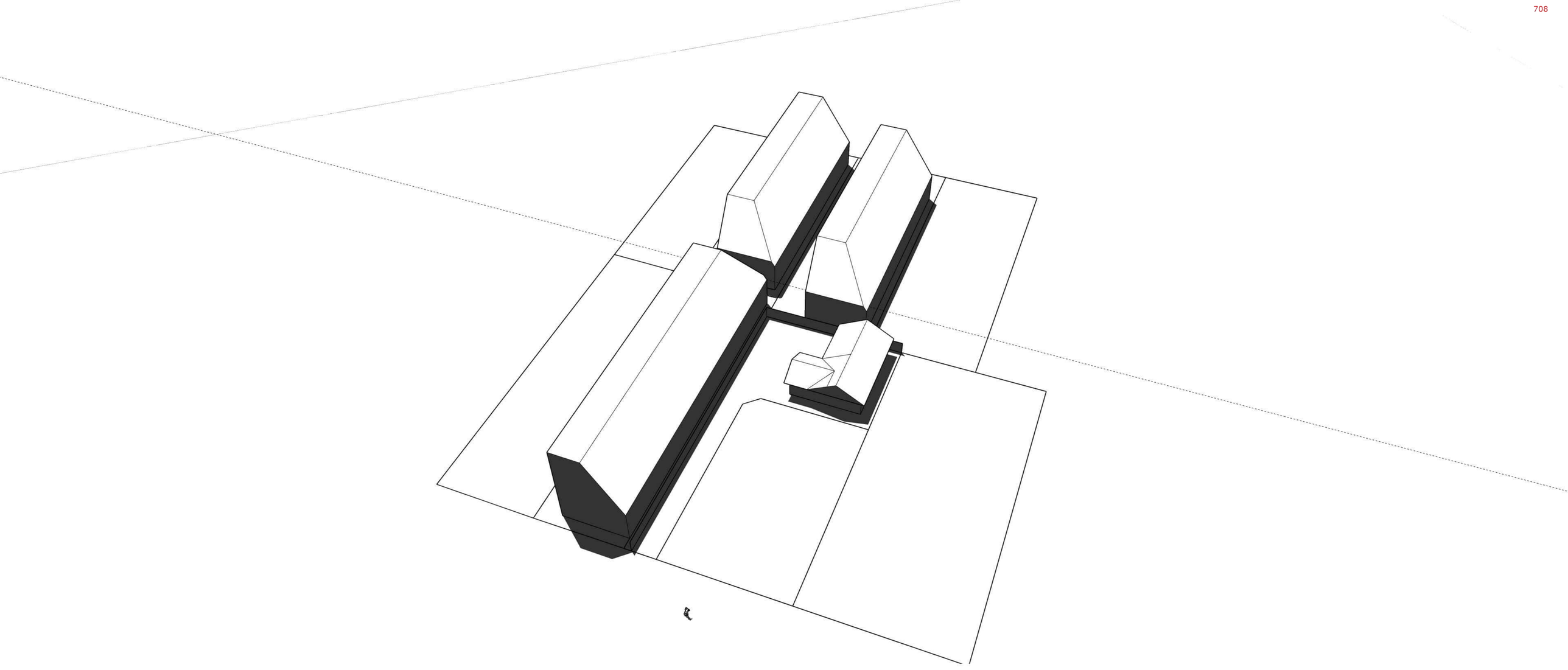

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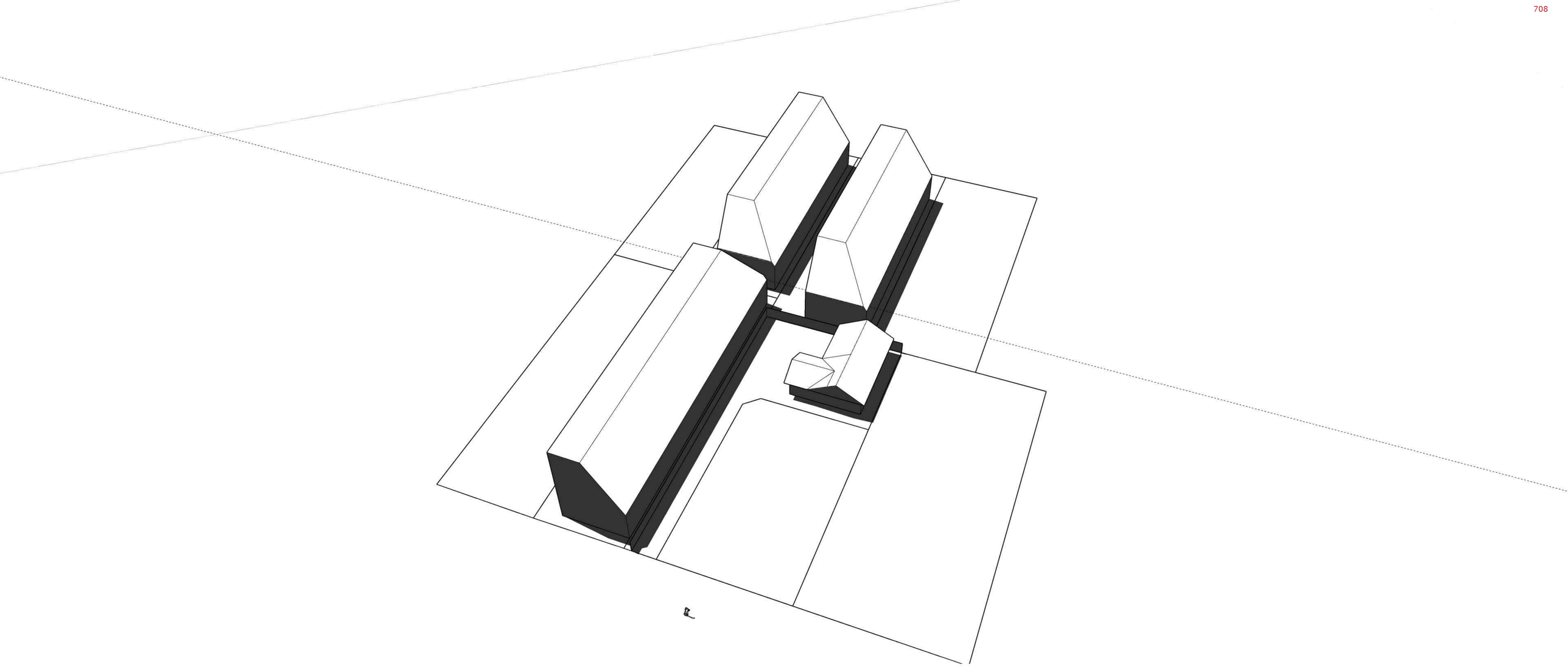

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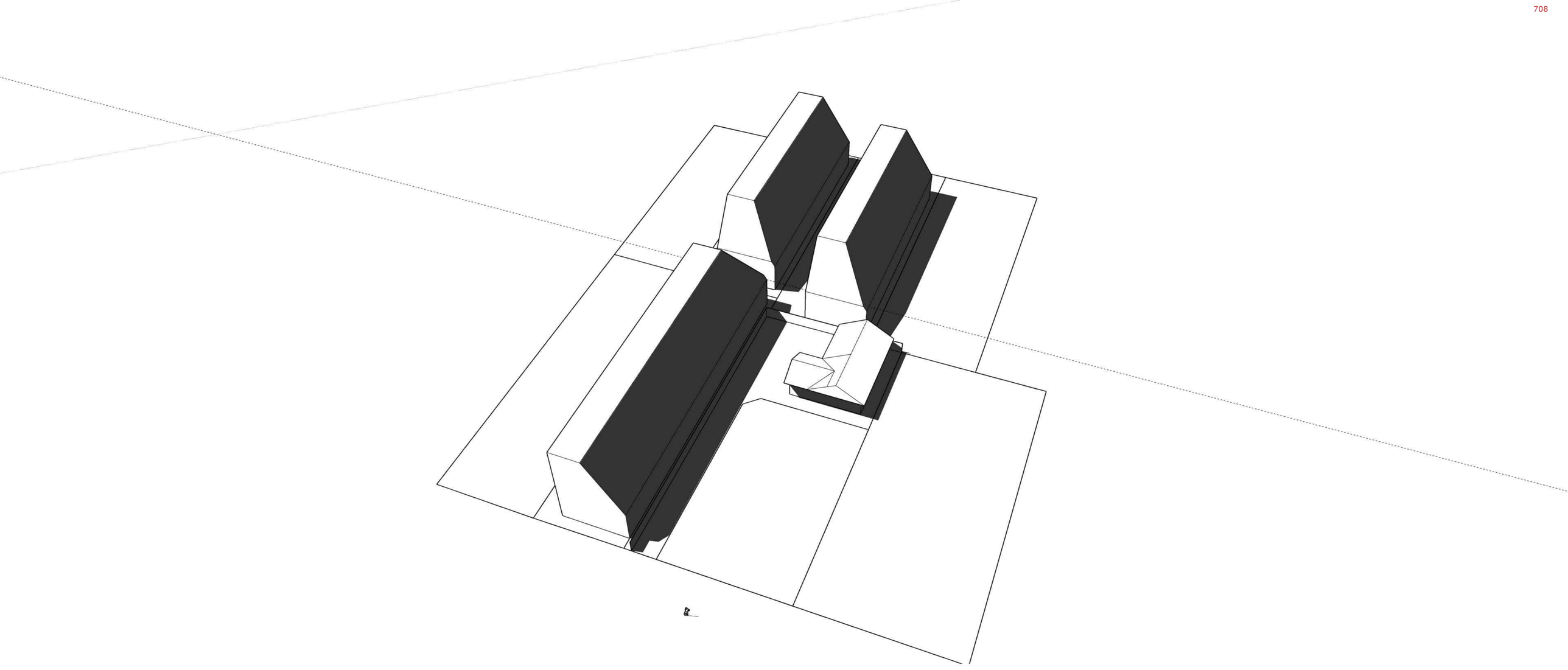

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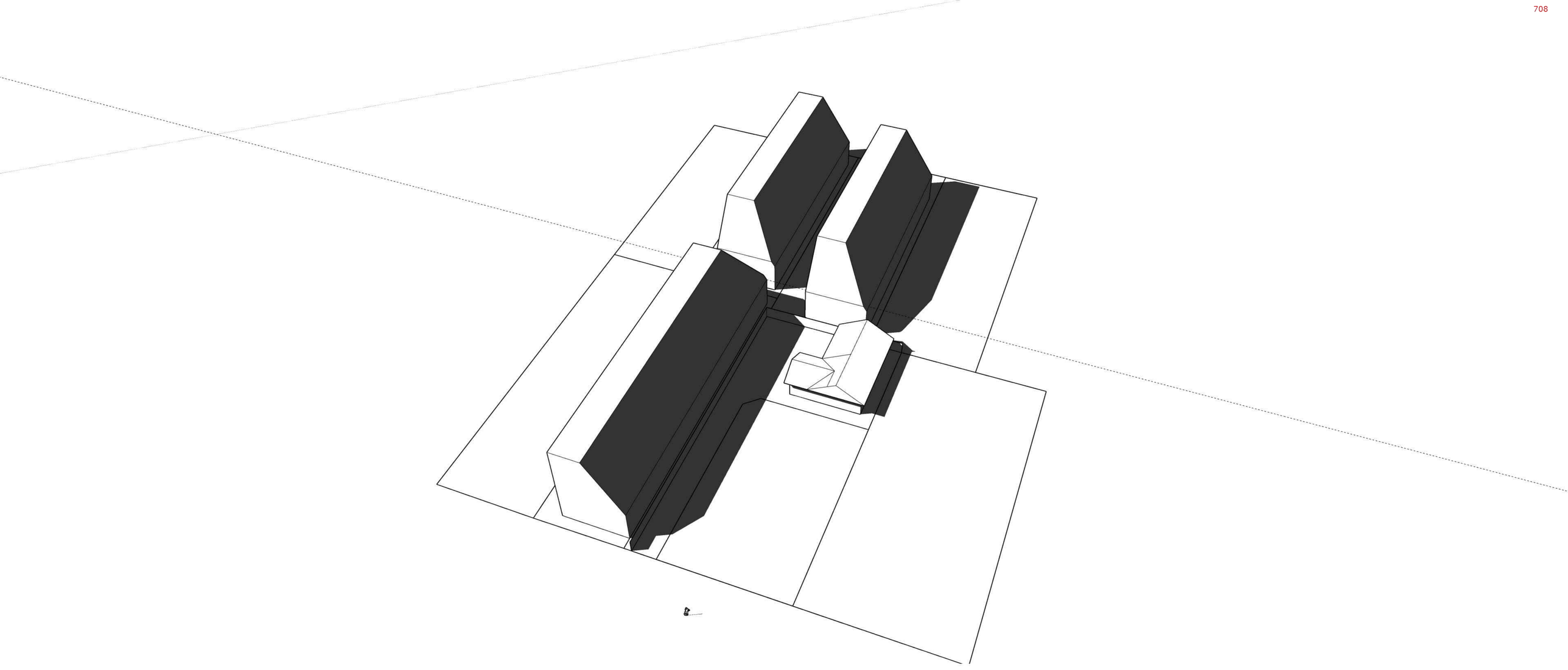

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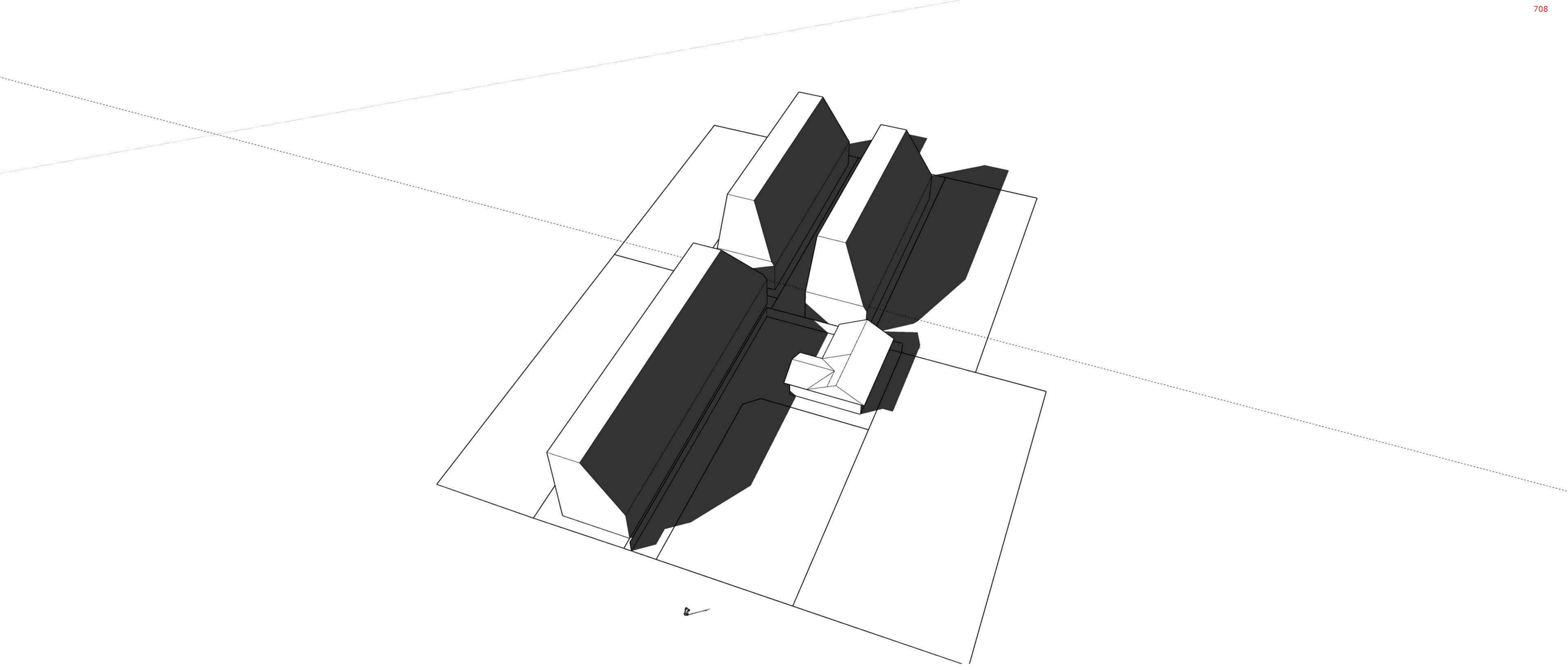

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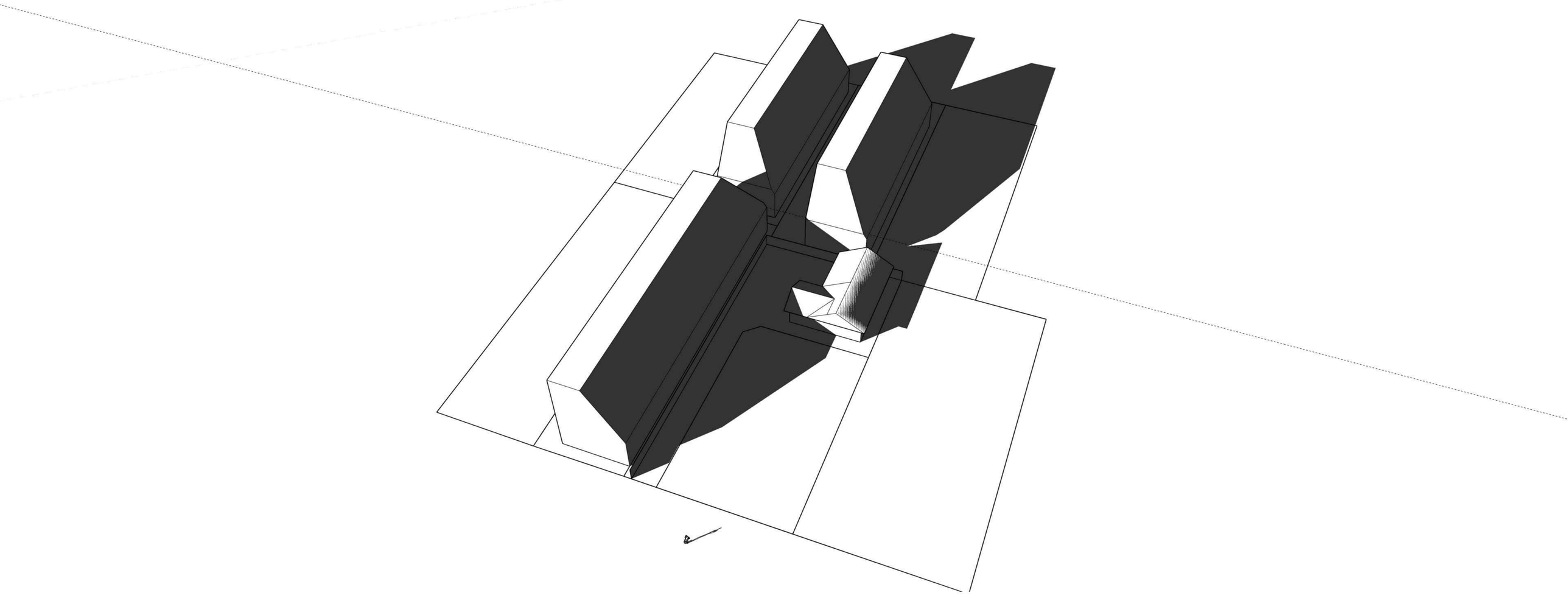

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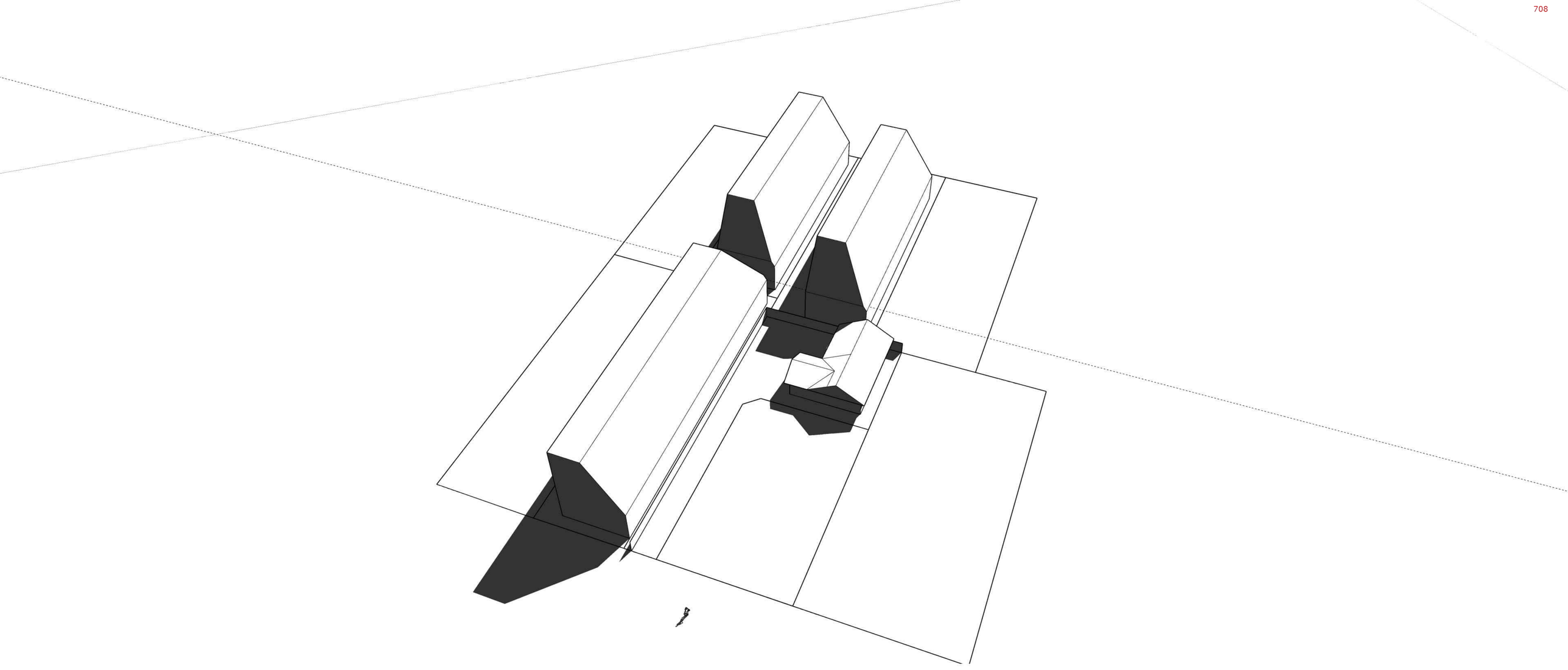

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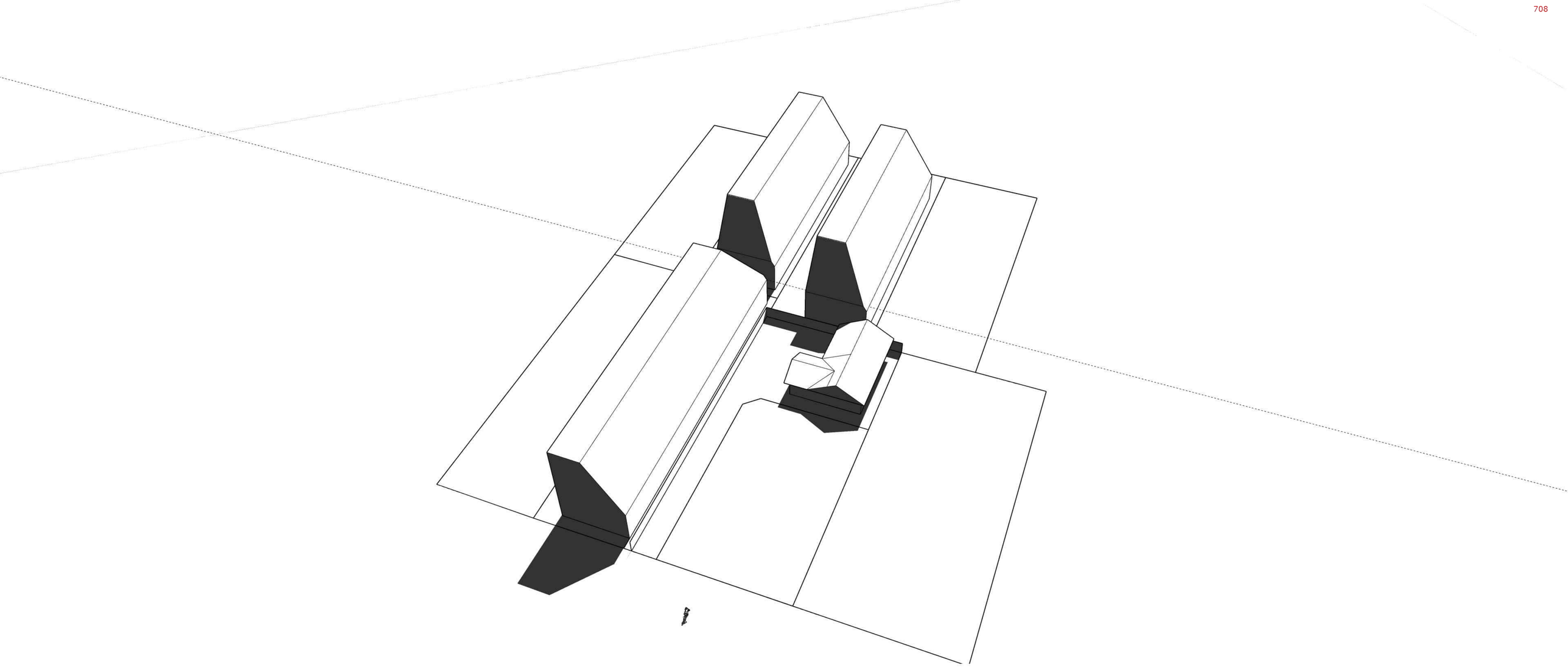

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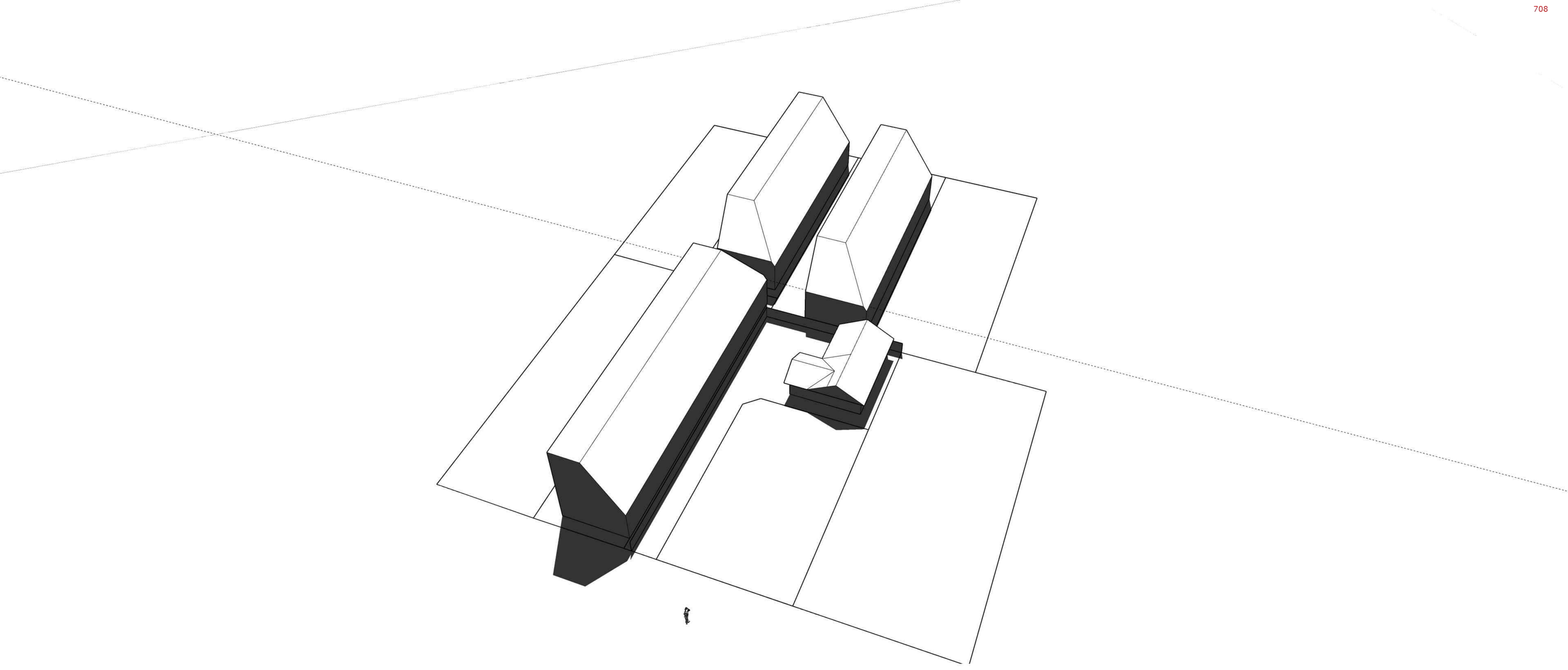

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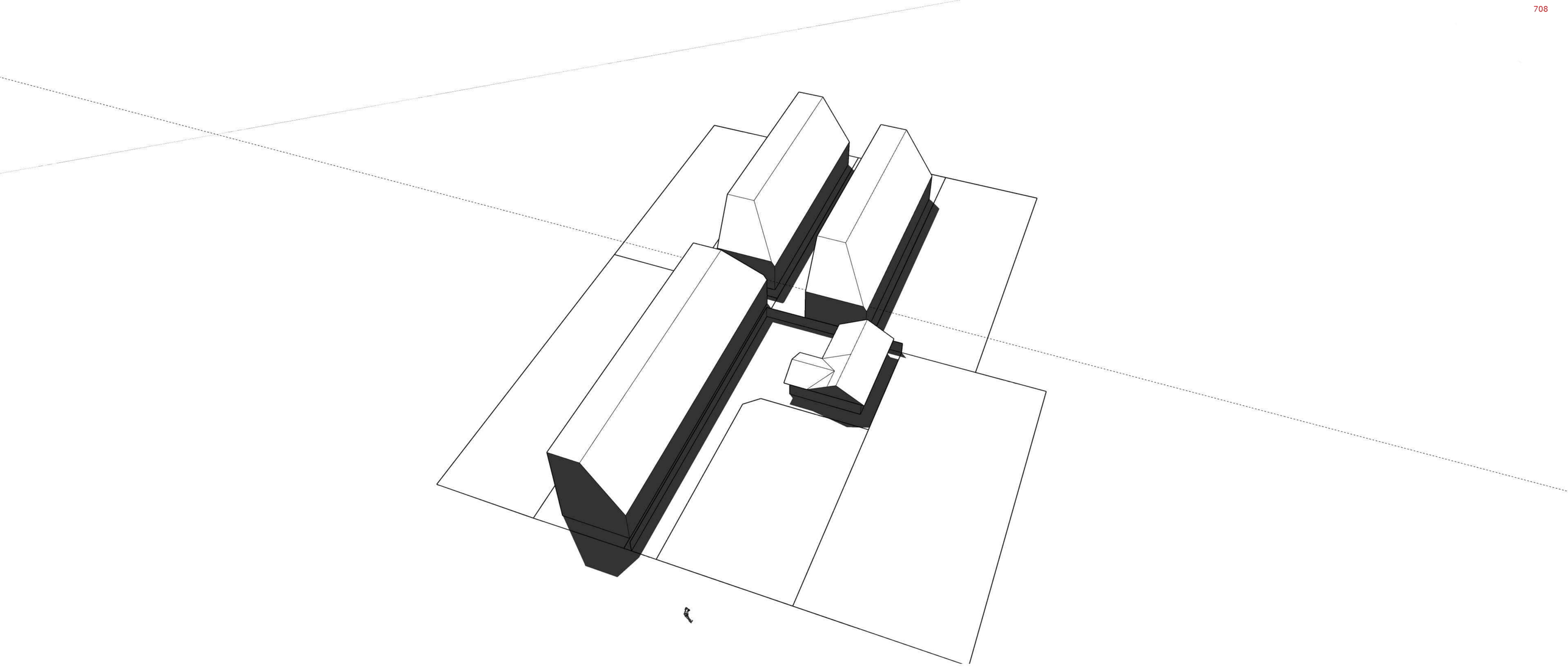

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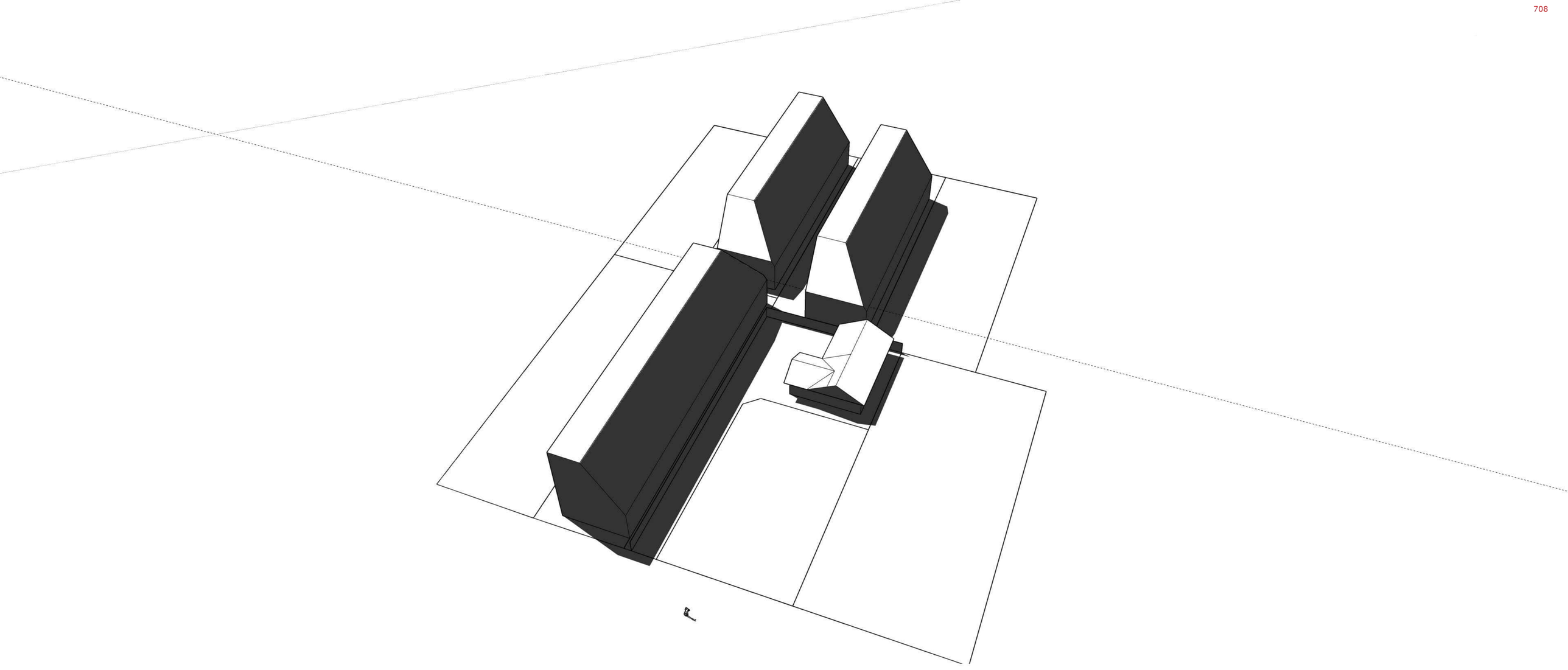

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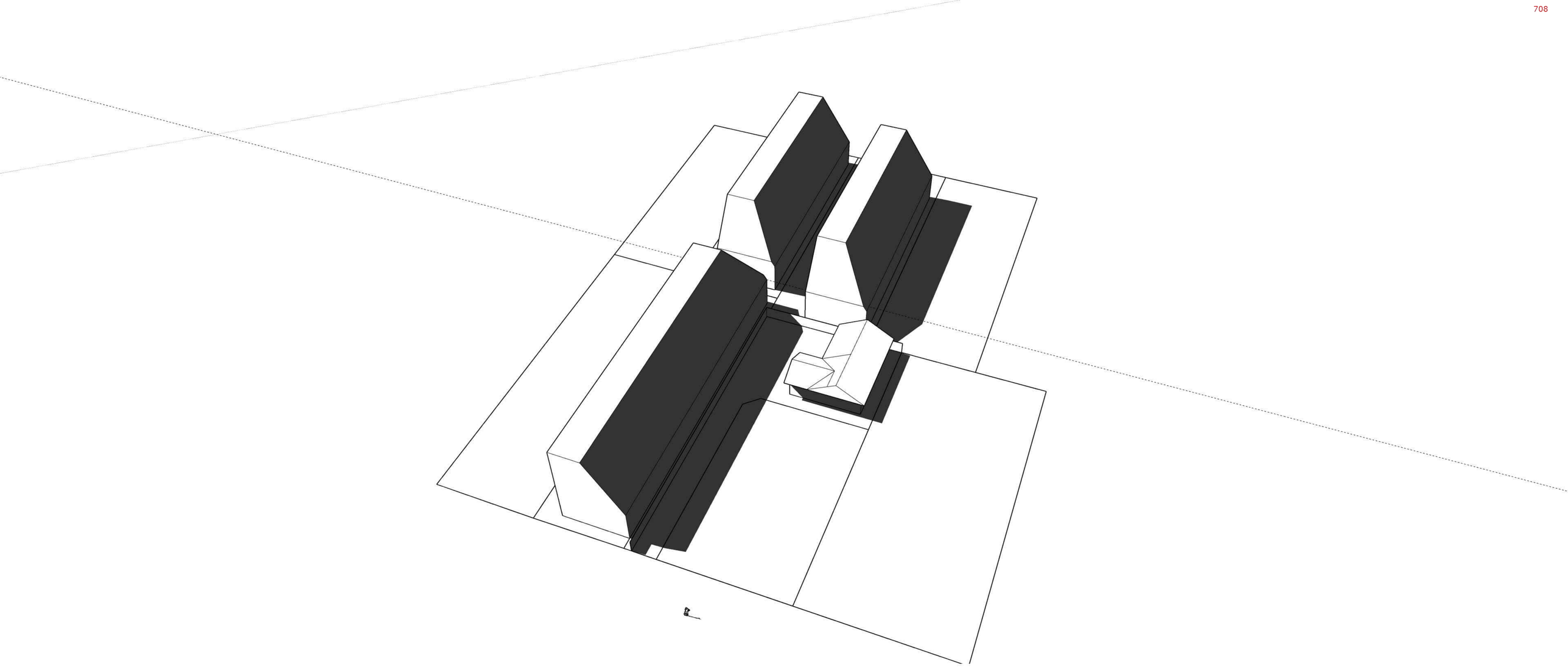

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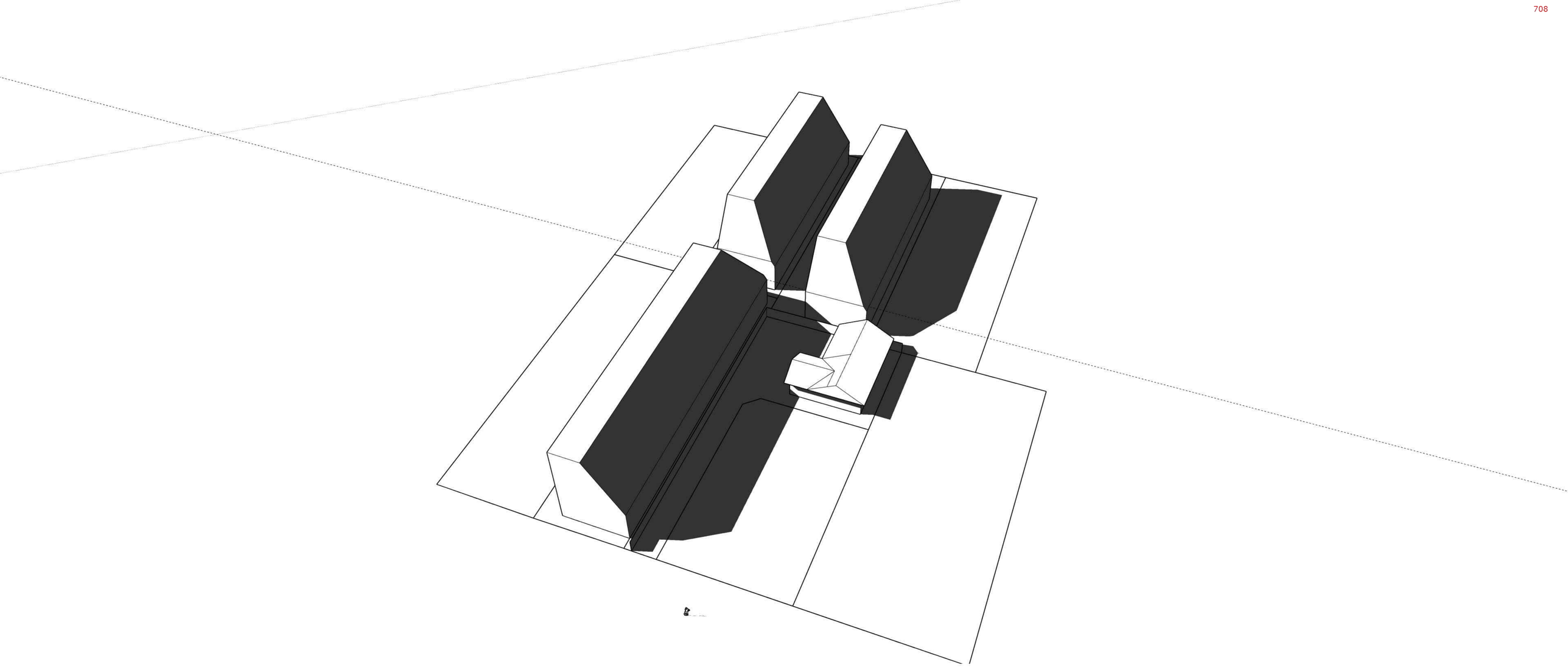

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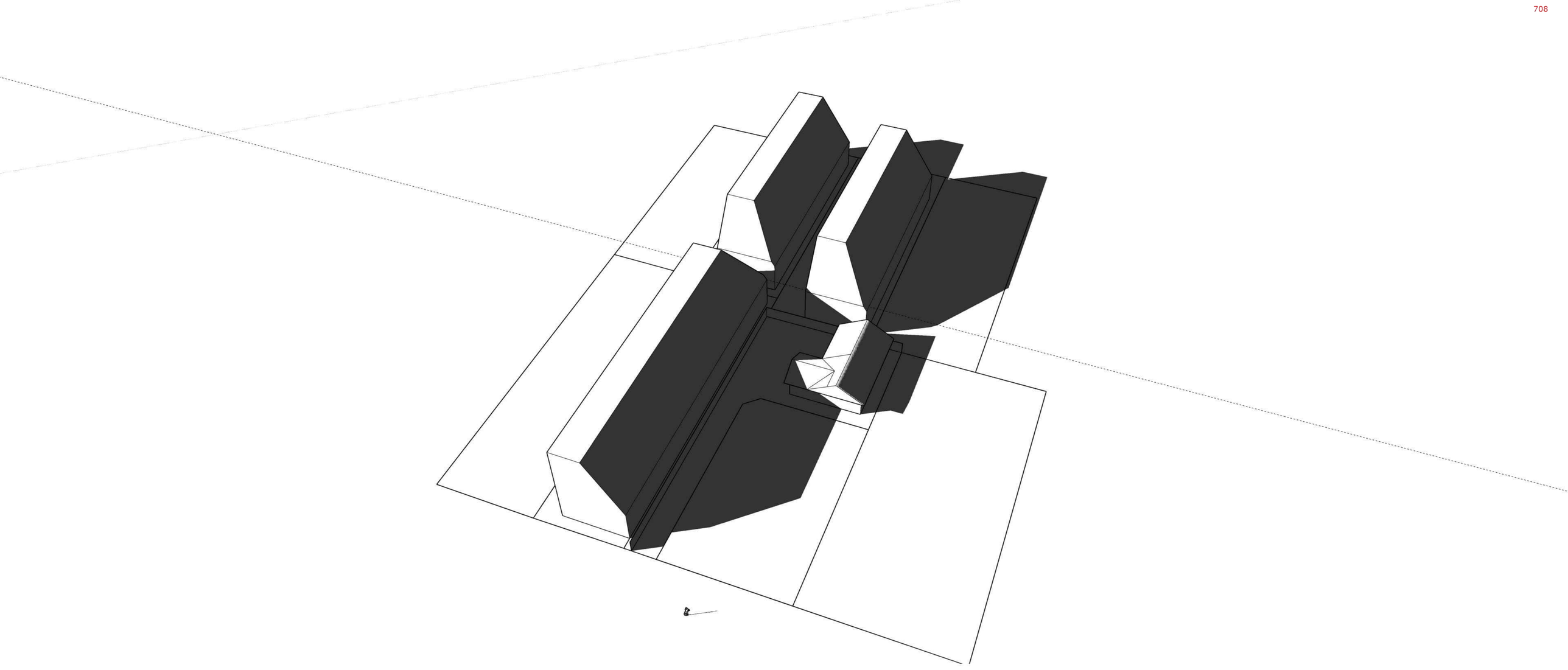

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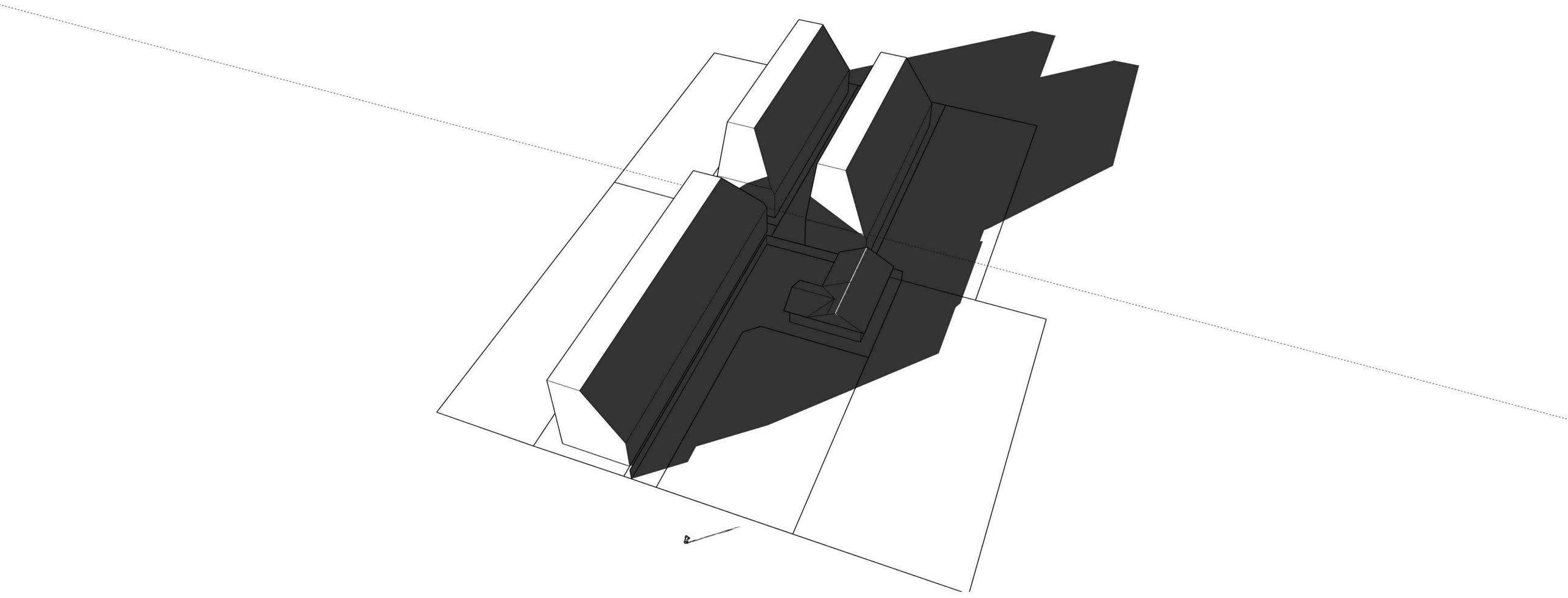

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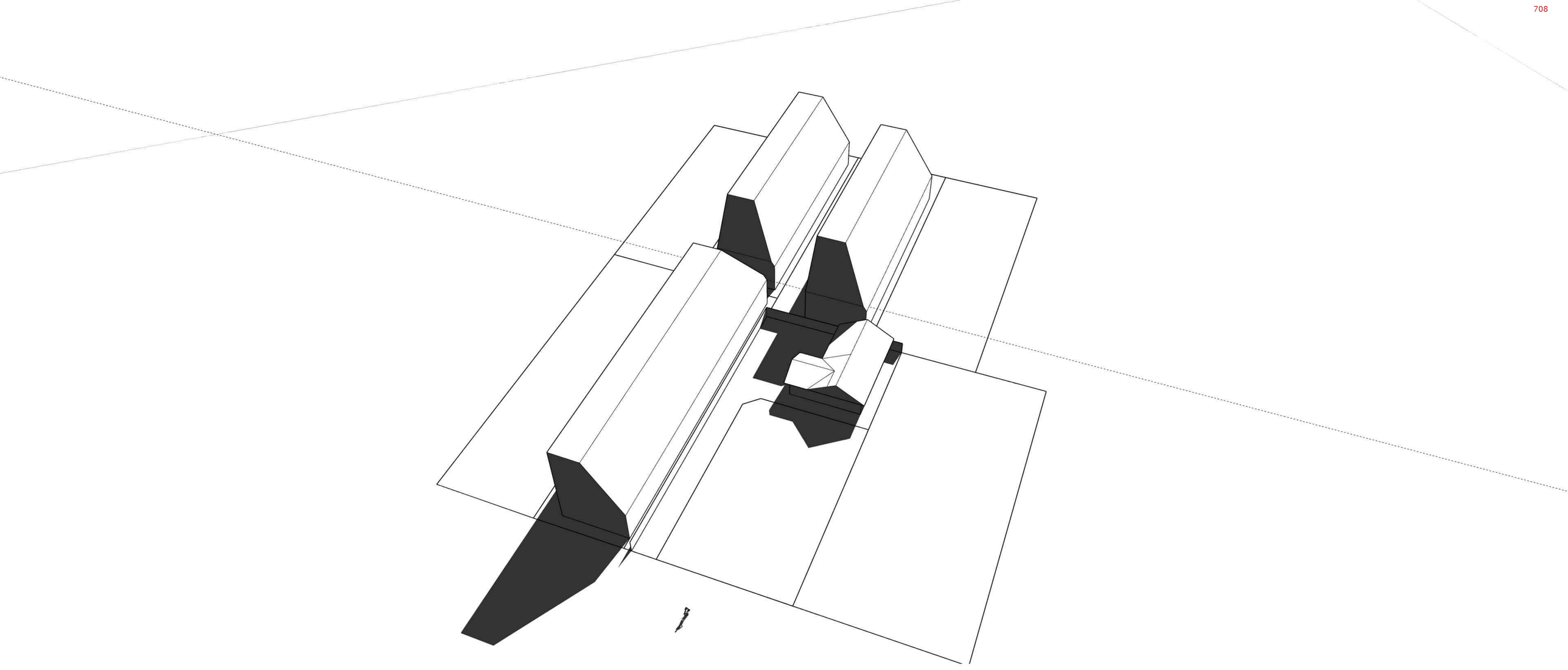

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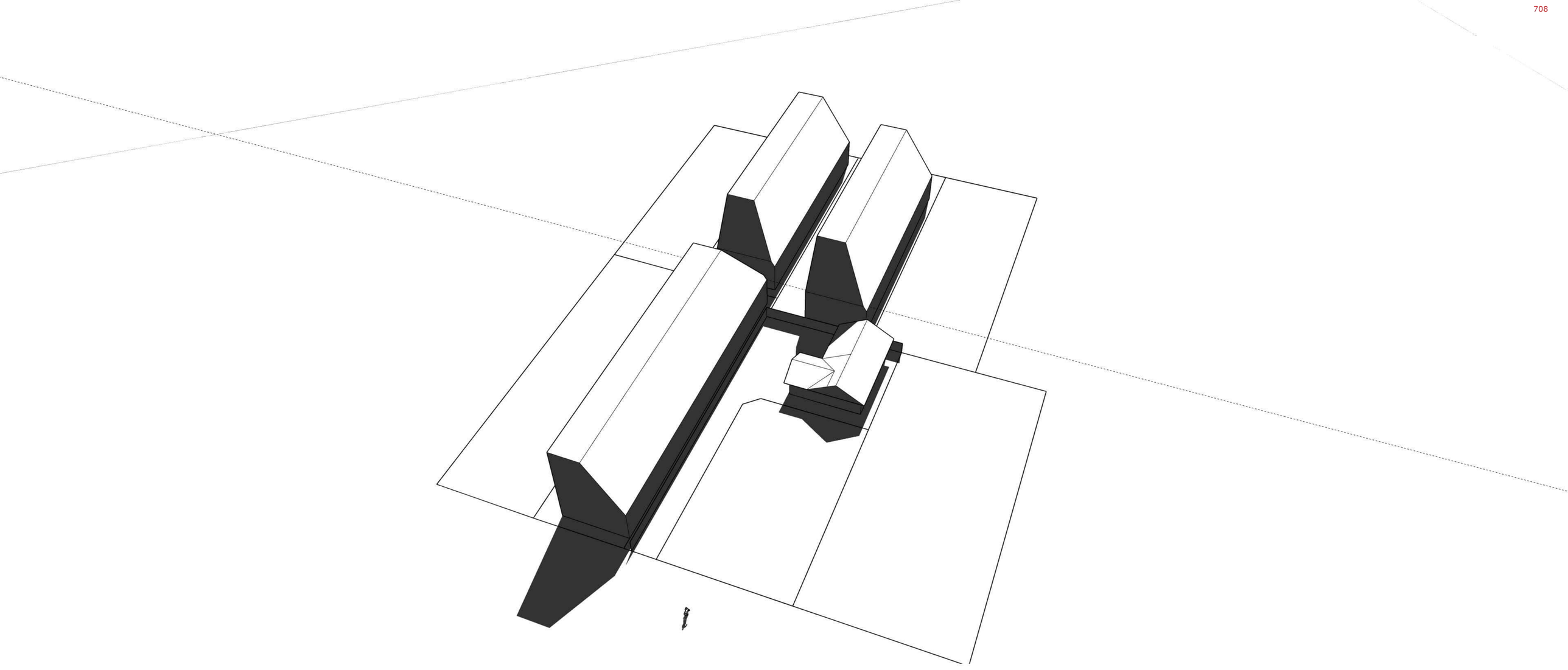

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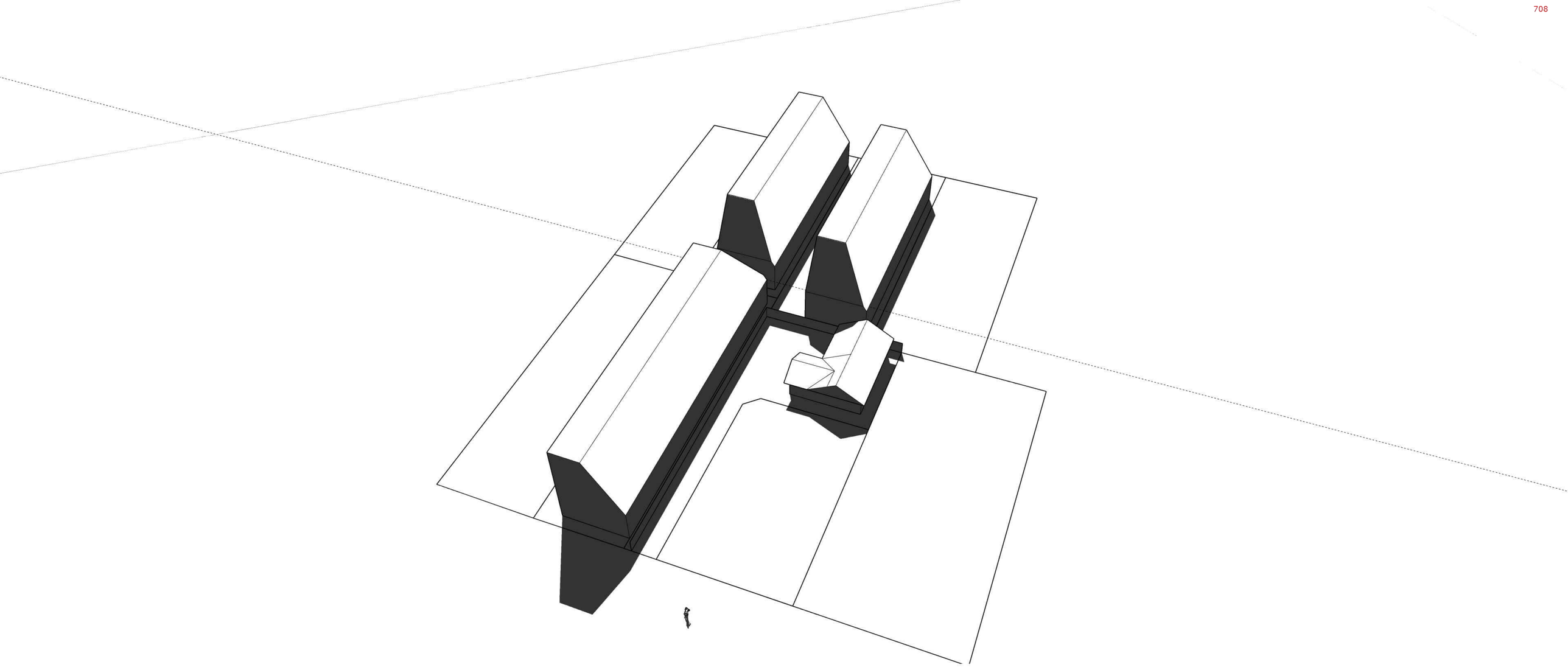

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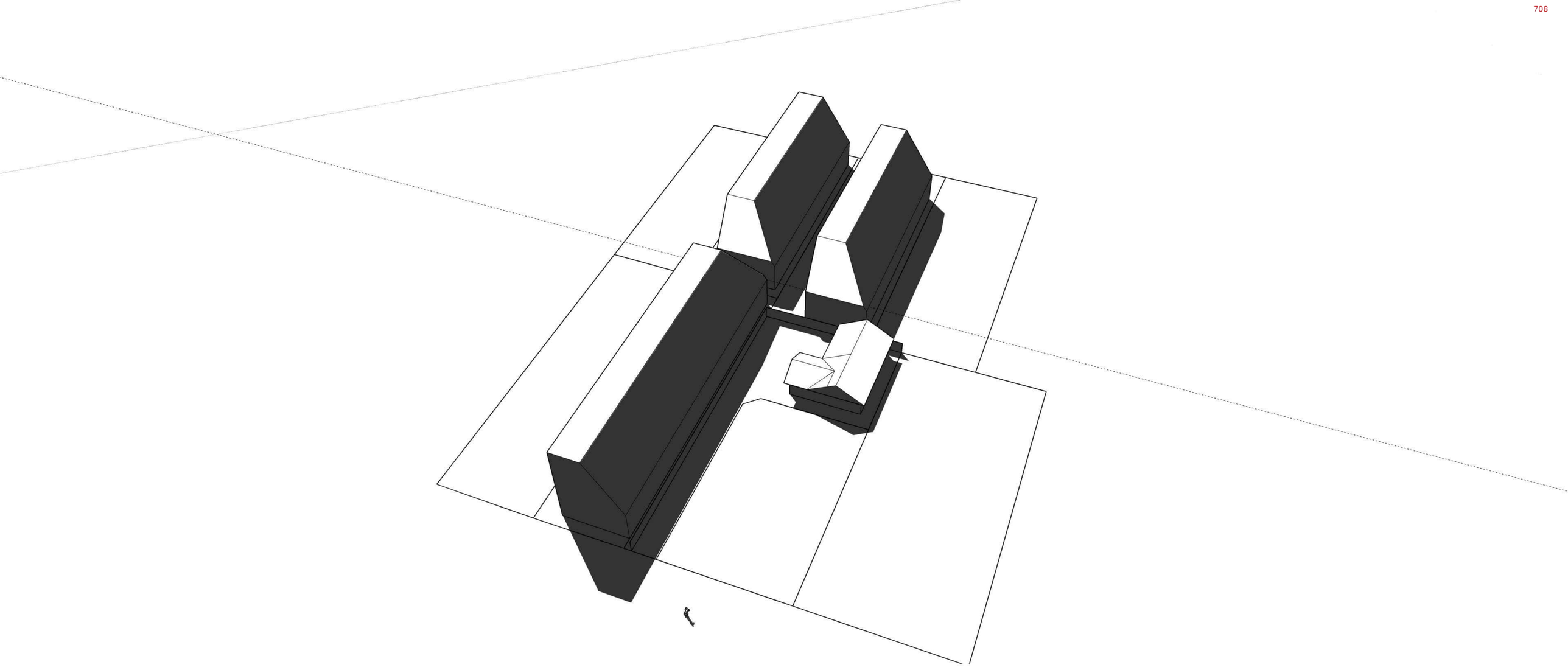

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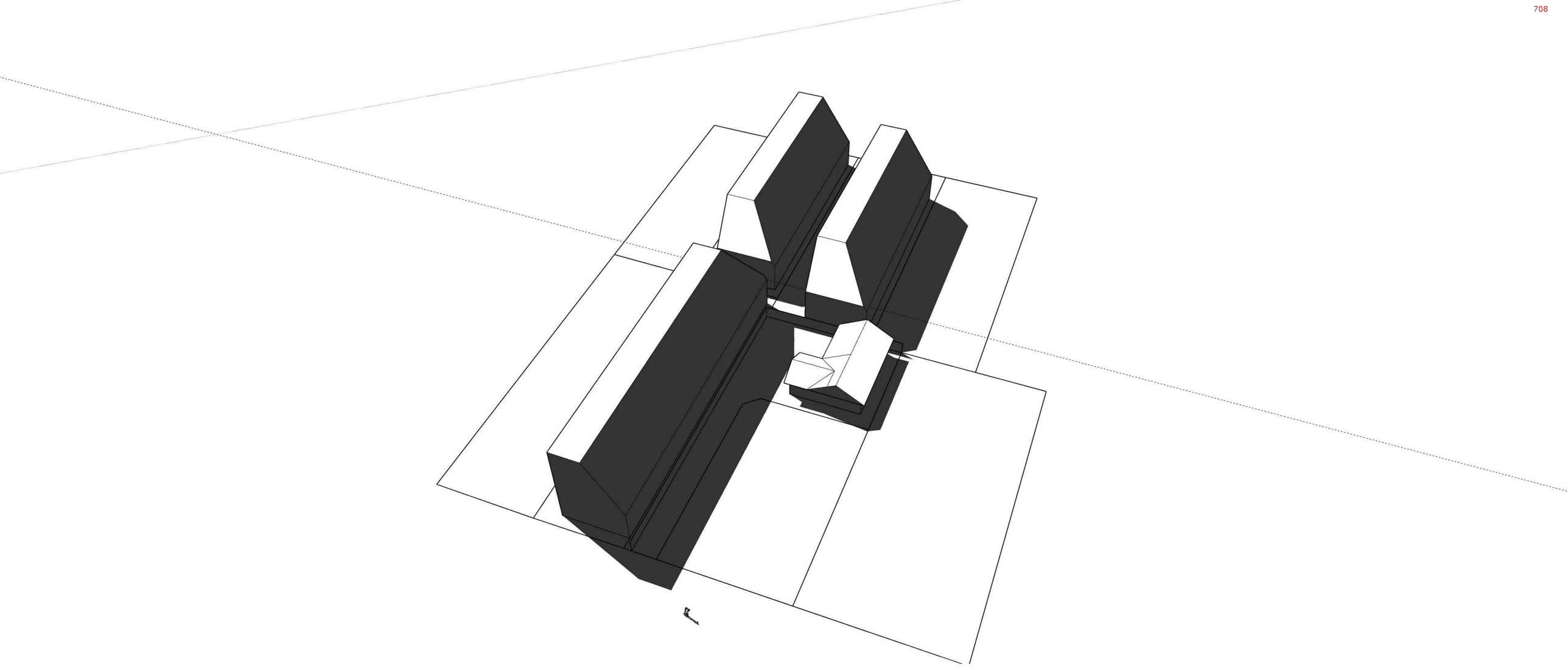

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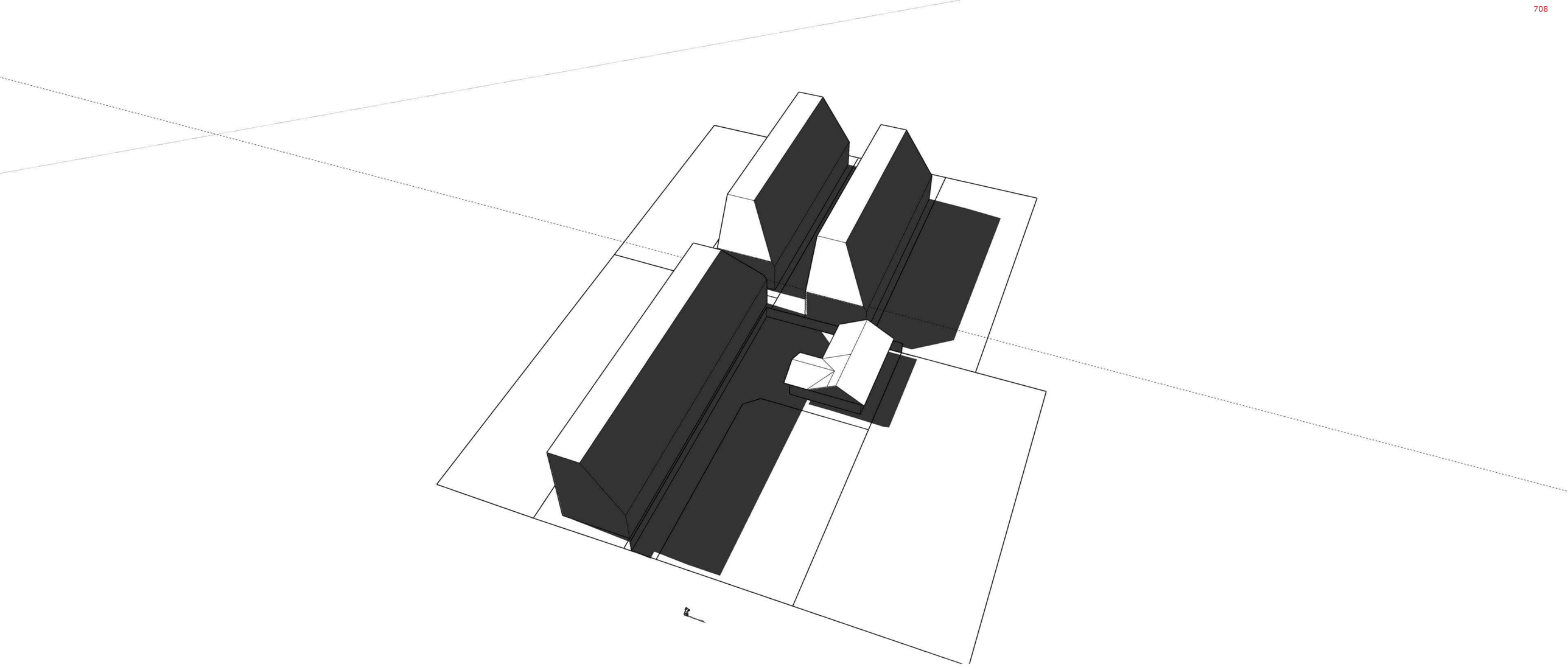

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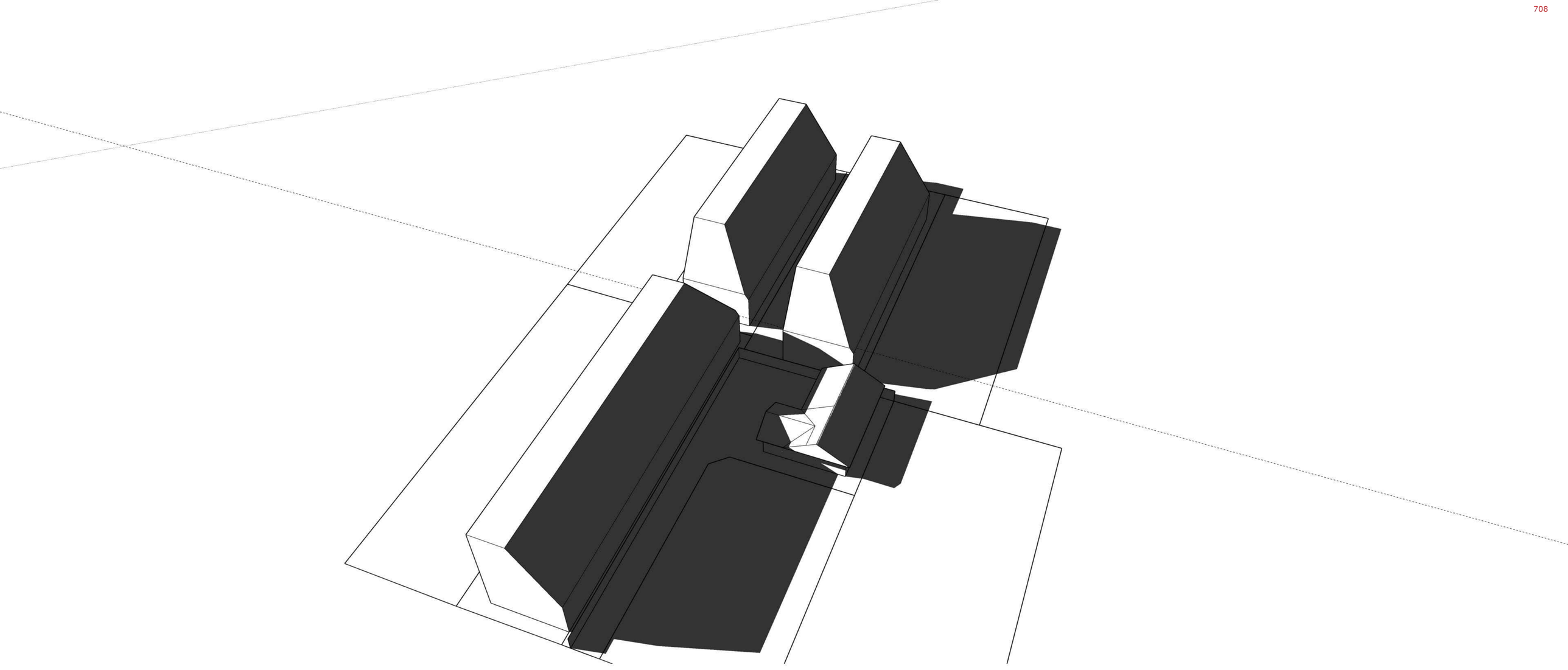

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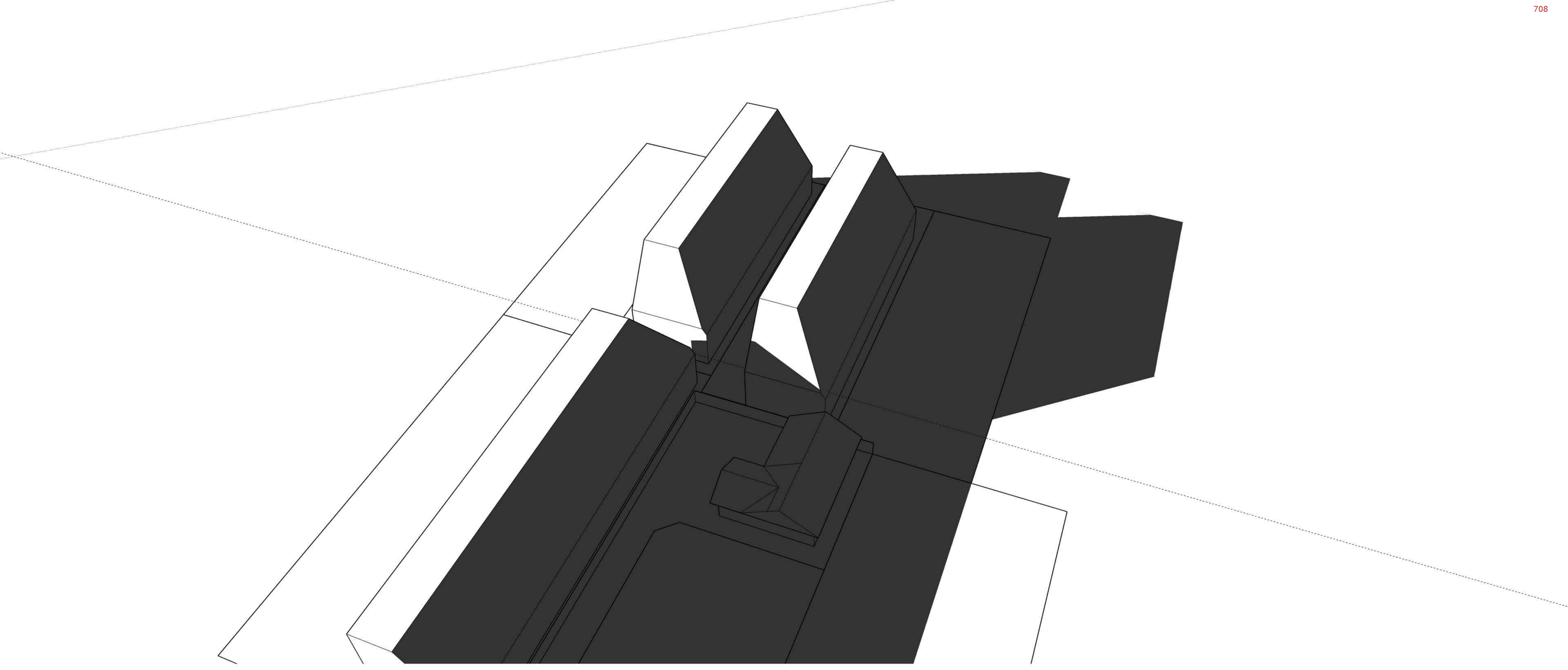

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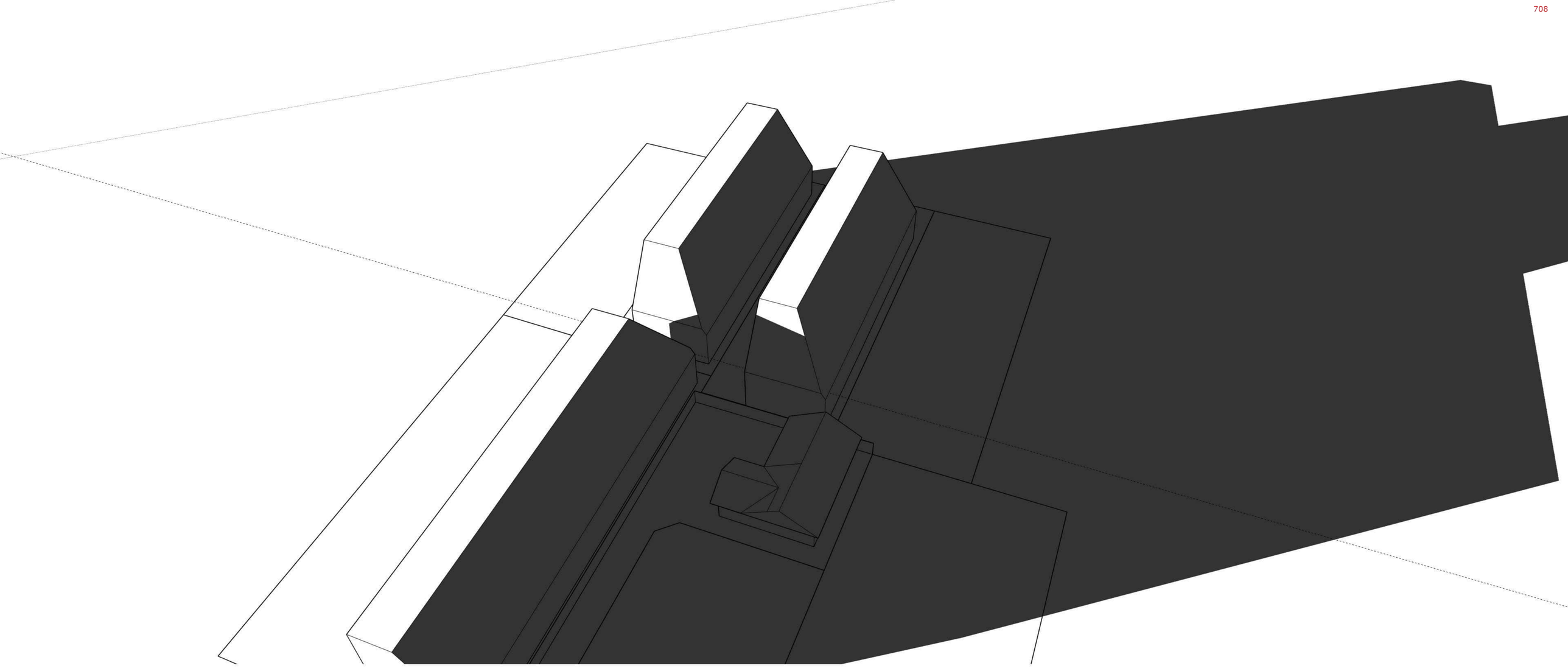

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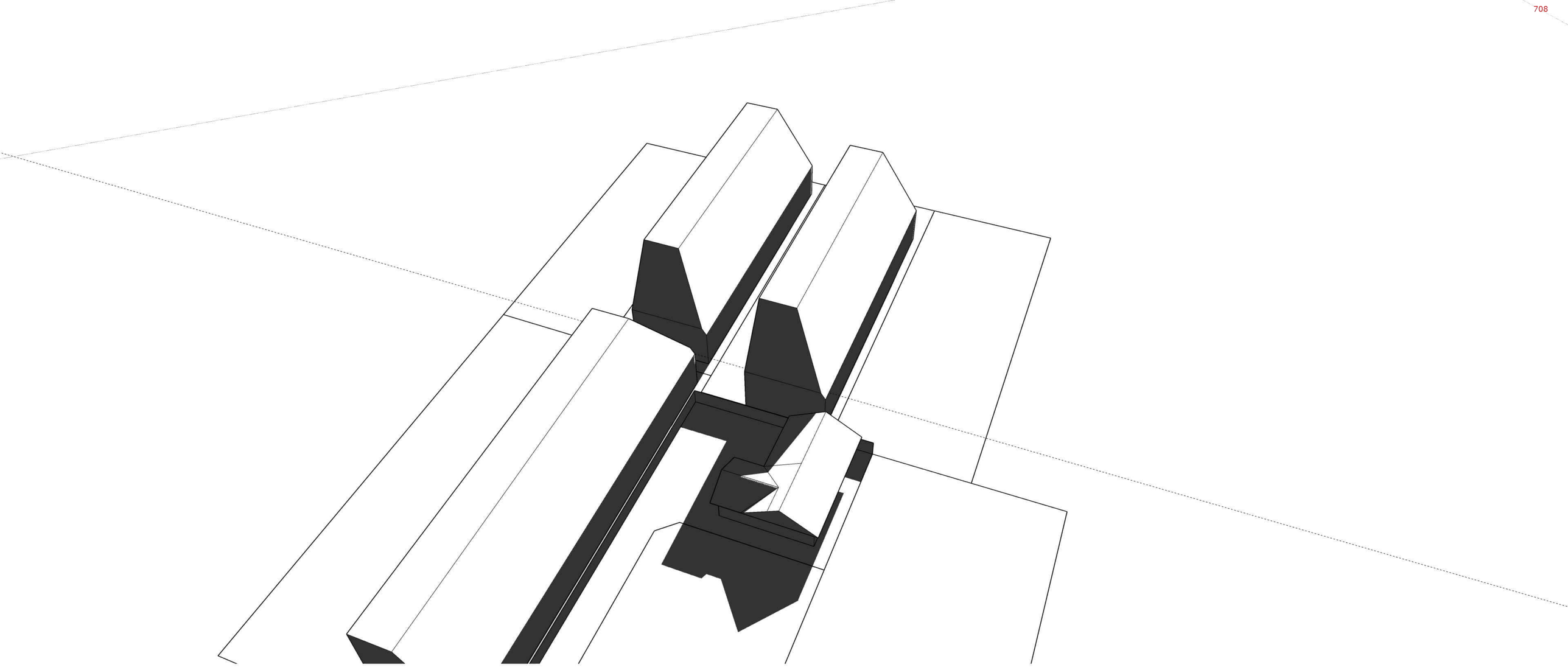

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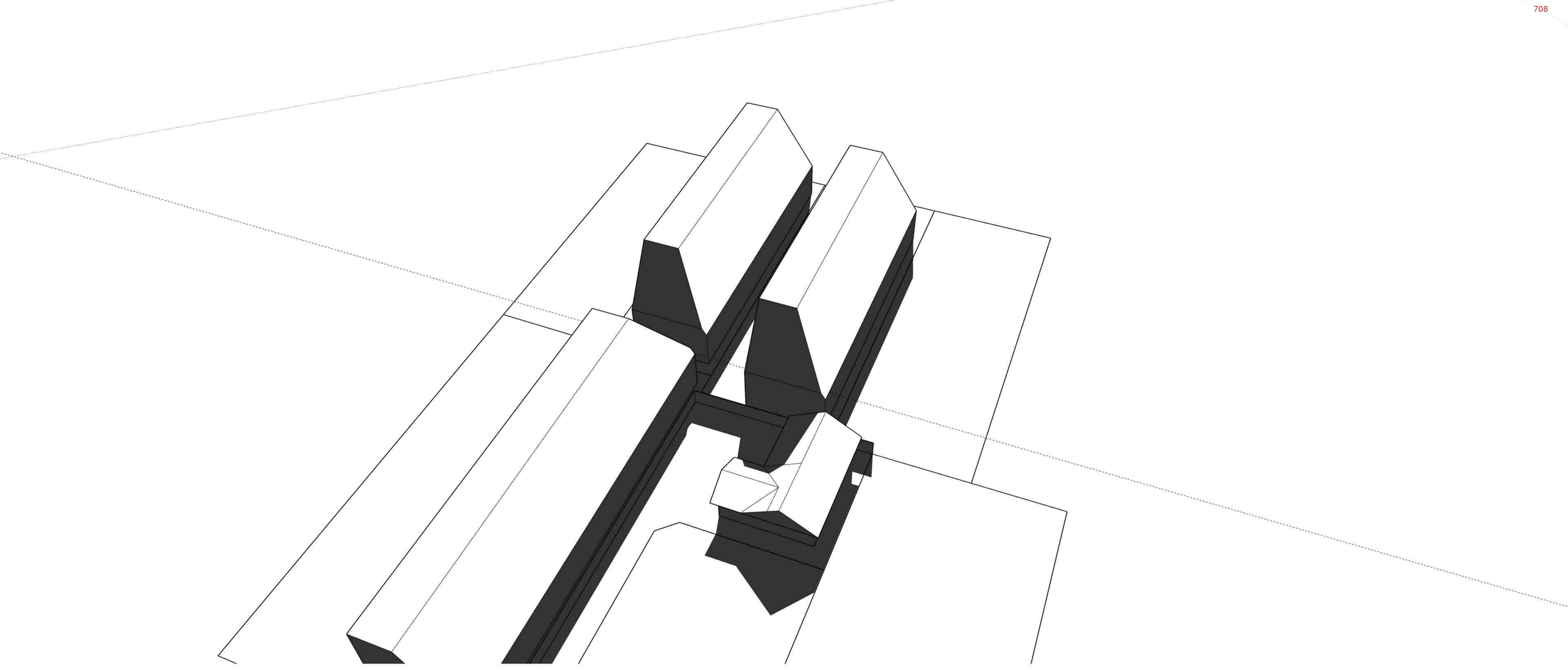

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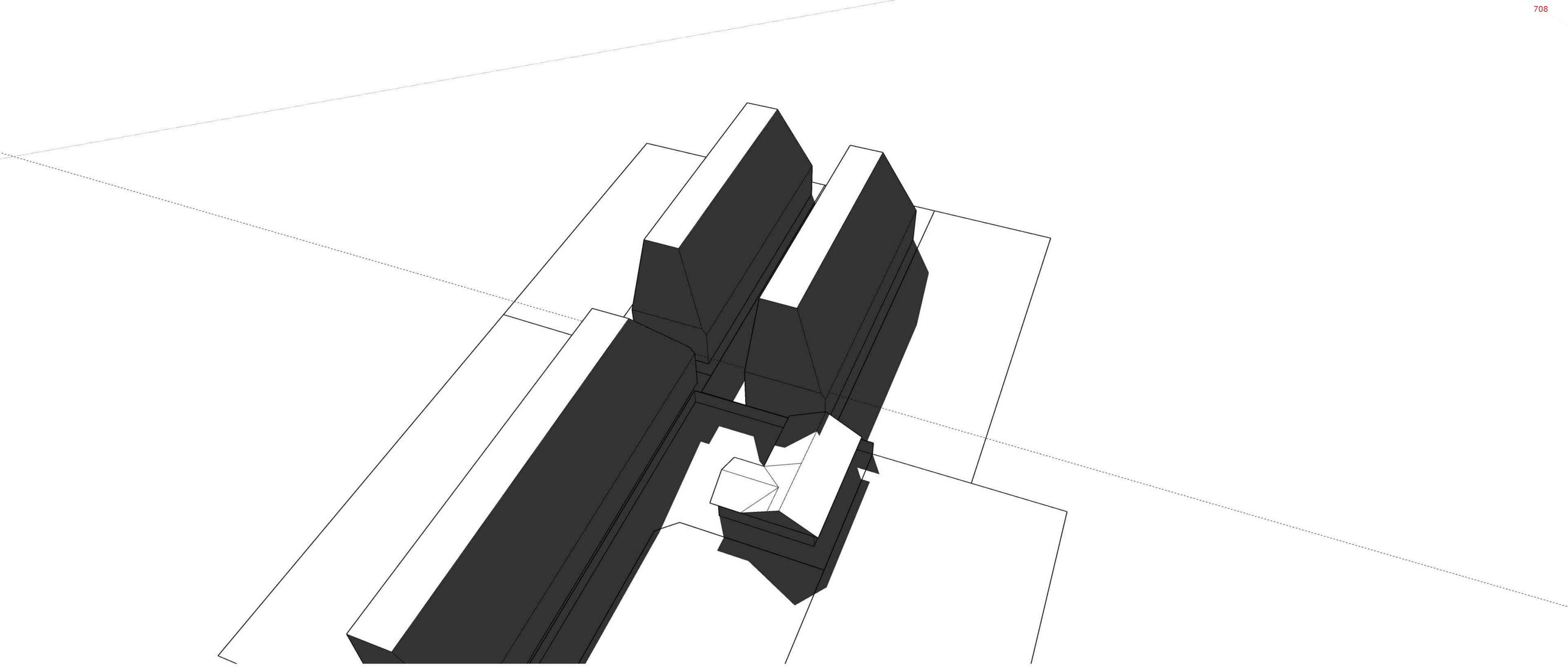

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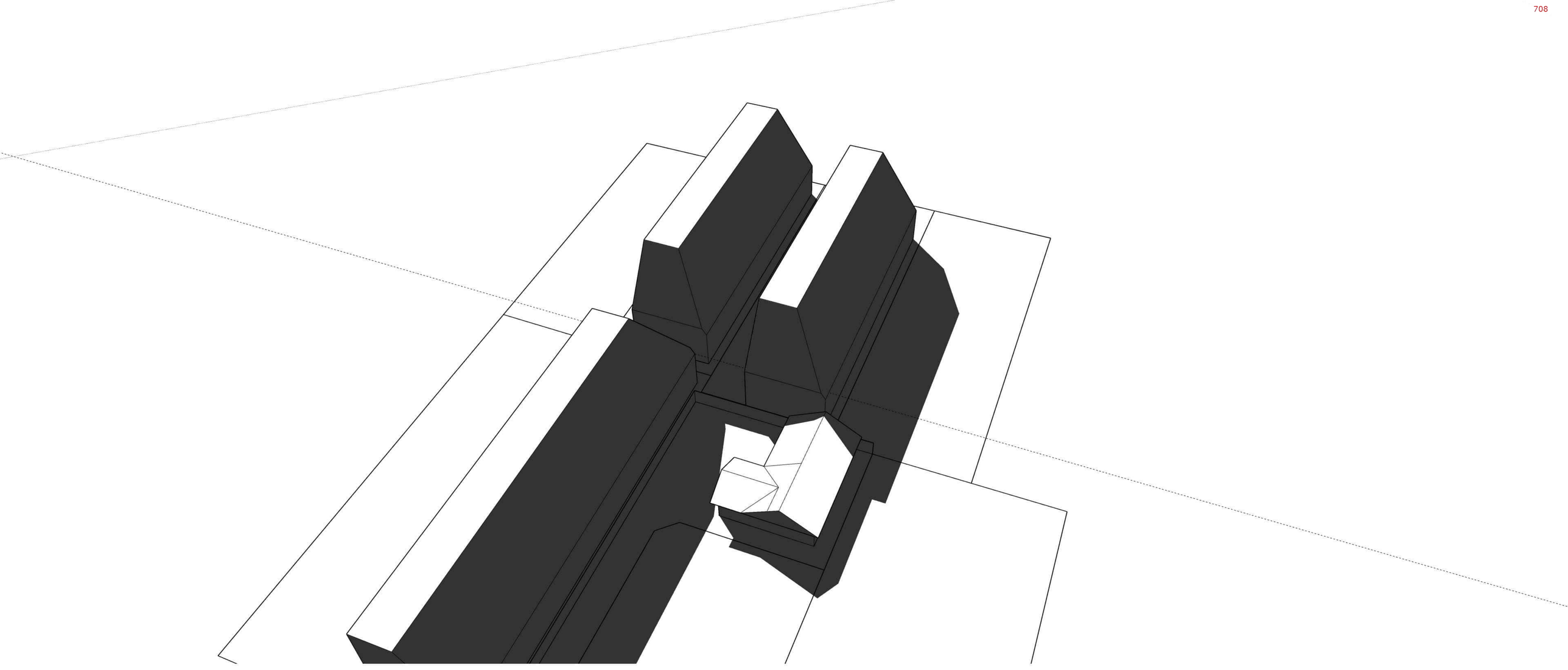

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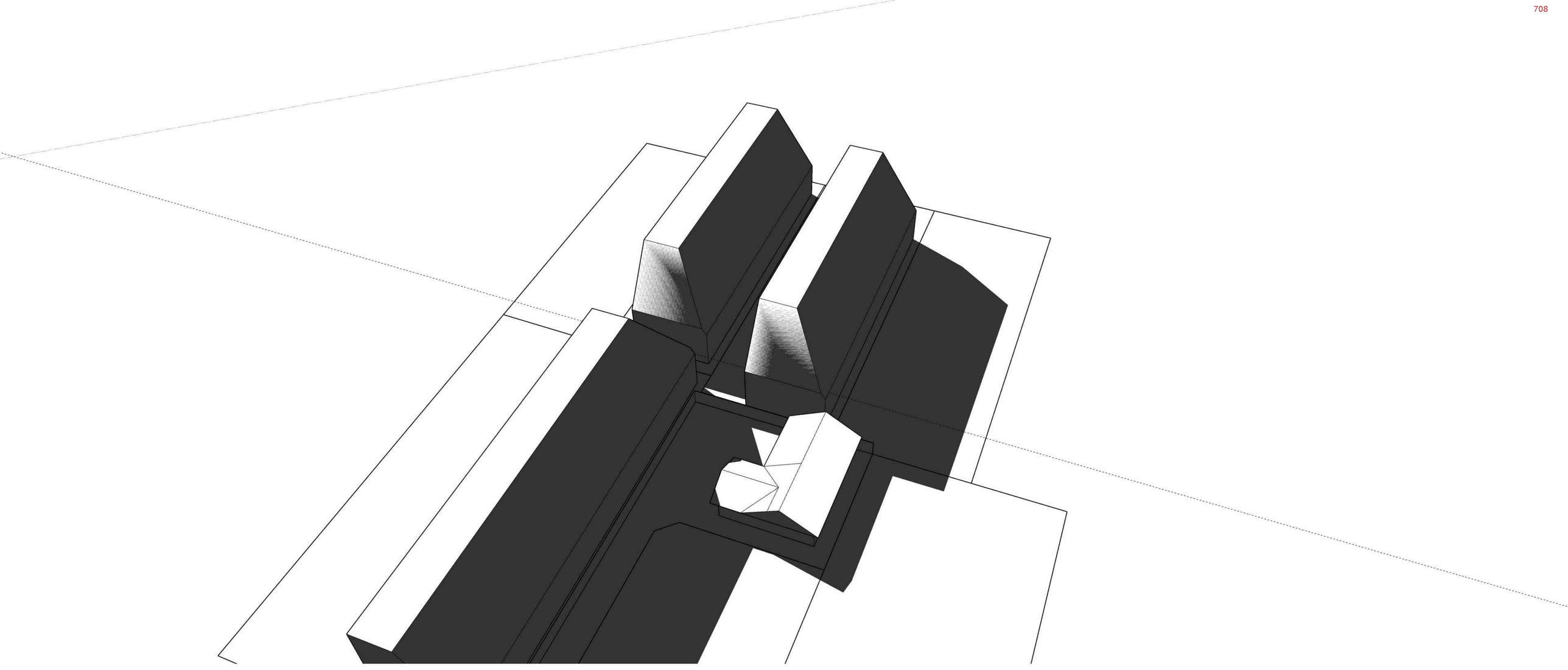

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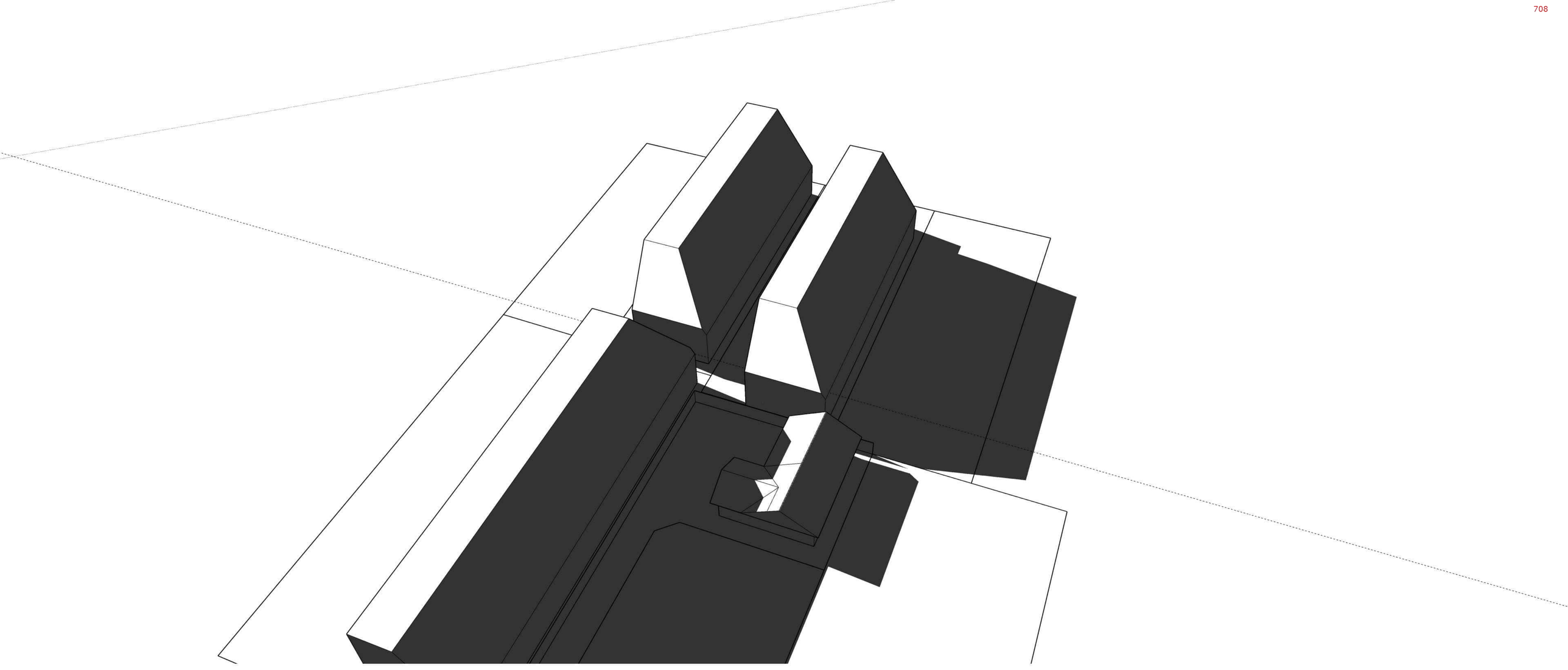

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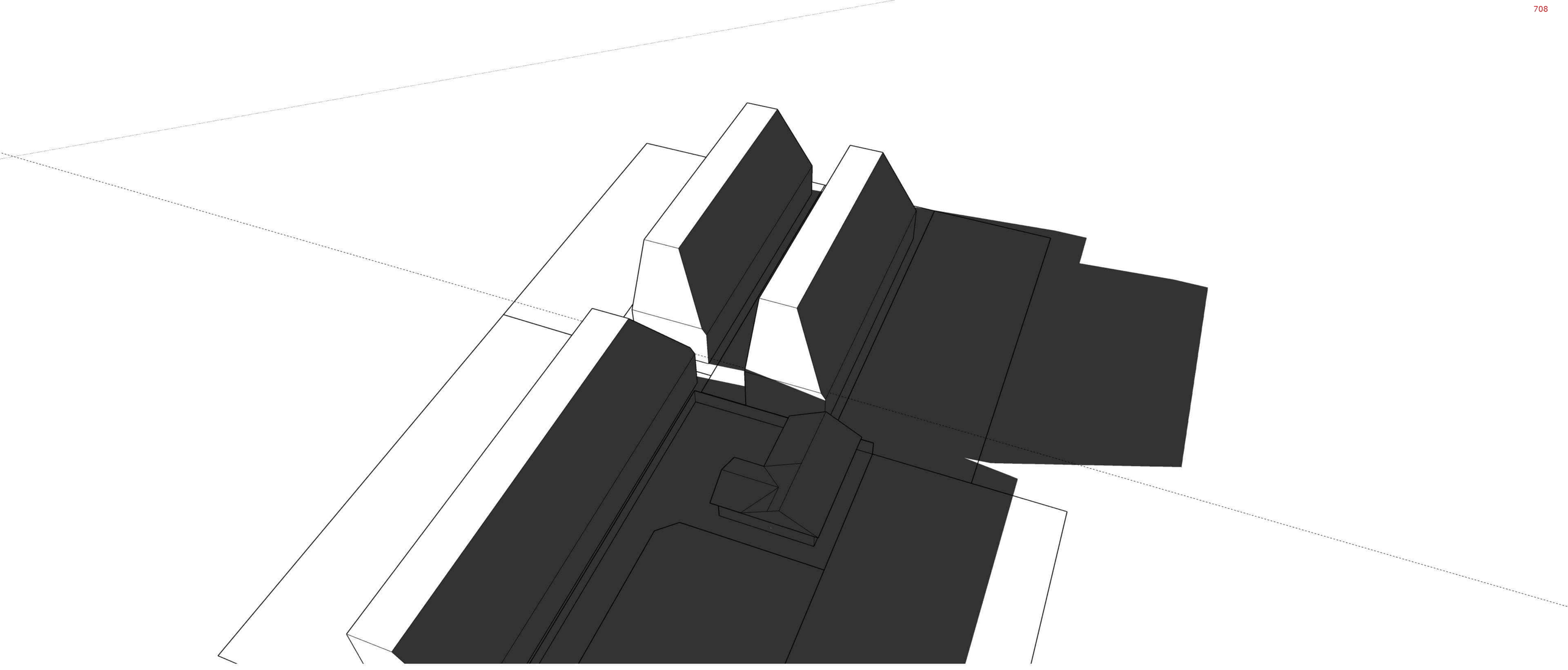

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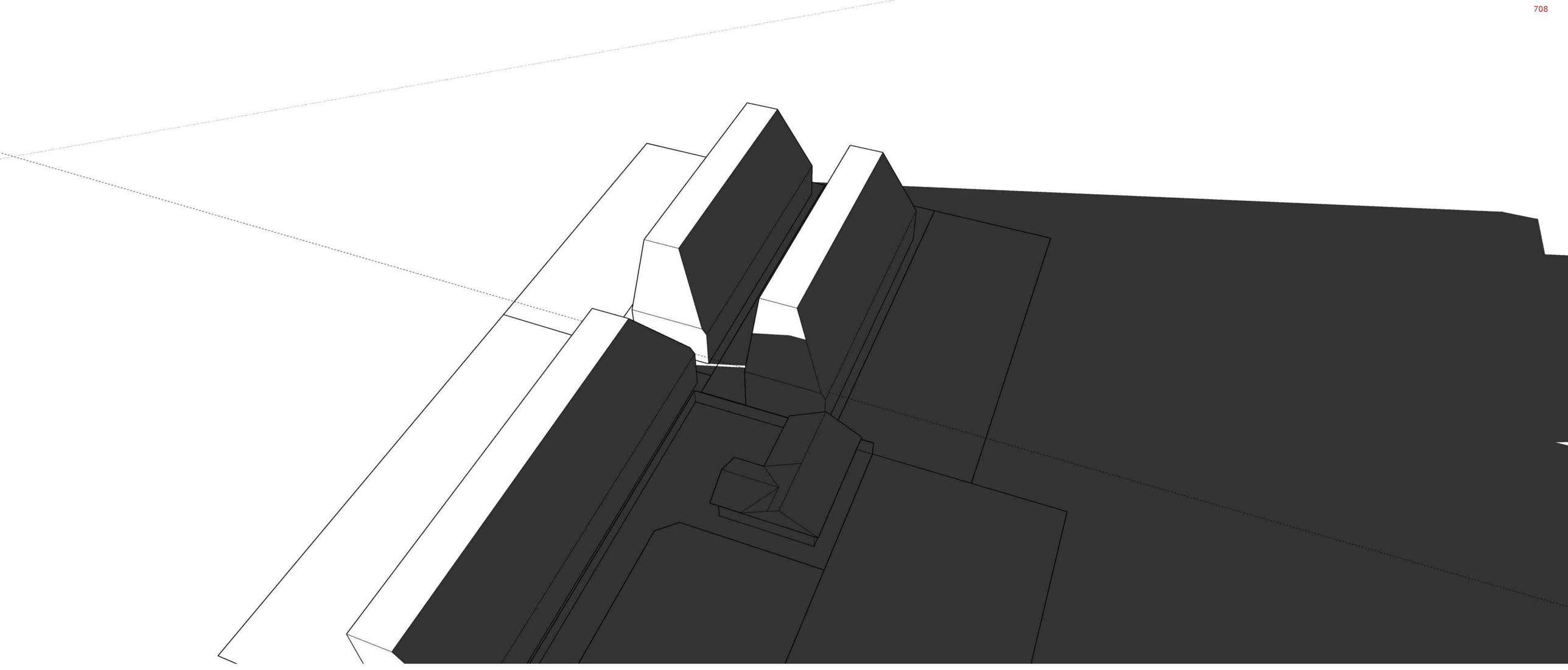
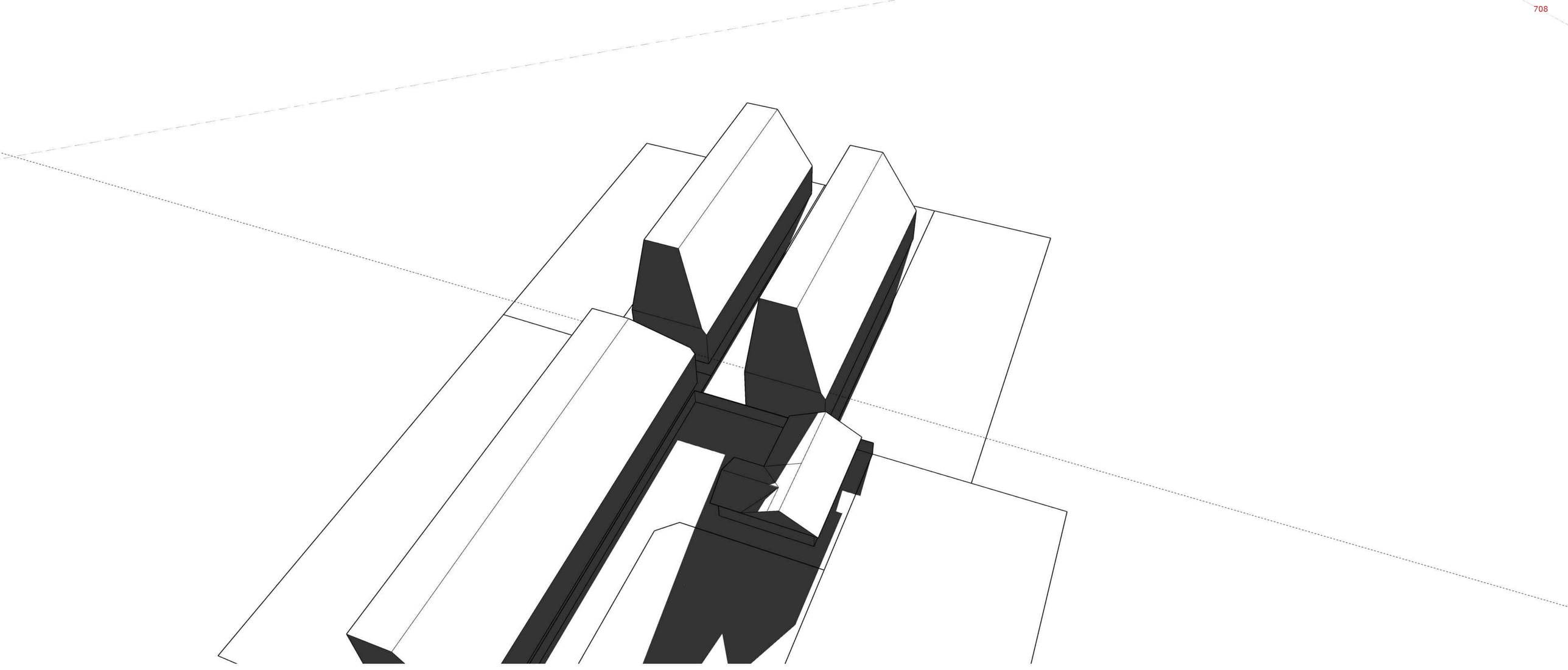
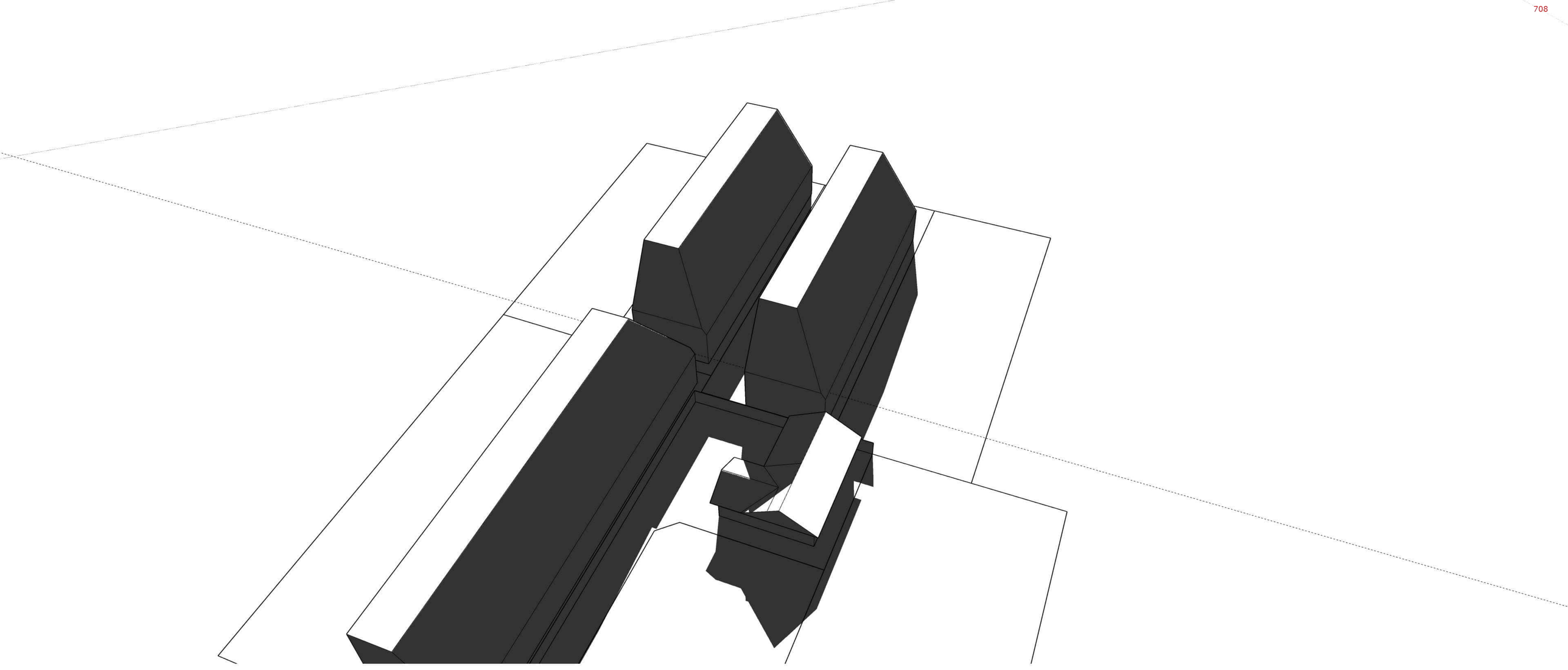


22-04 17.00



22-05 10.00



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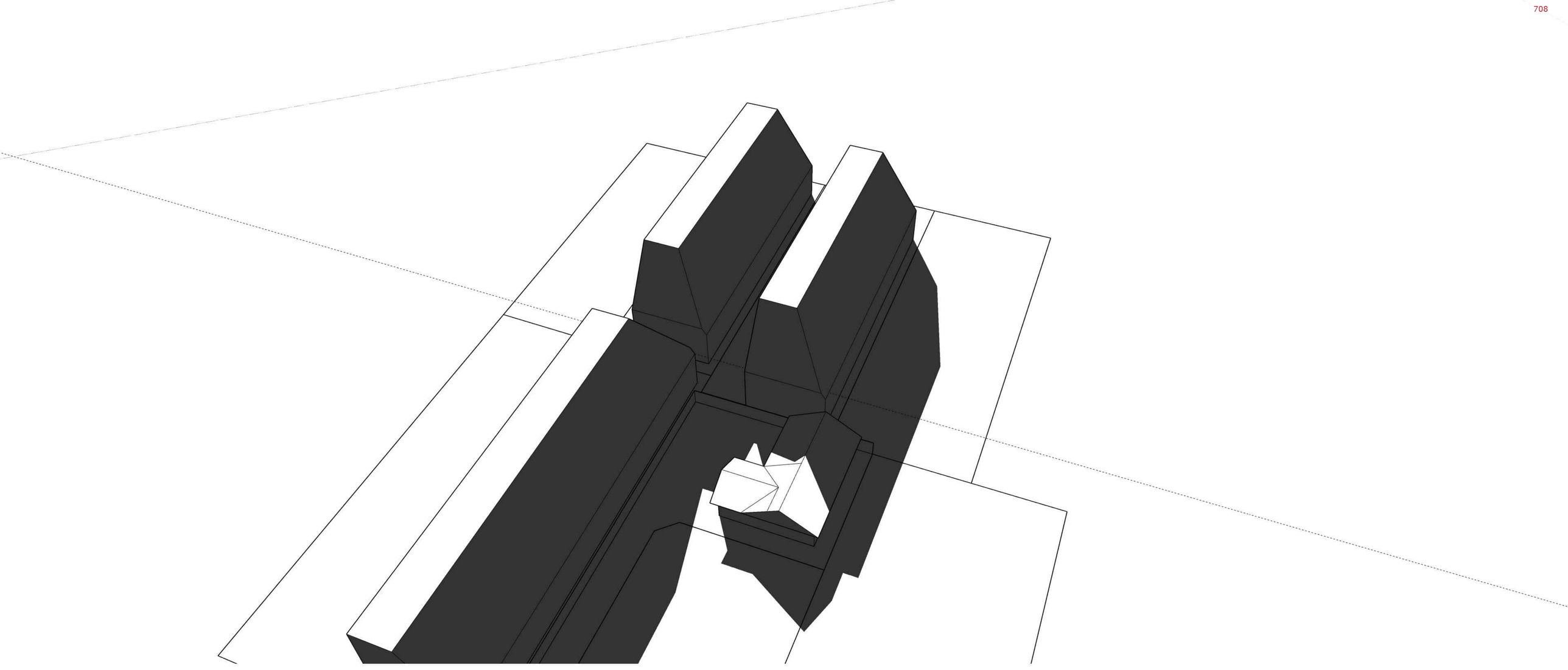
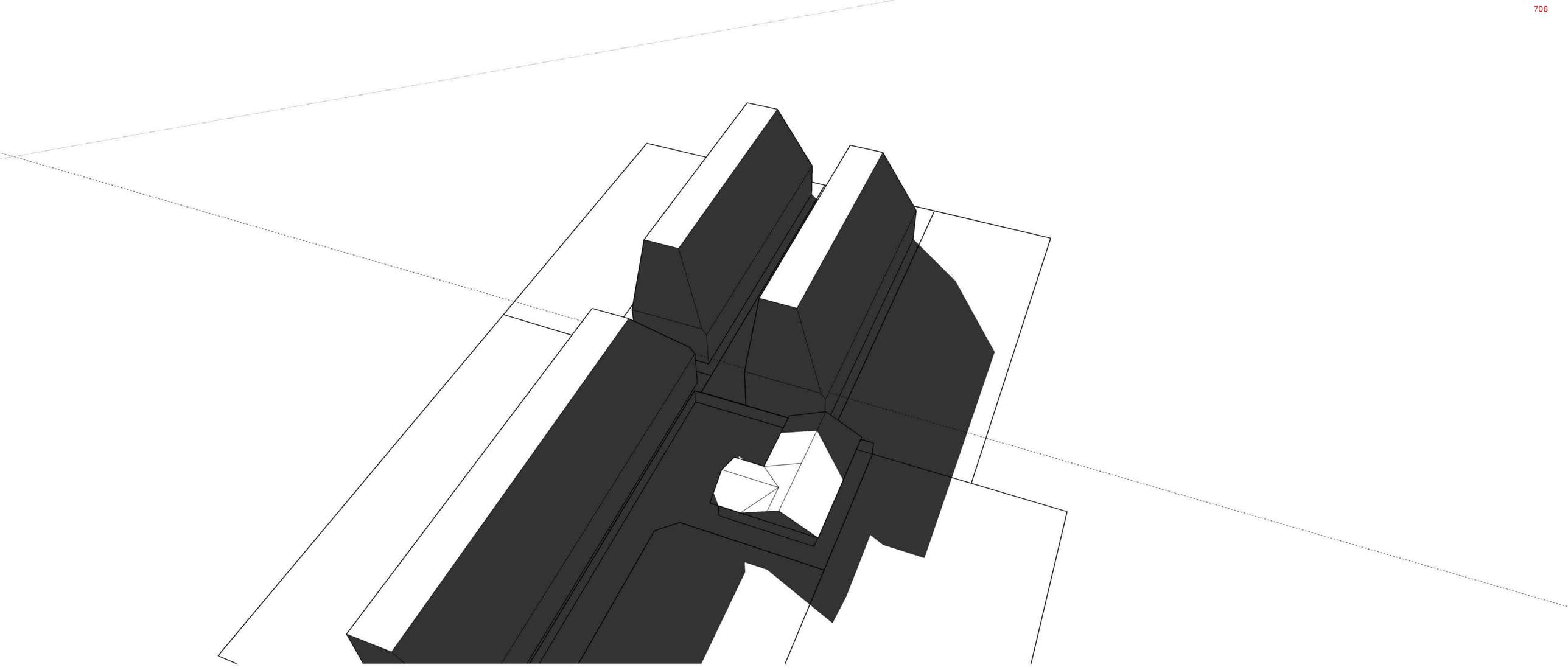


22-05 12.00



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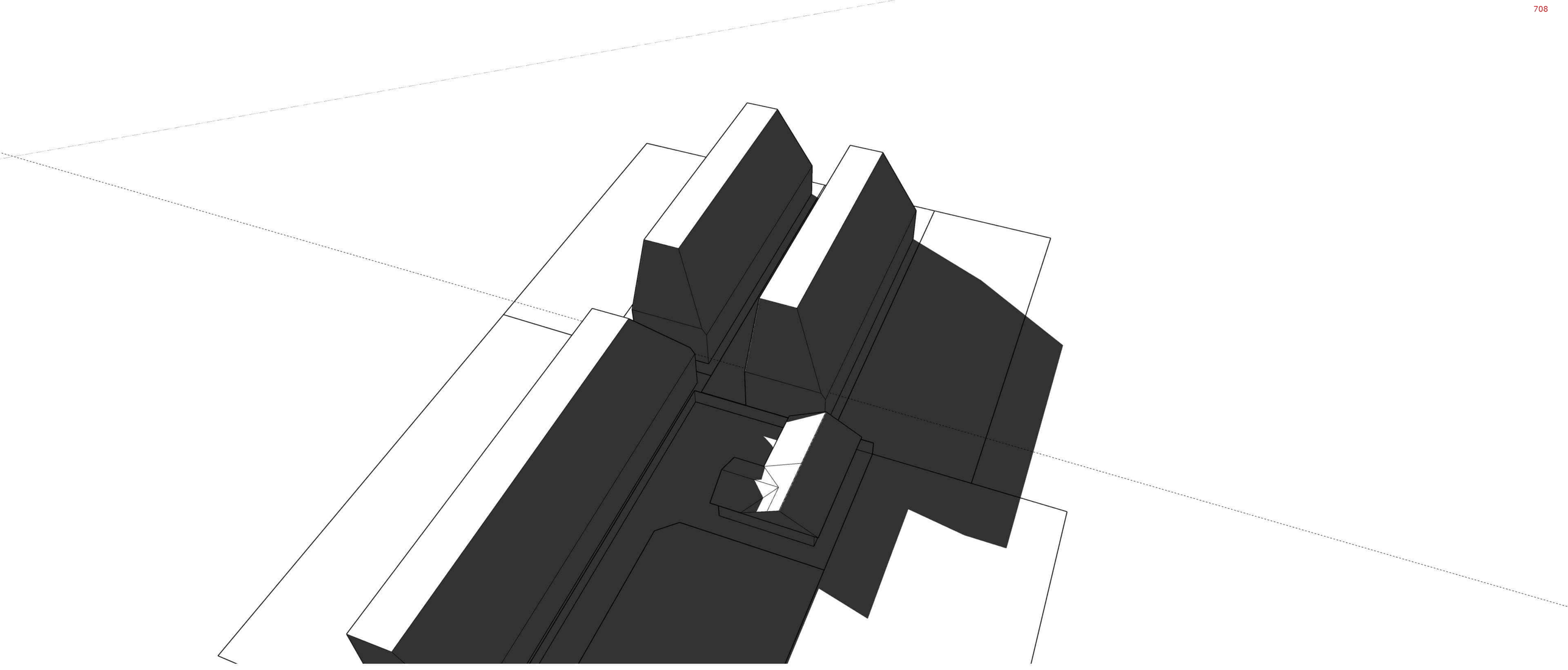

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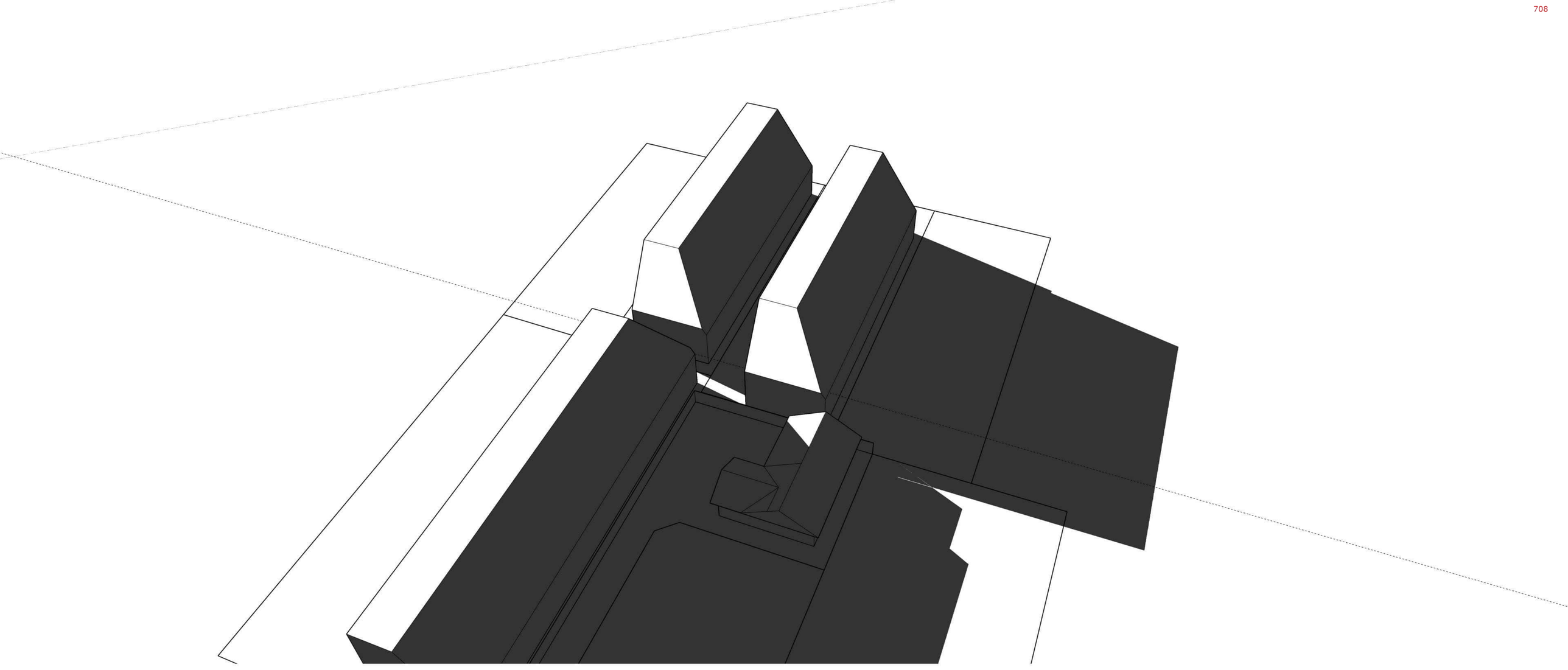

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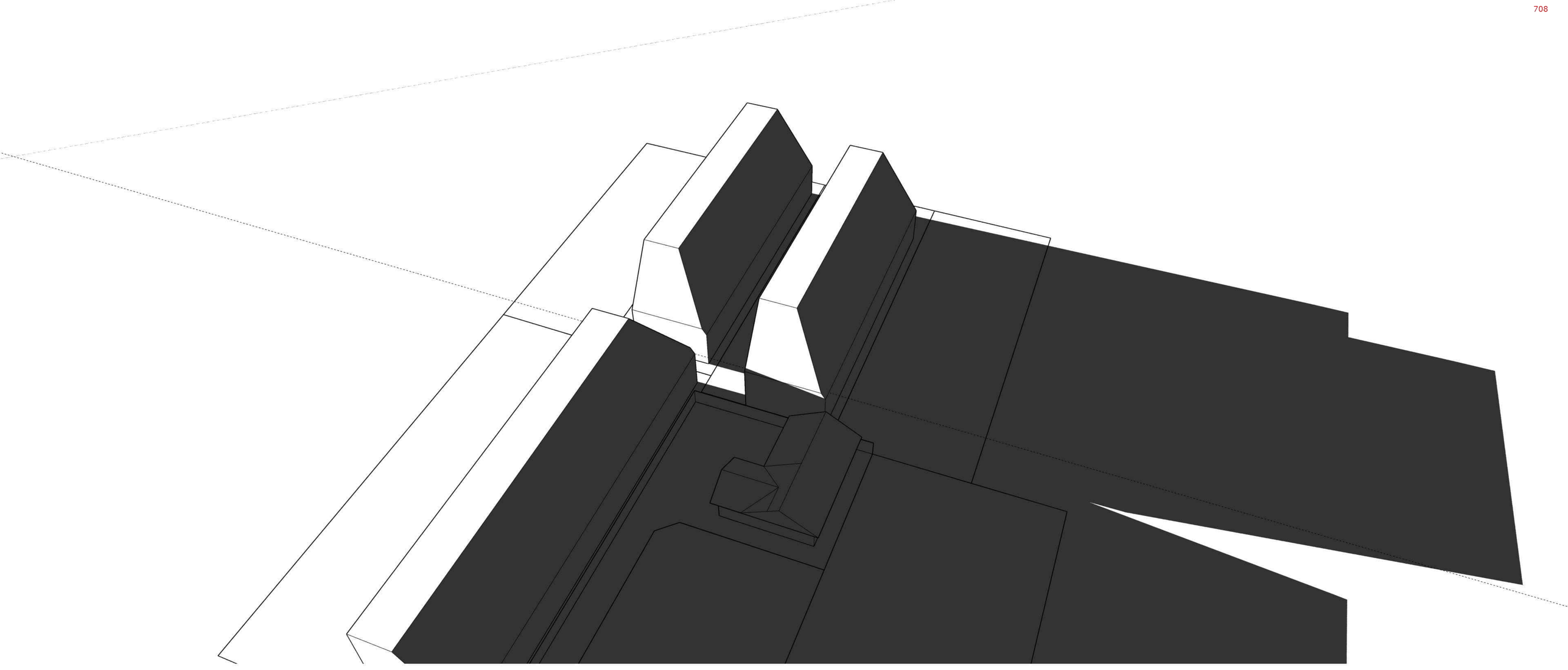

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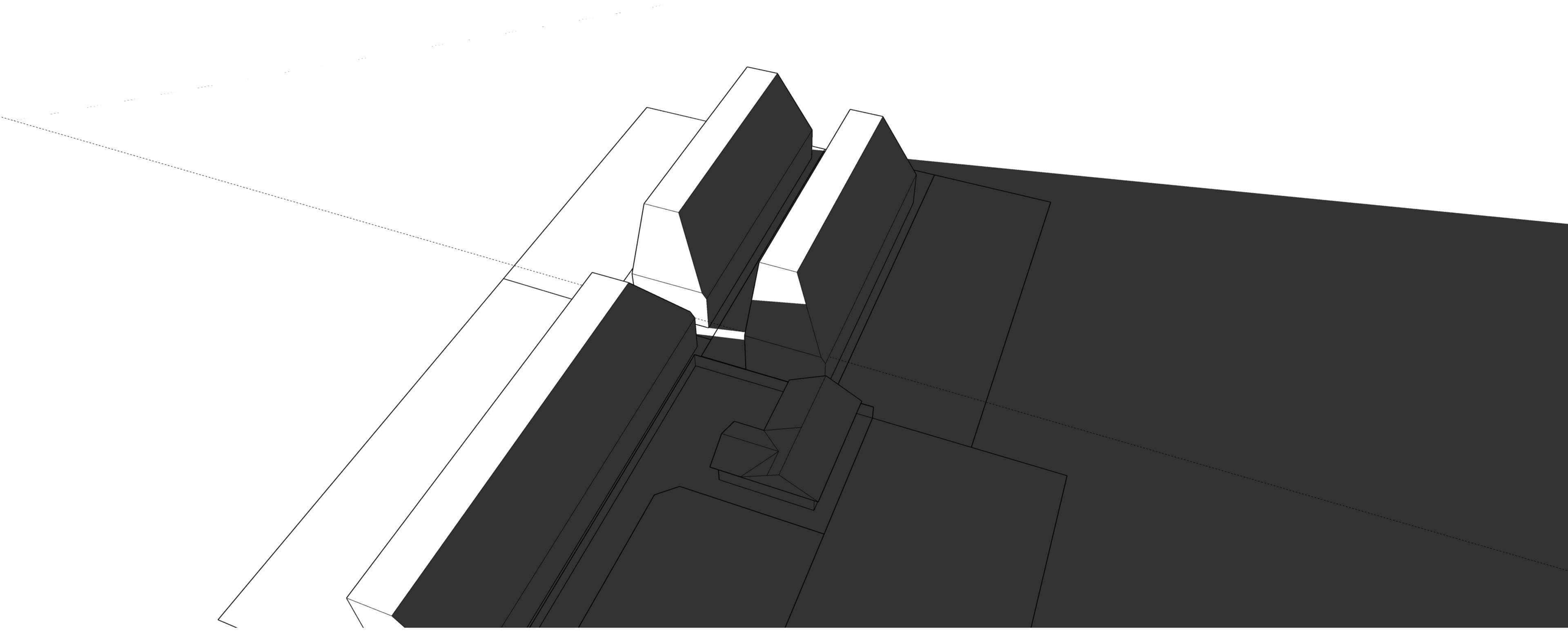

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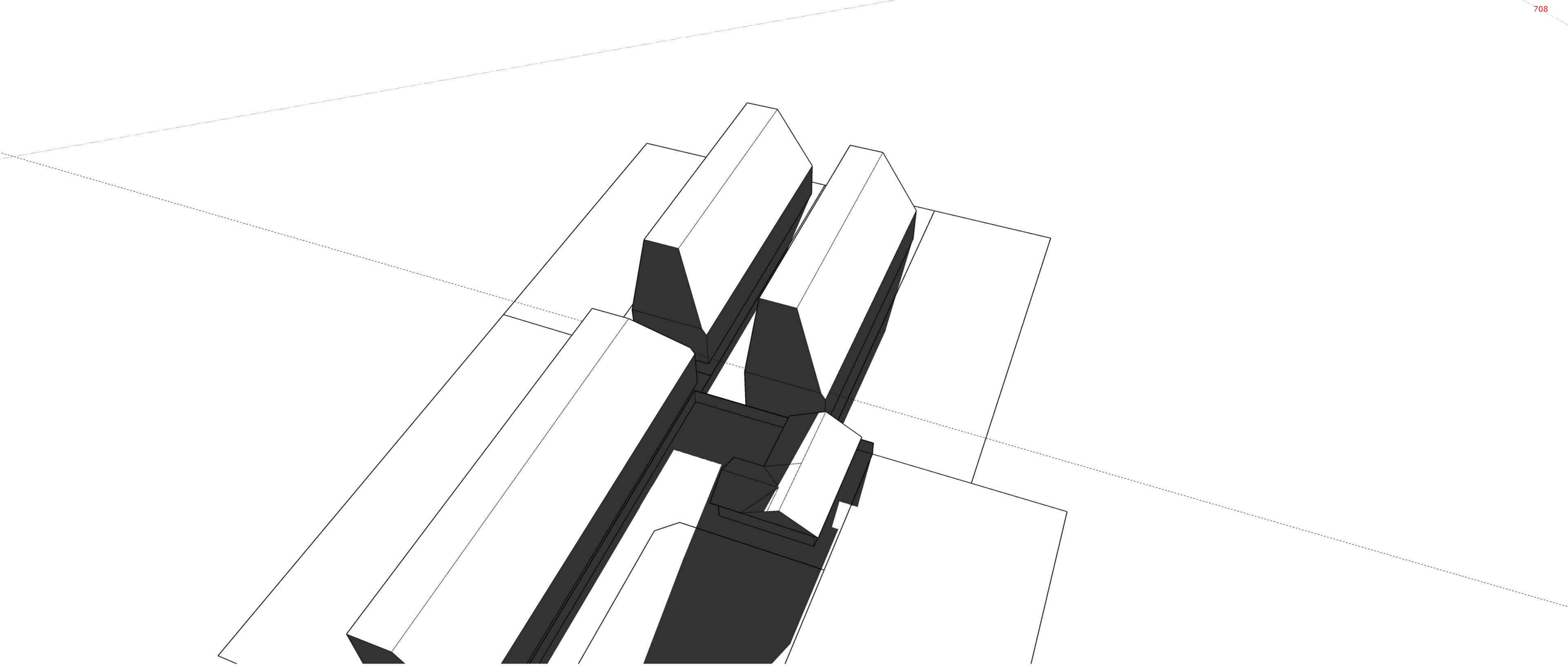
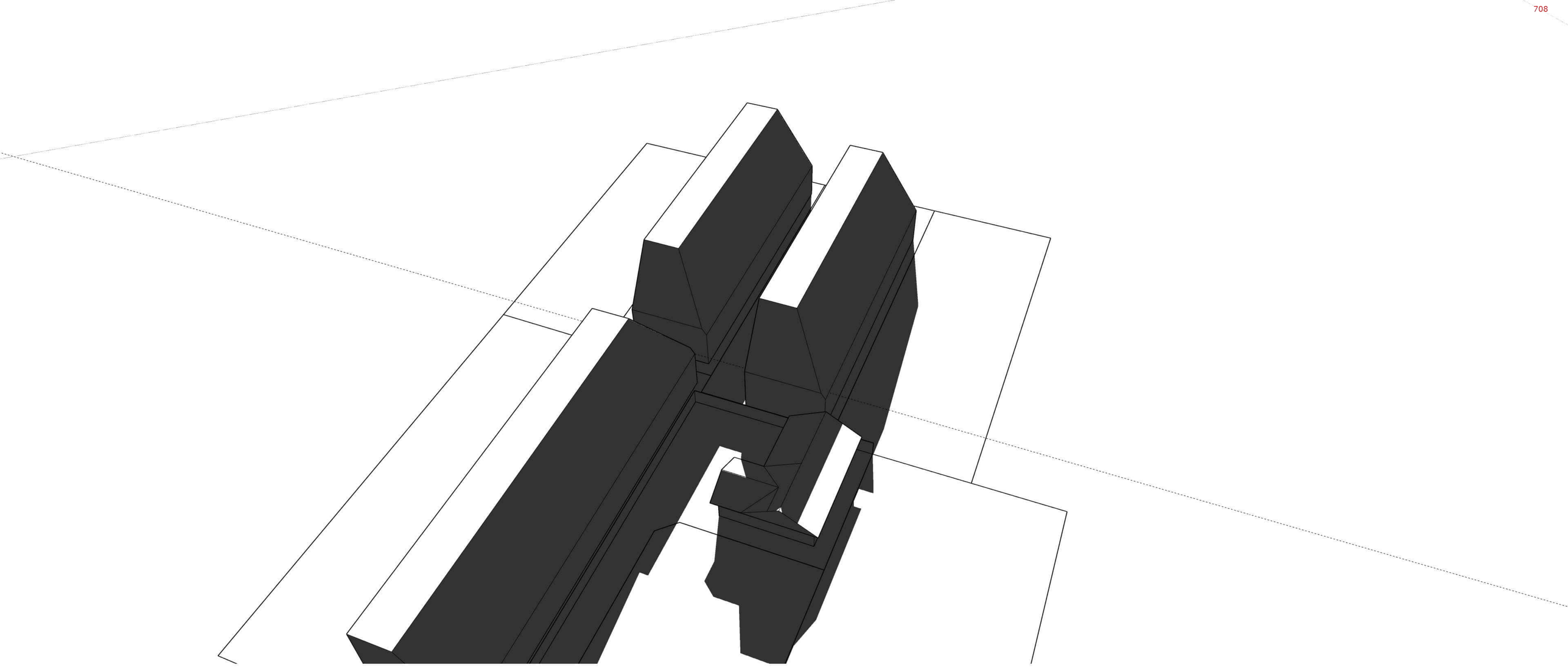


22-06 10.00



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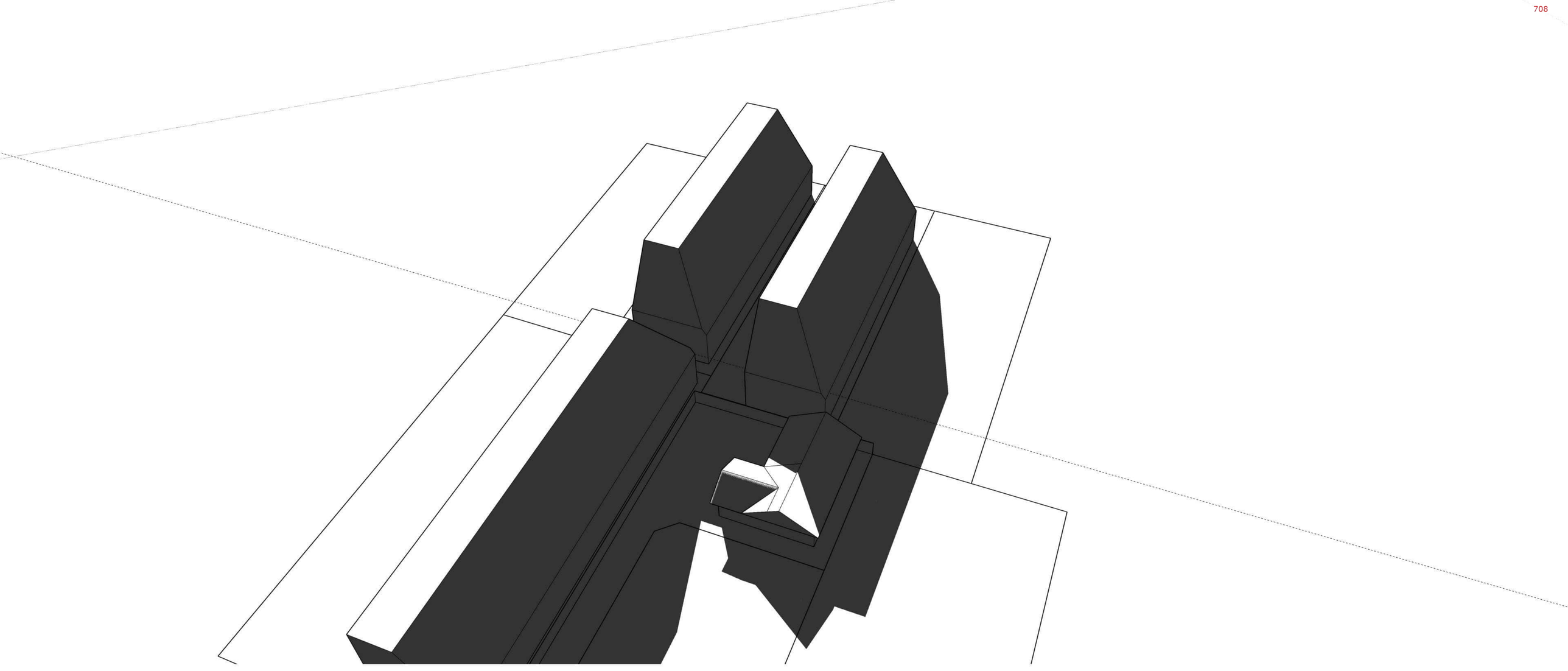

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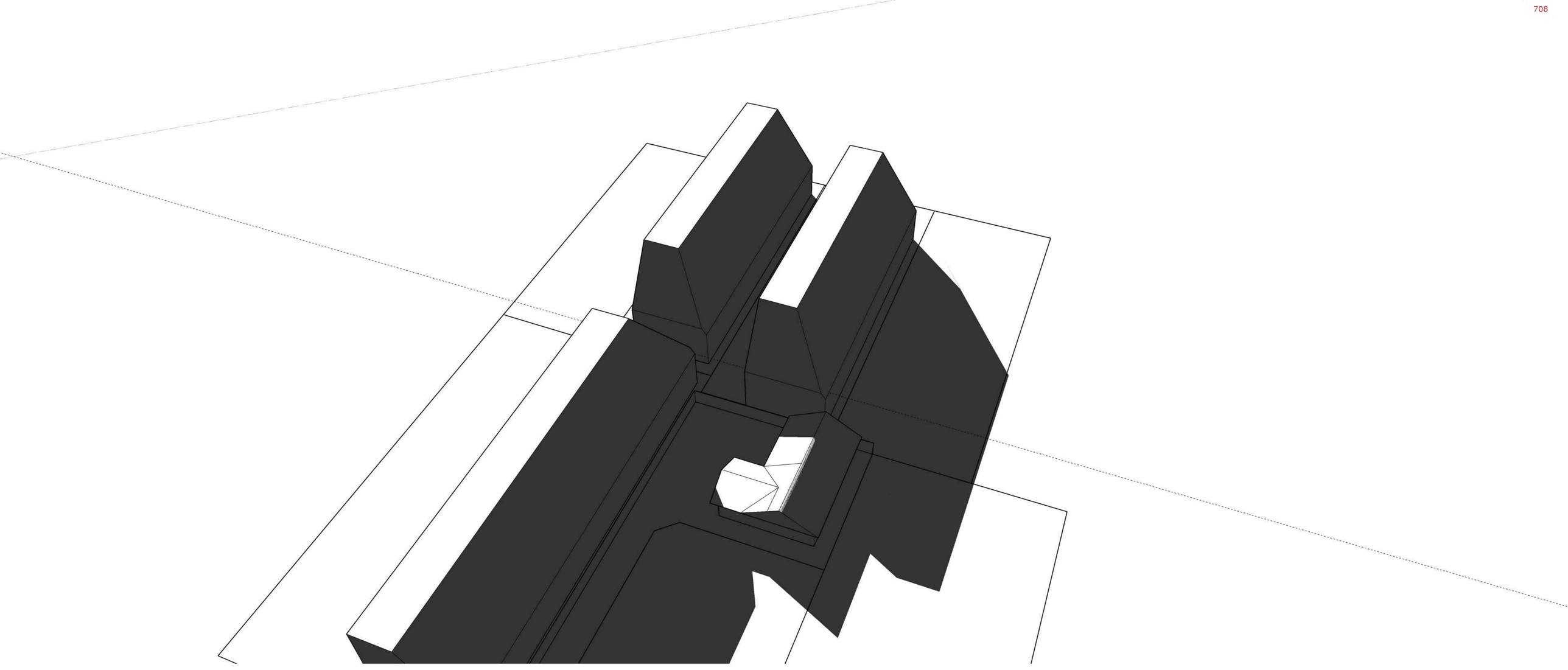

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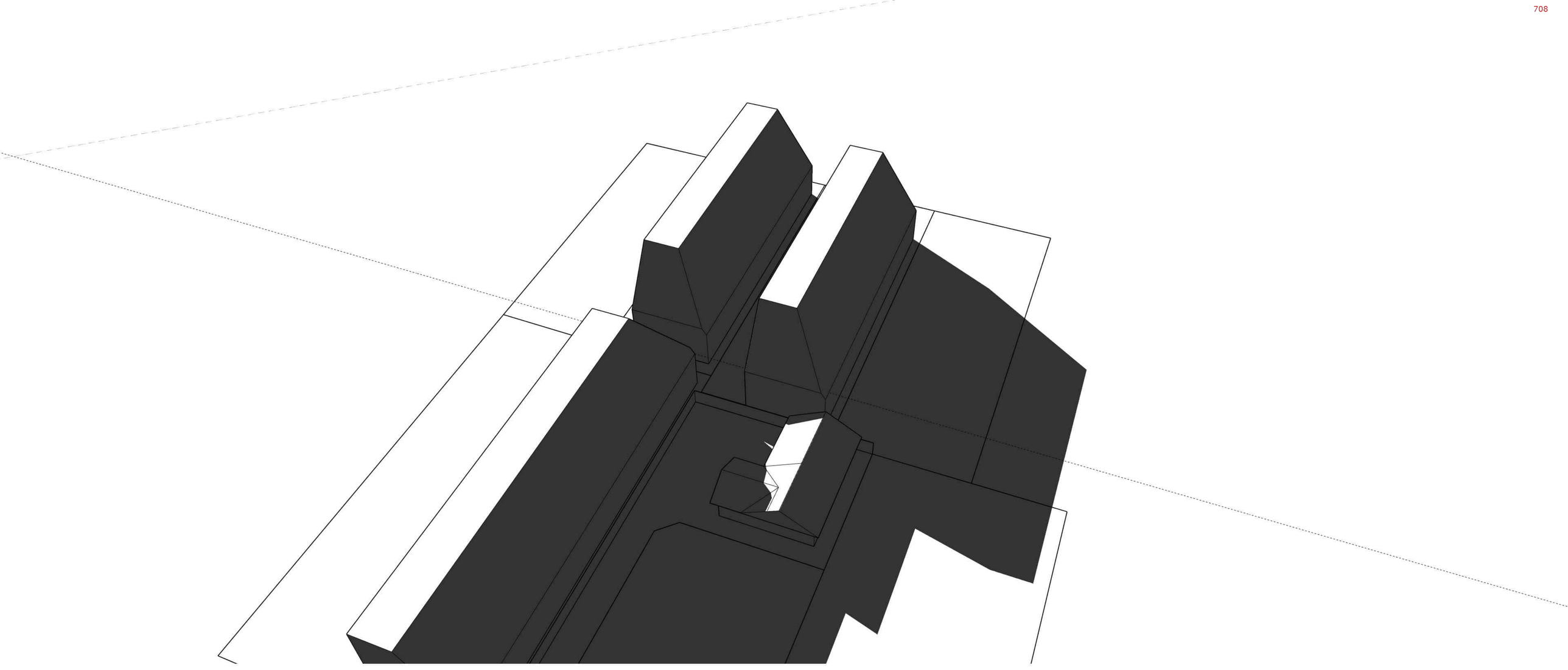

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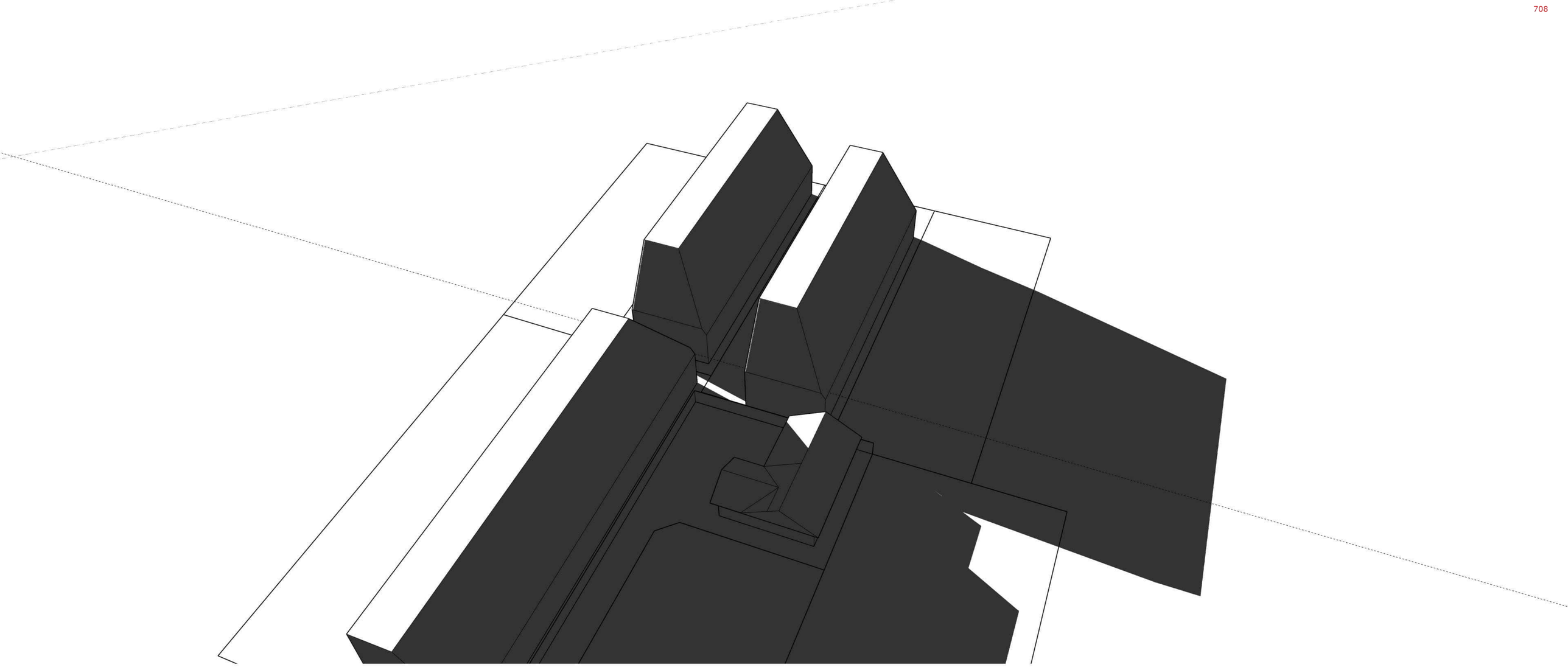

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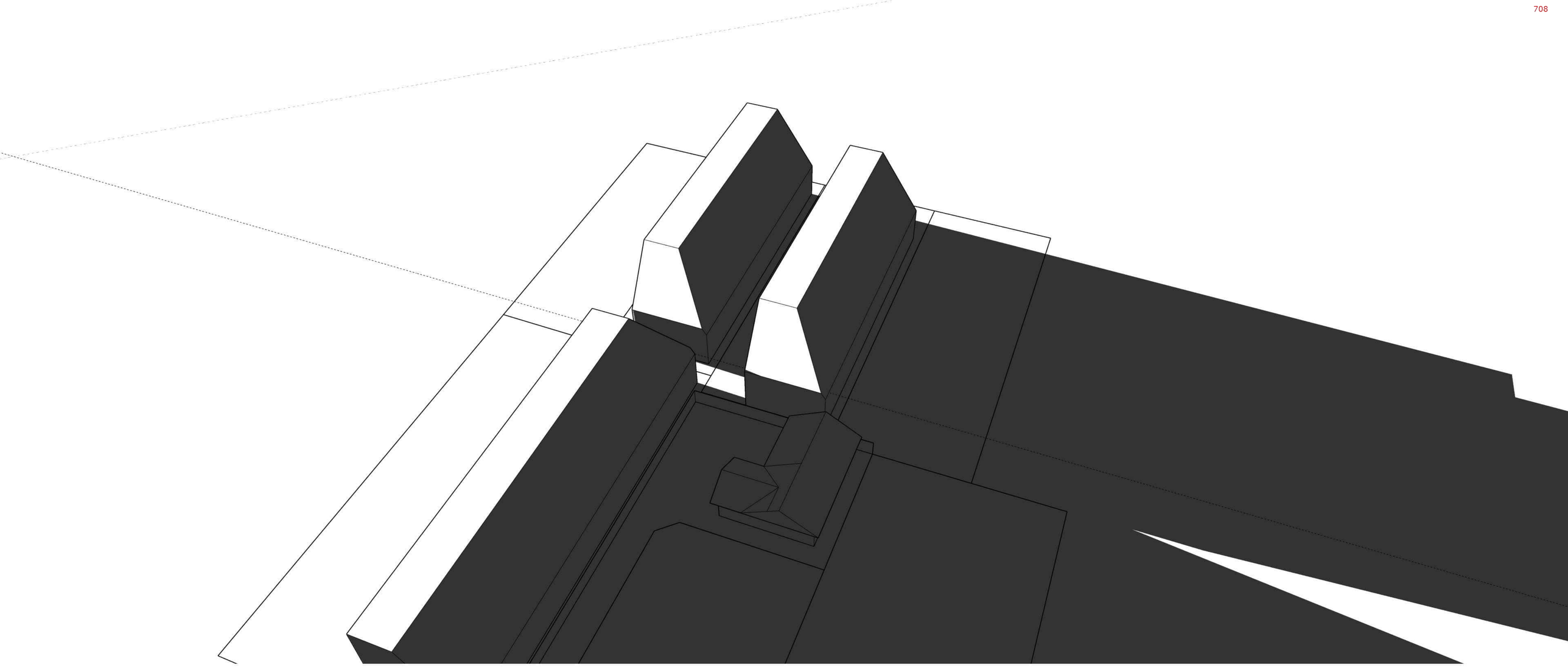

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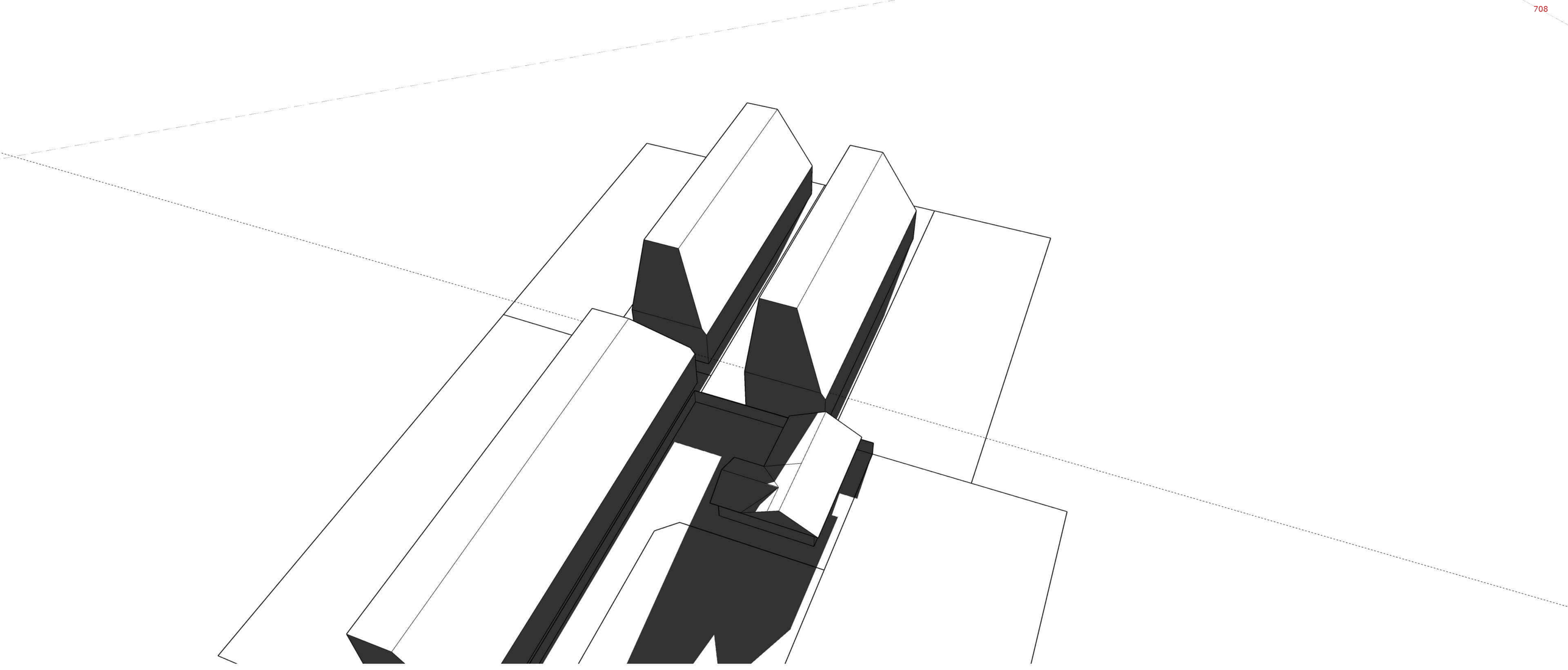

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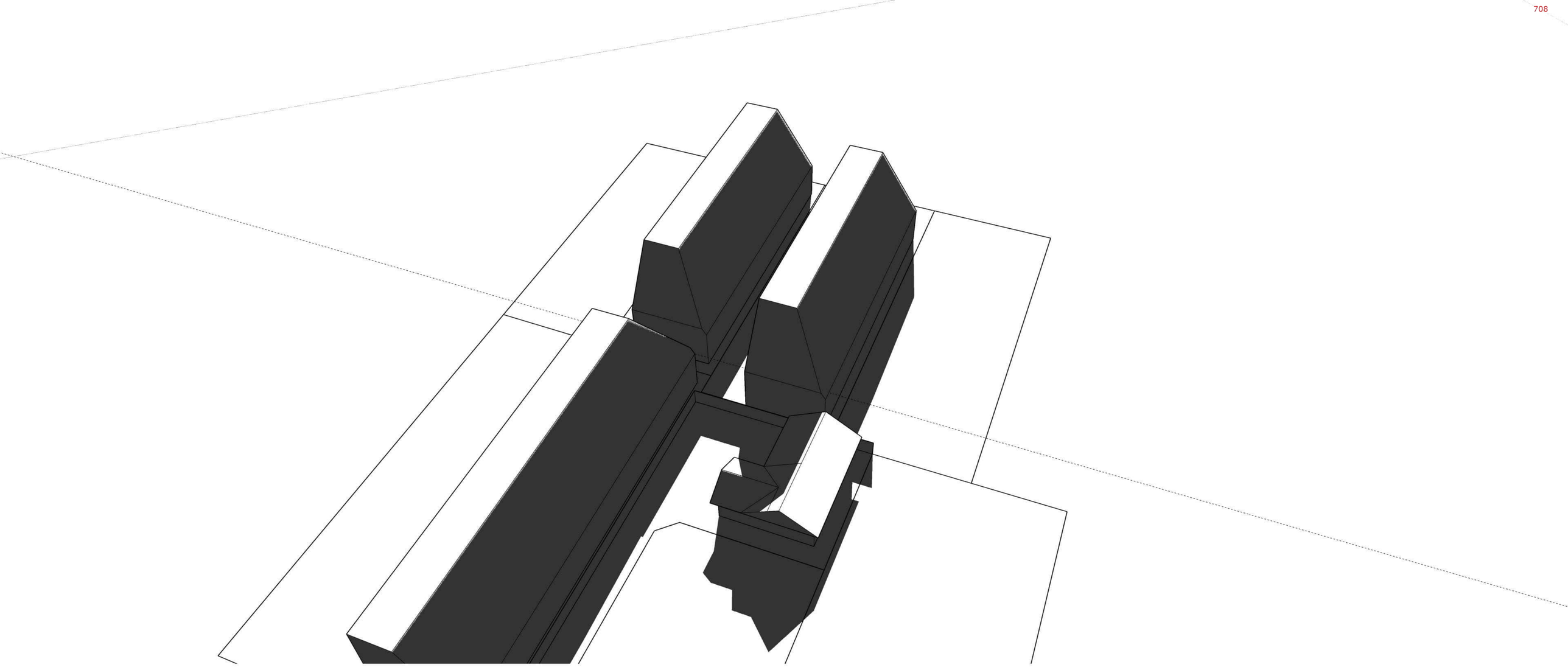

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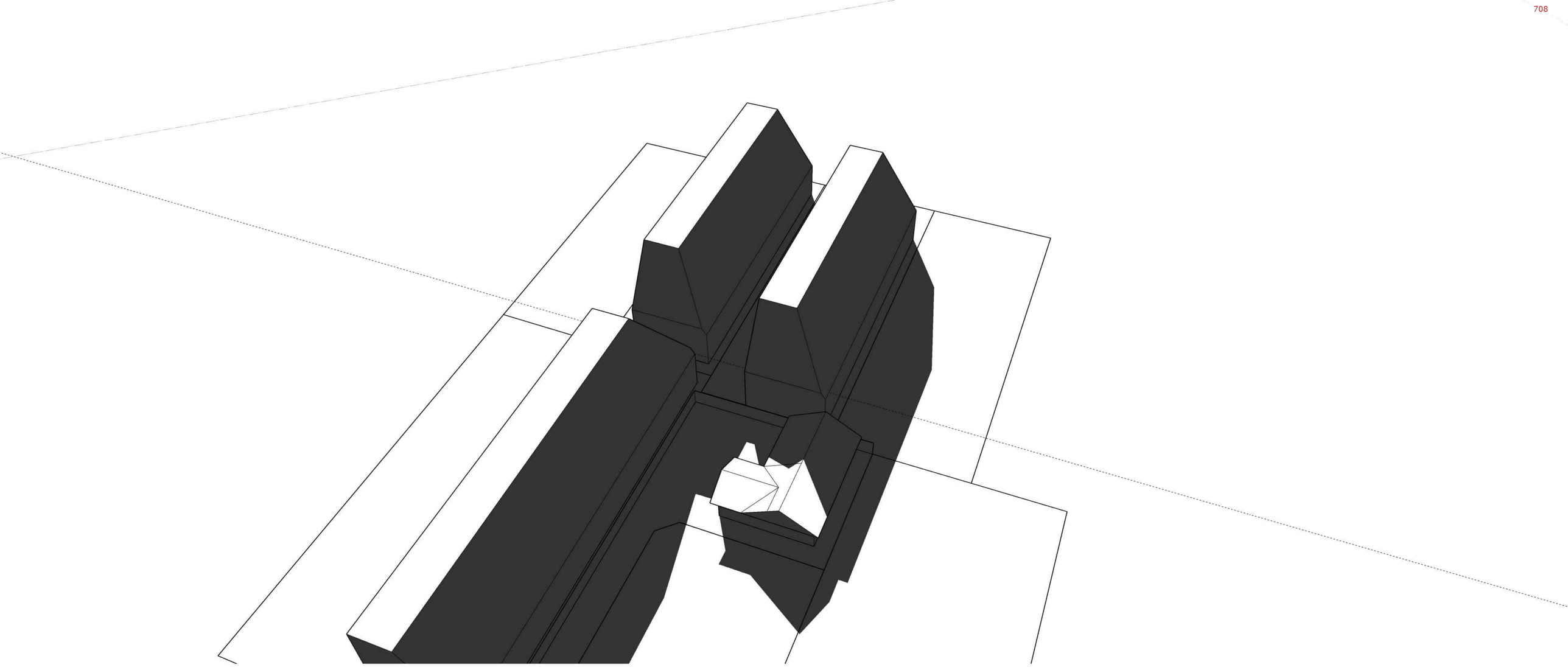

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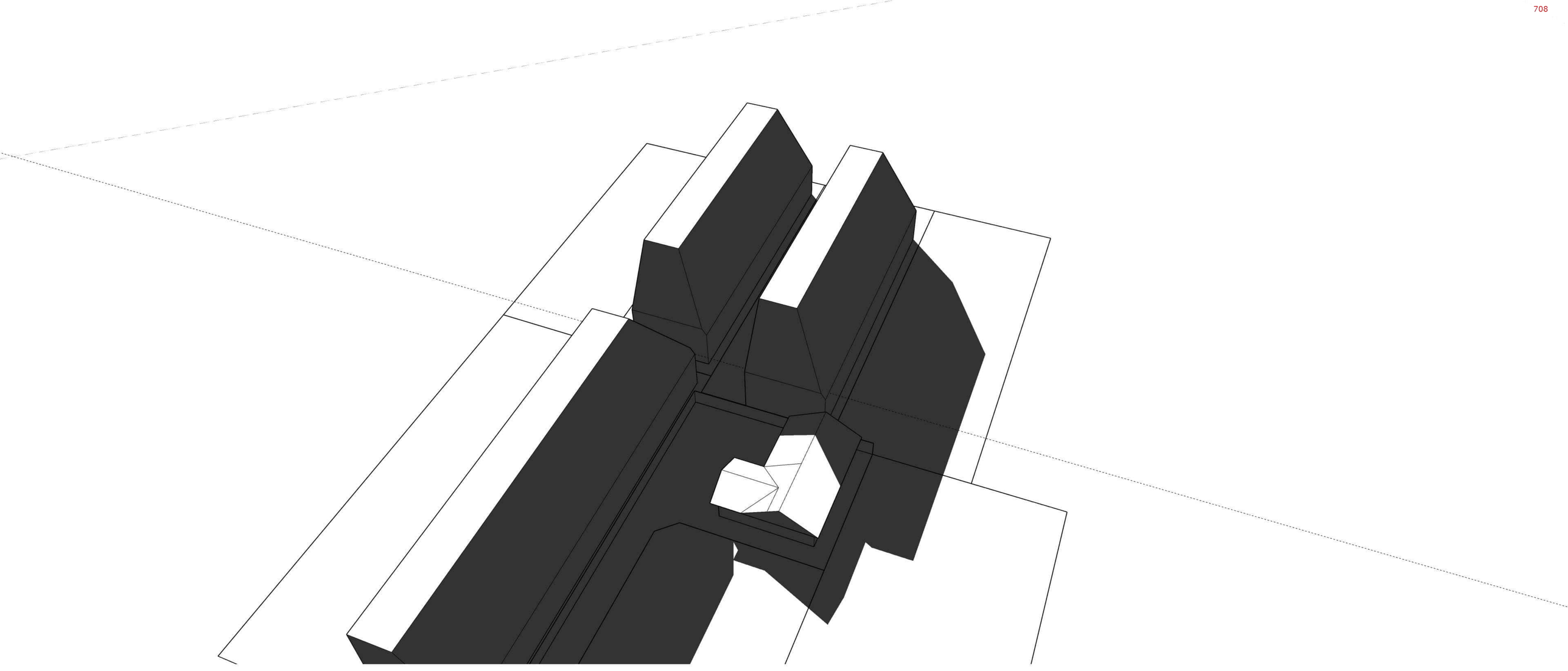

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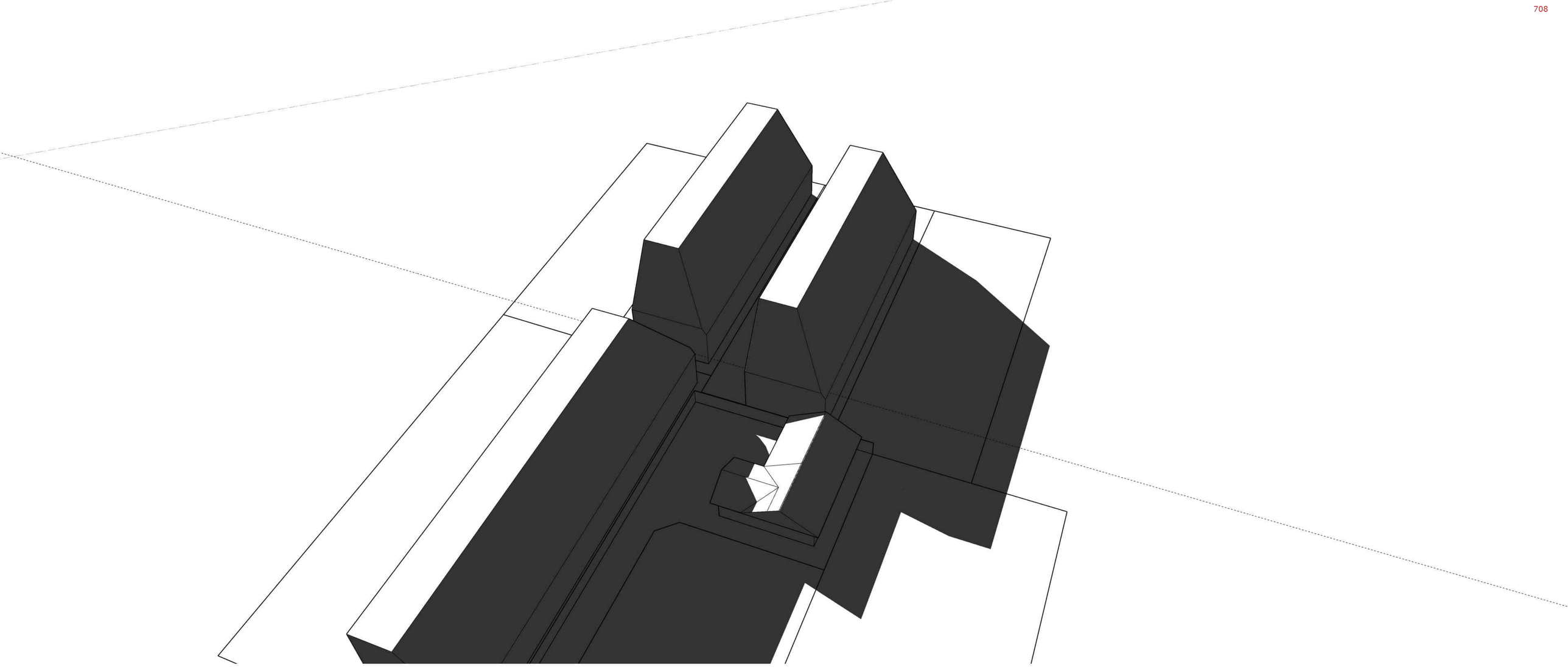

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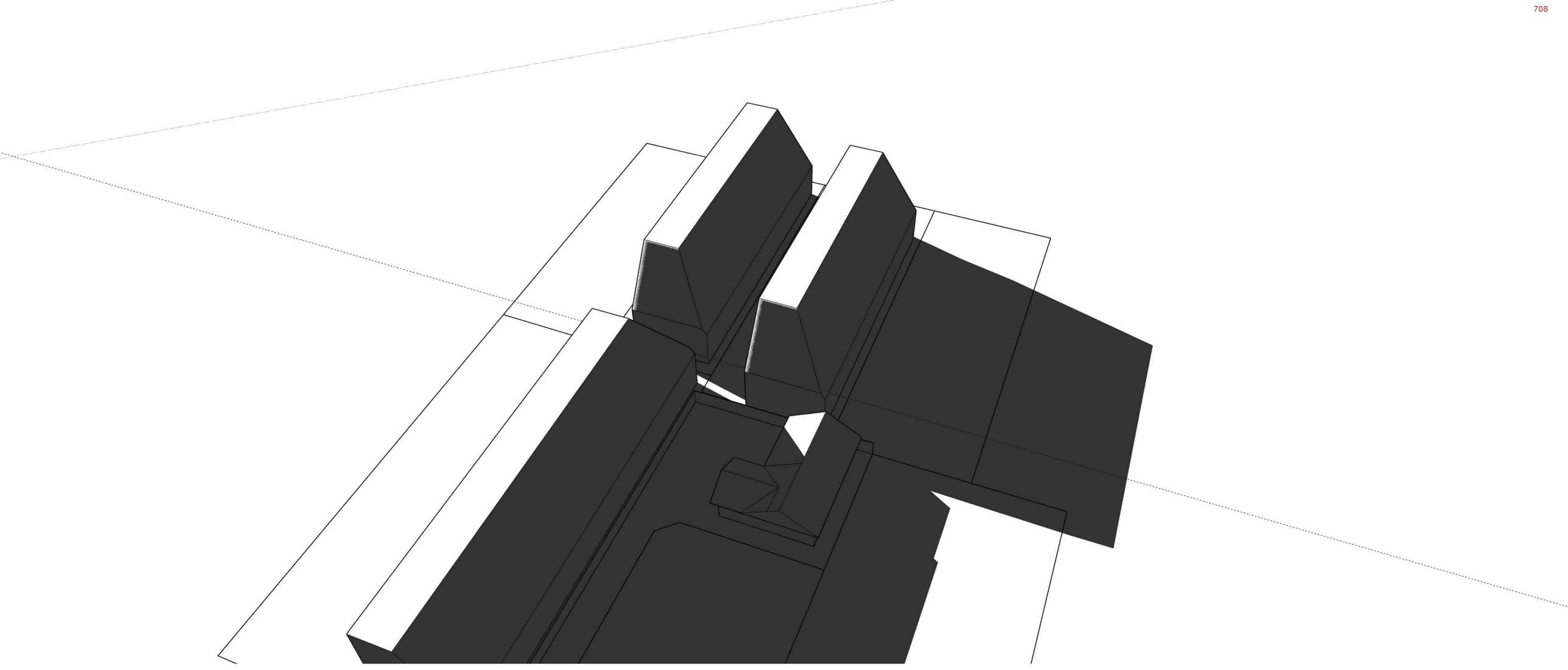

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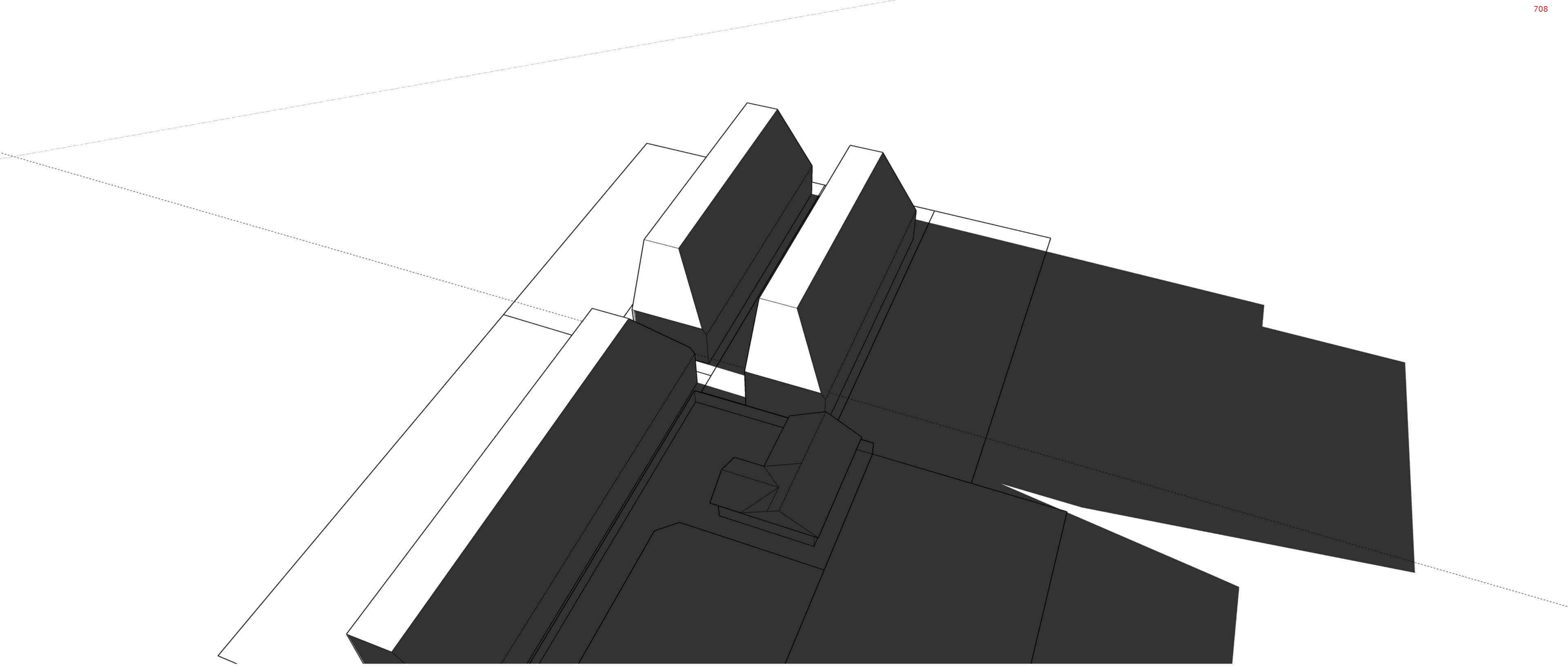

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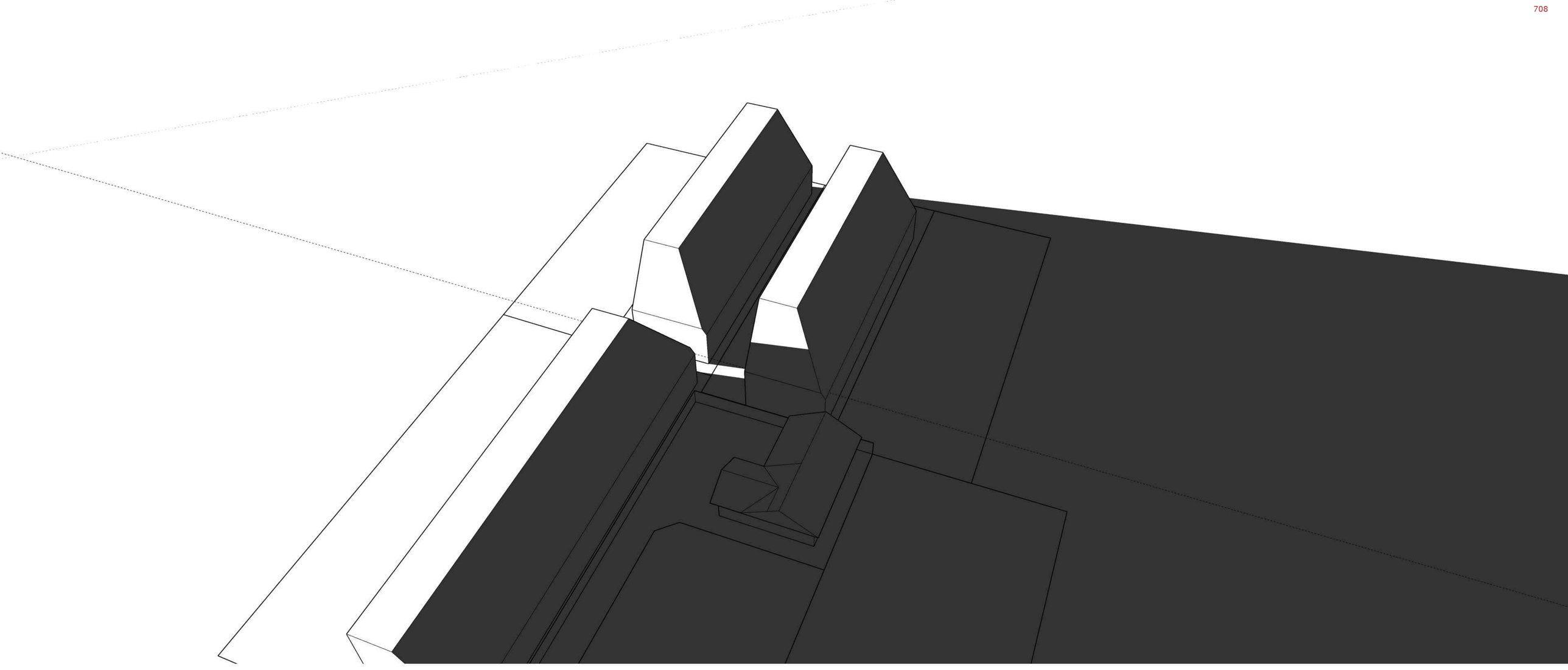

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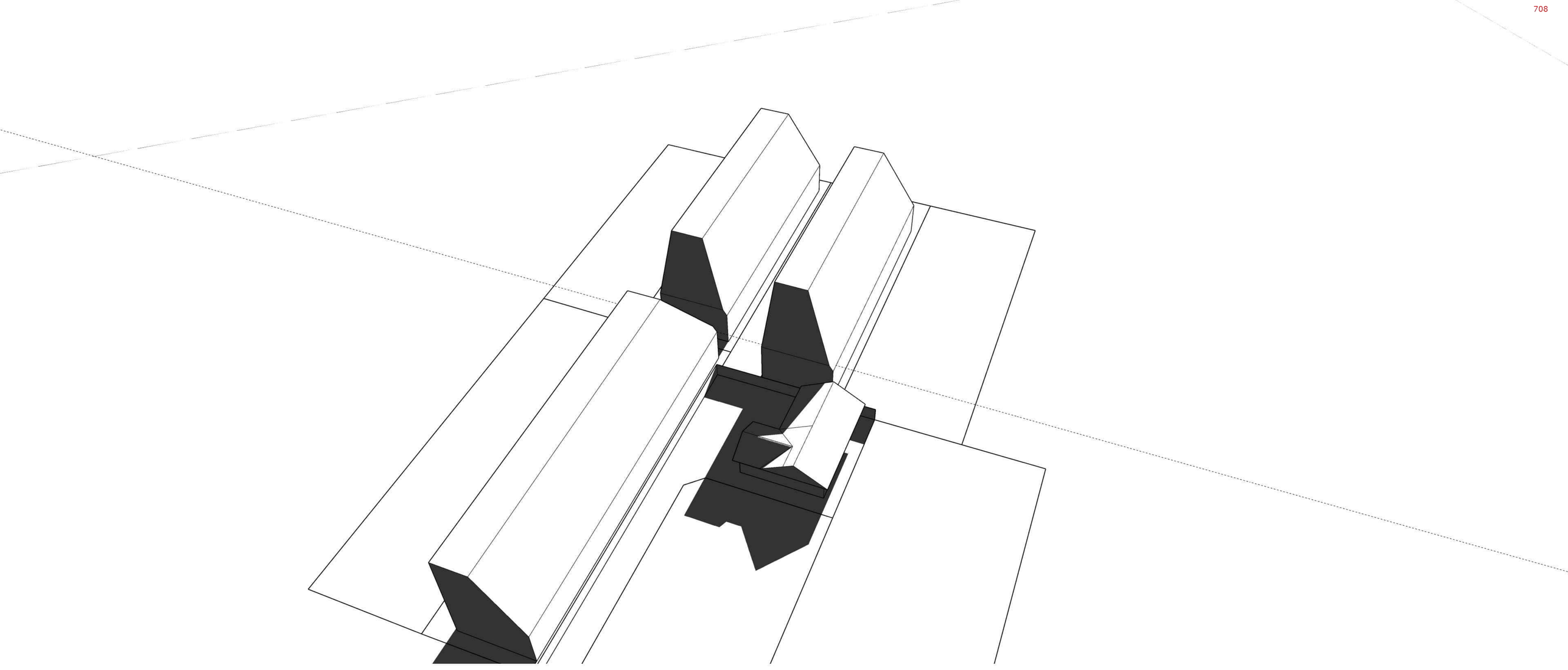

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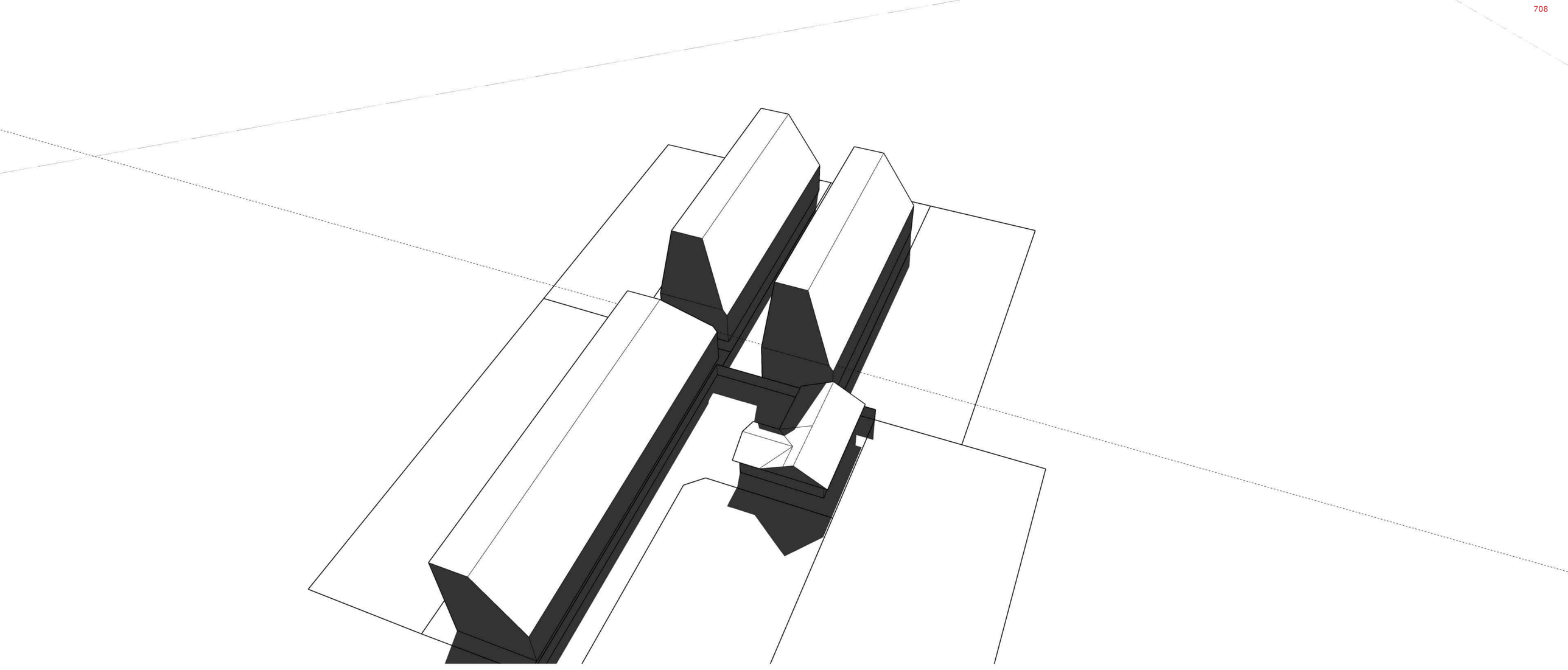

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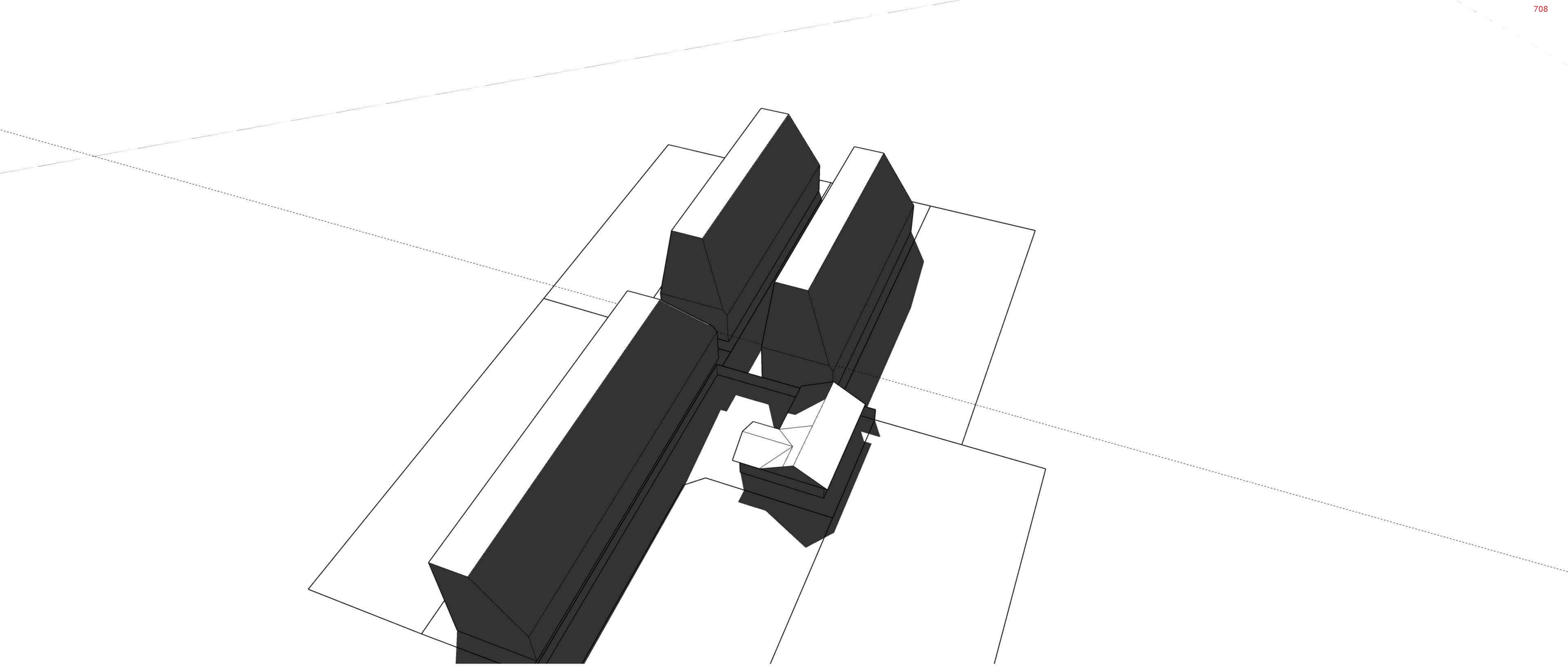

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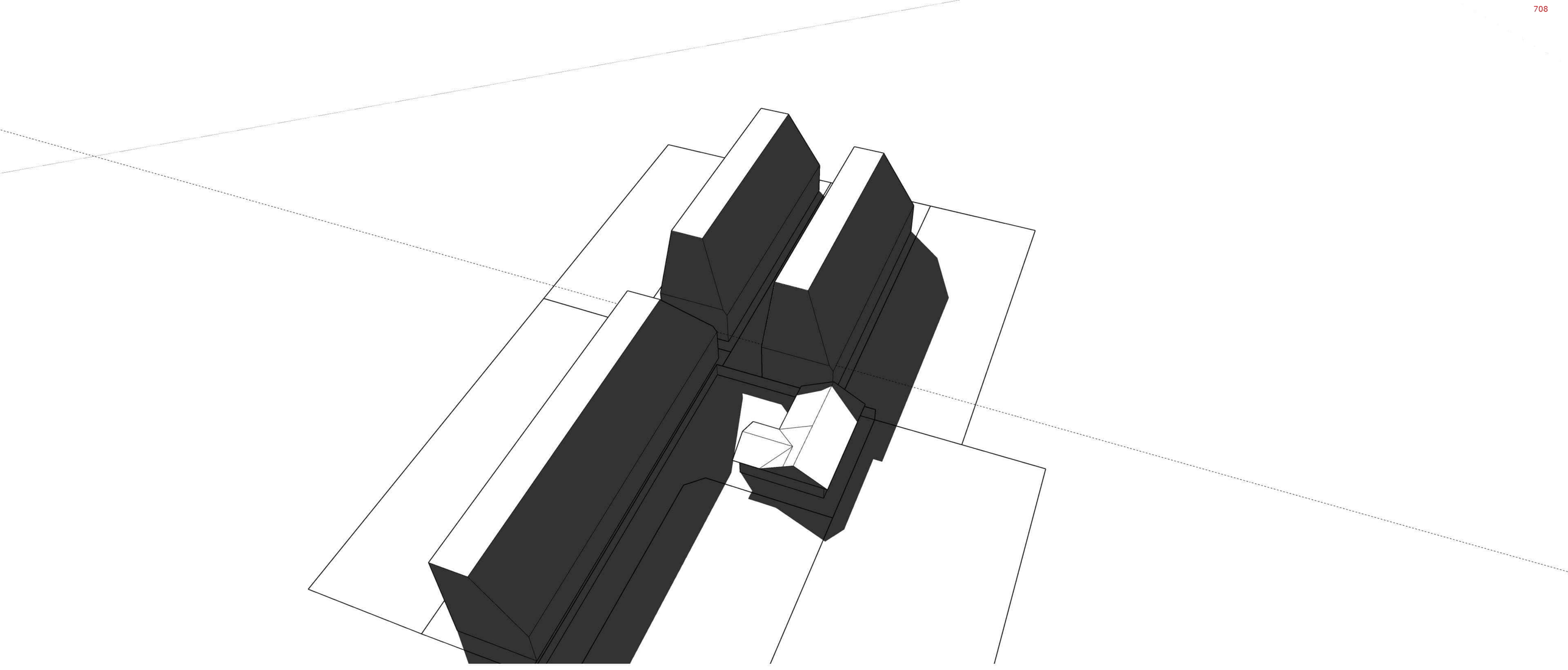

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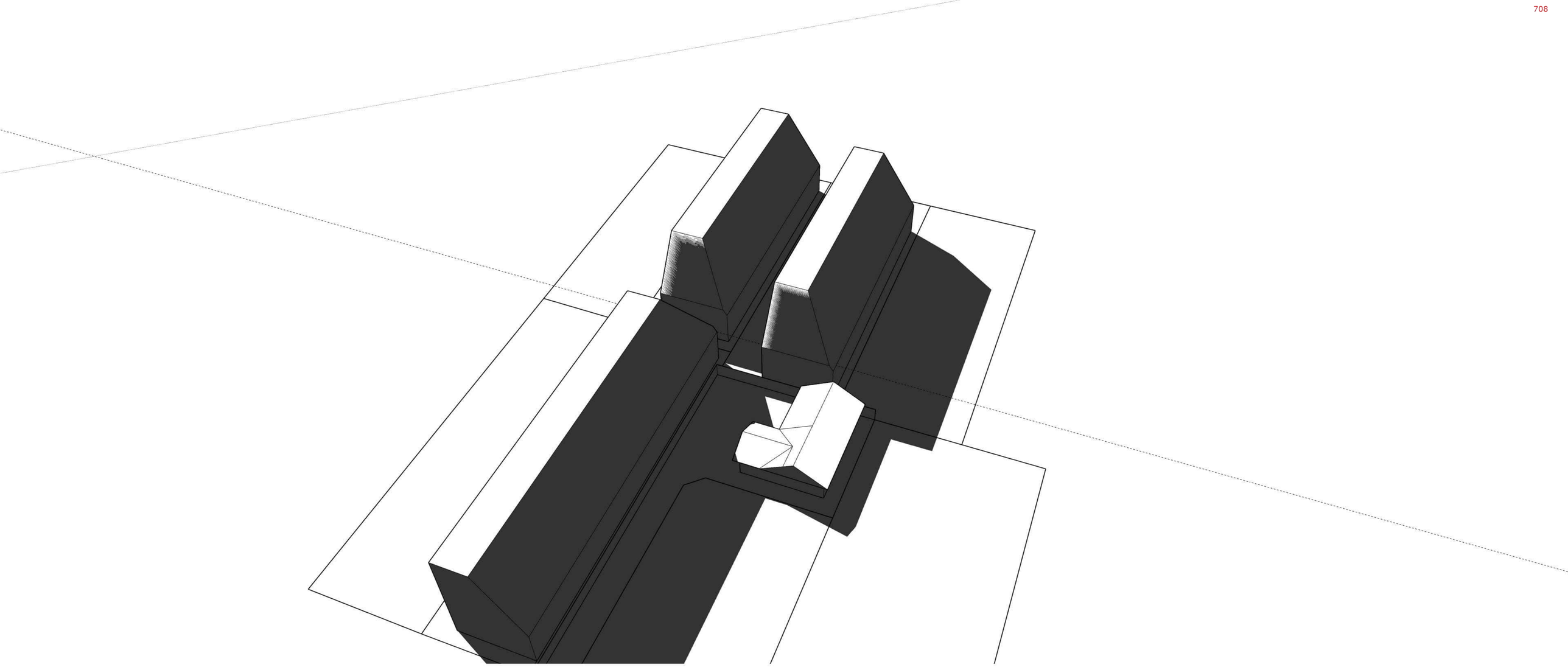

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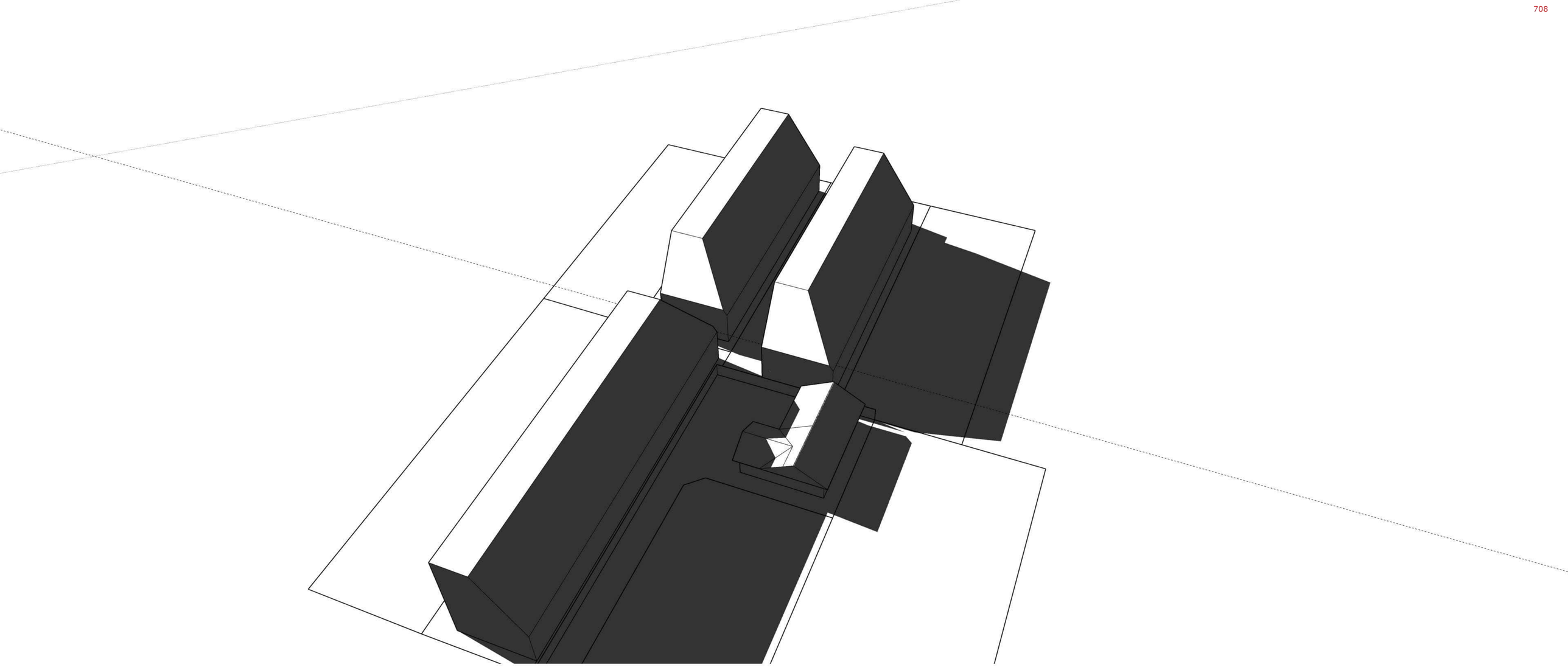

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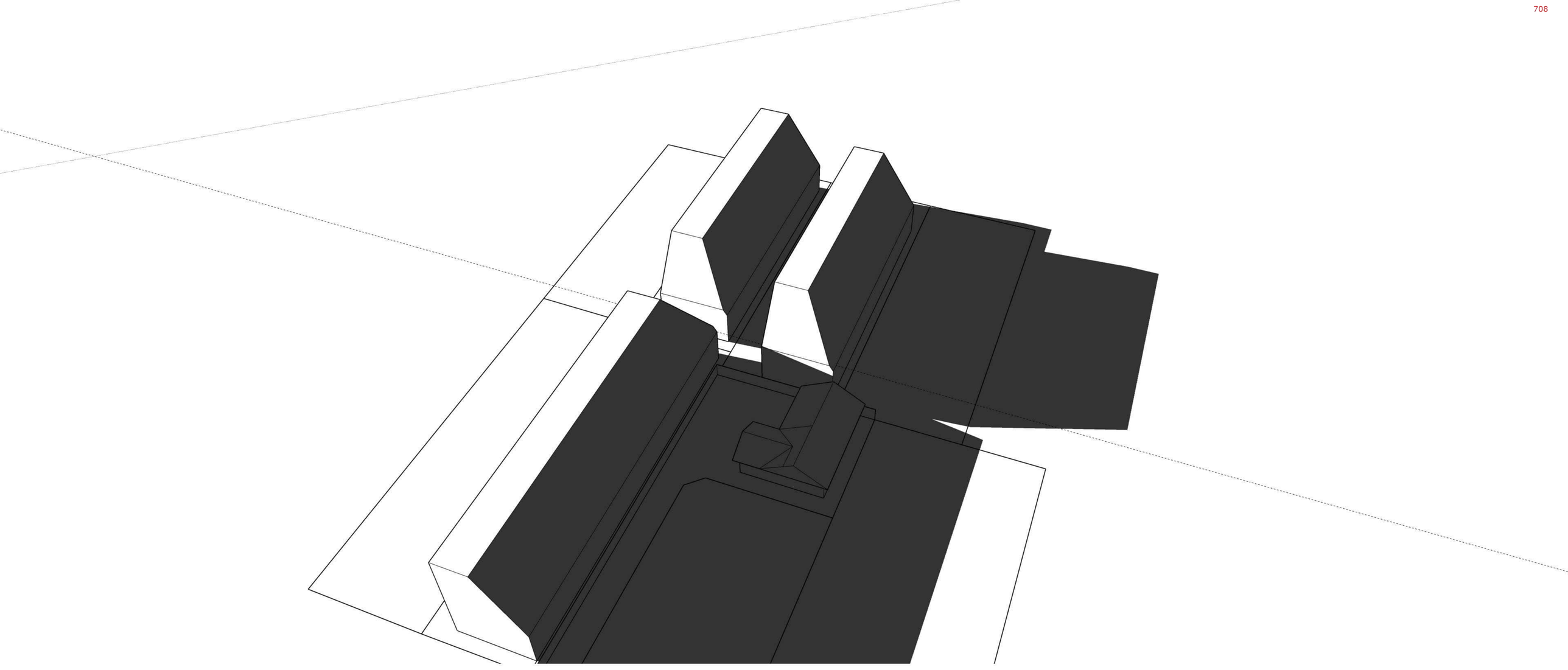

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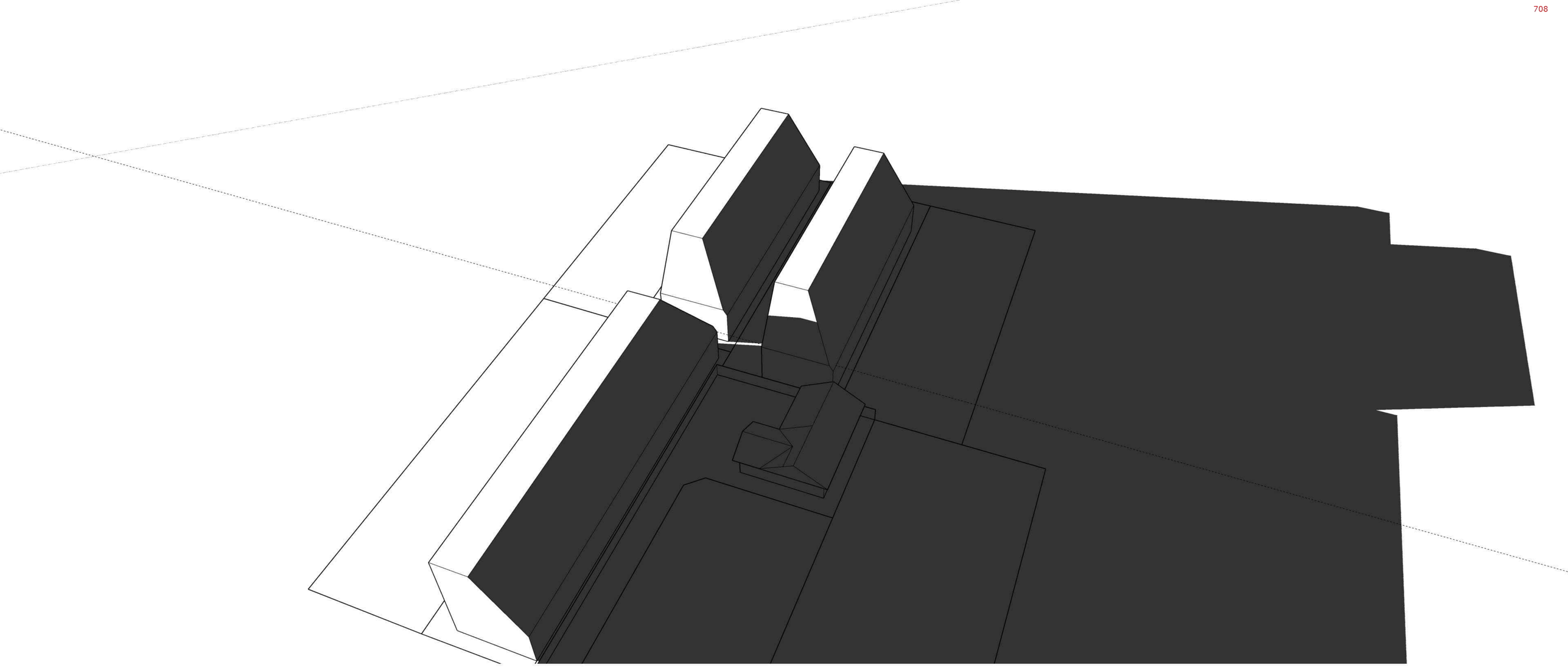

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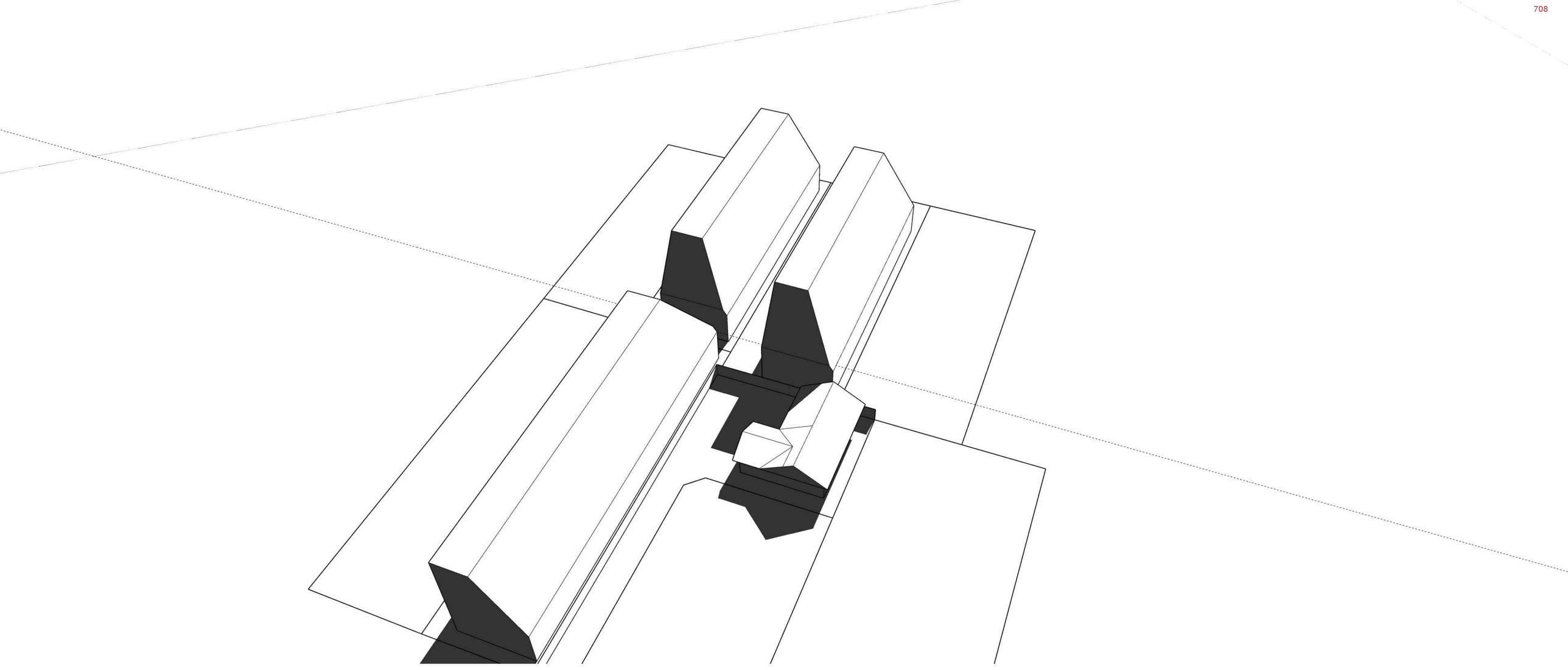

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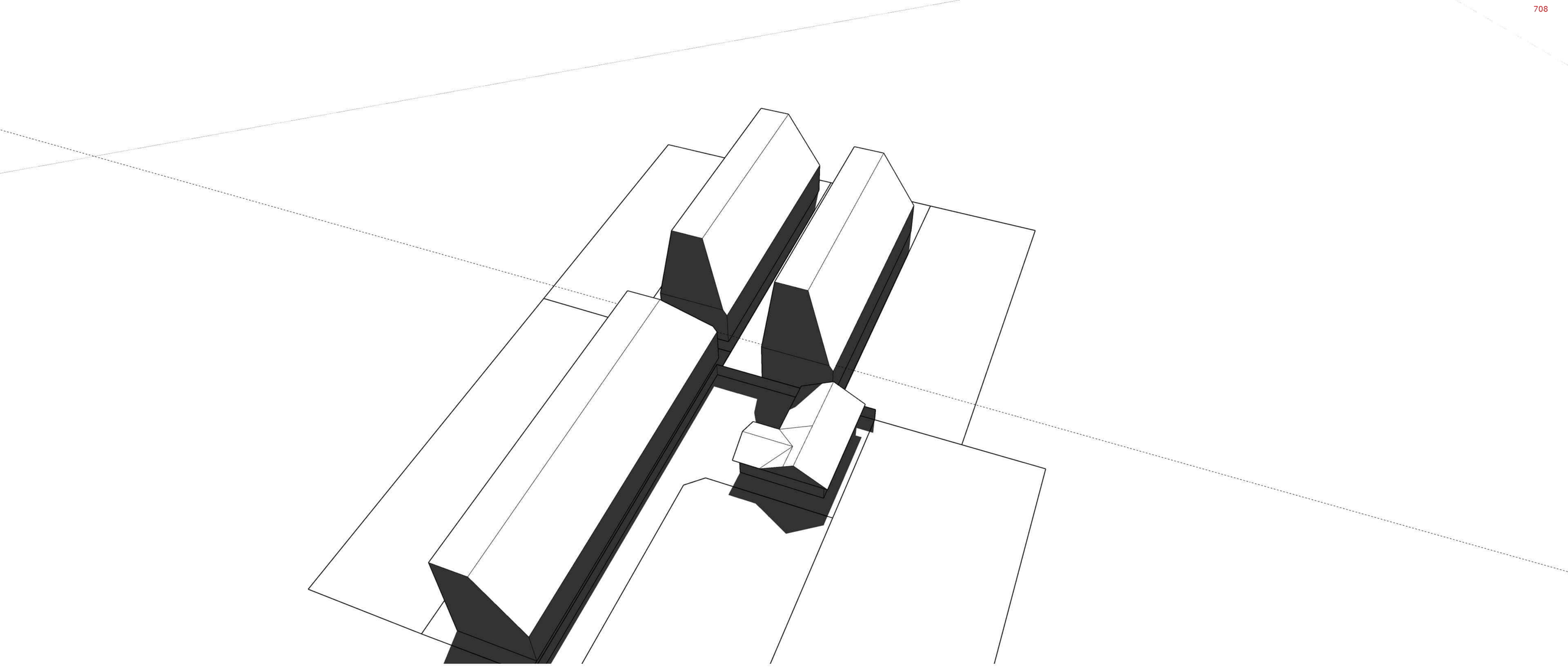

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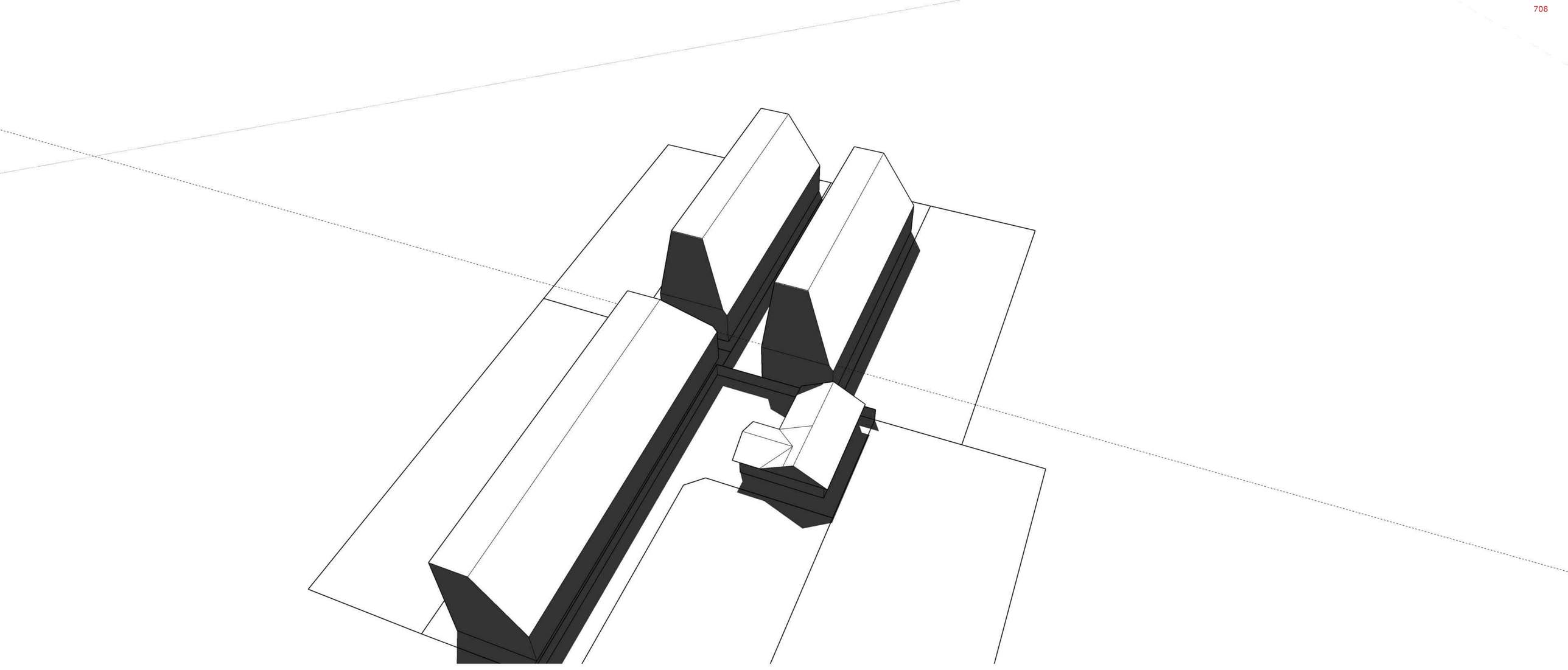

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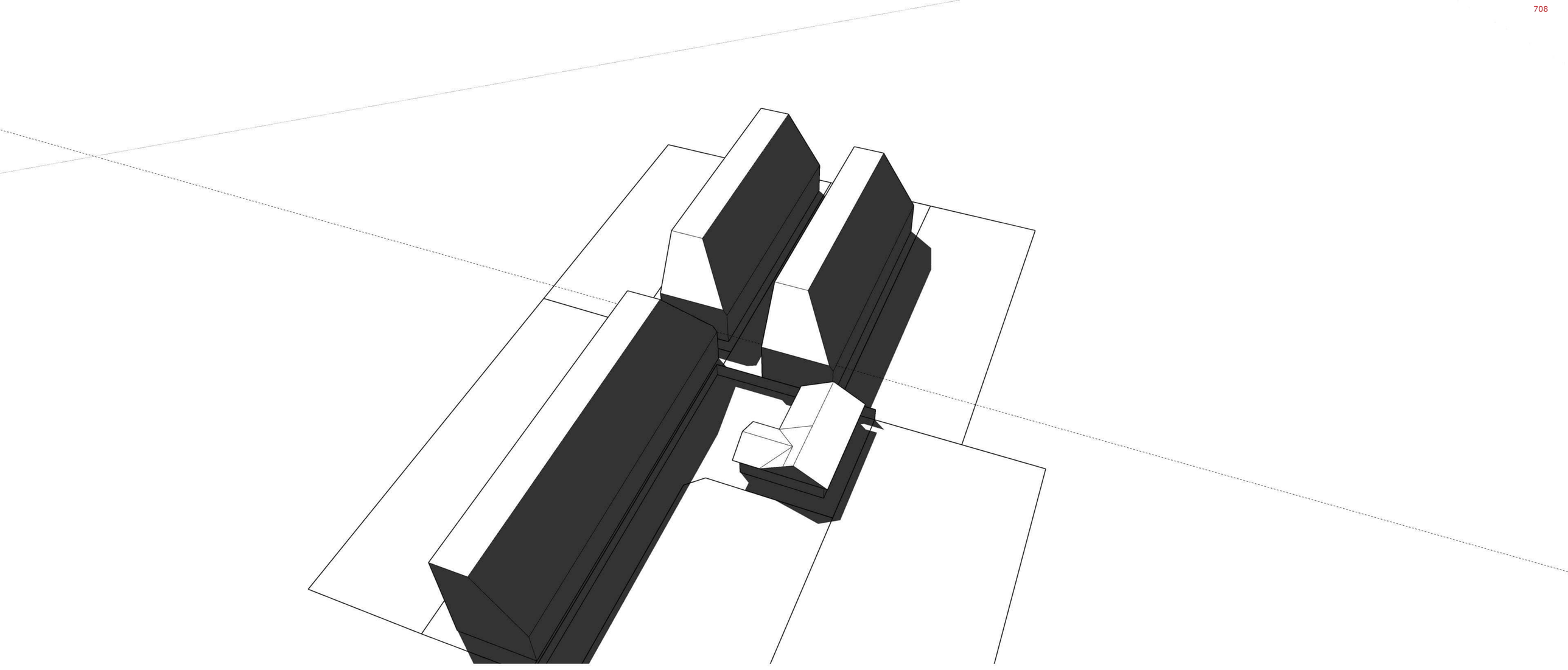

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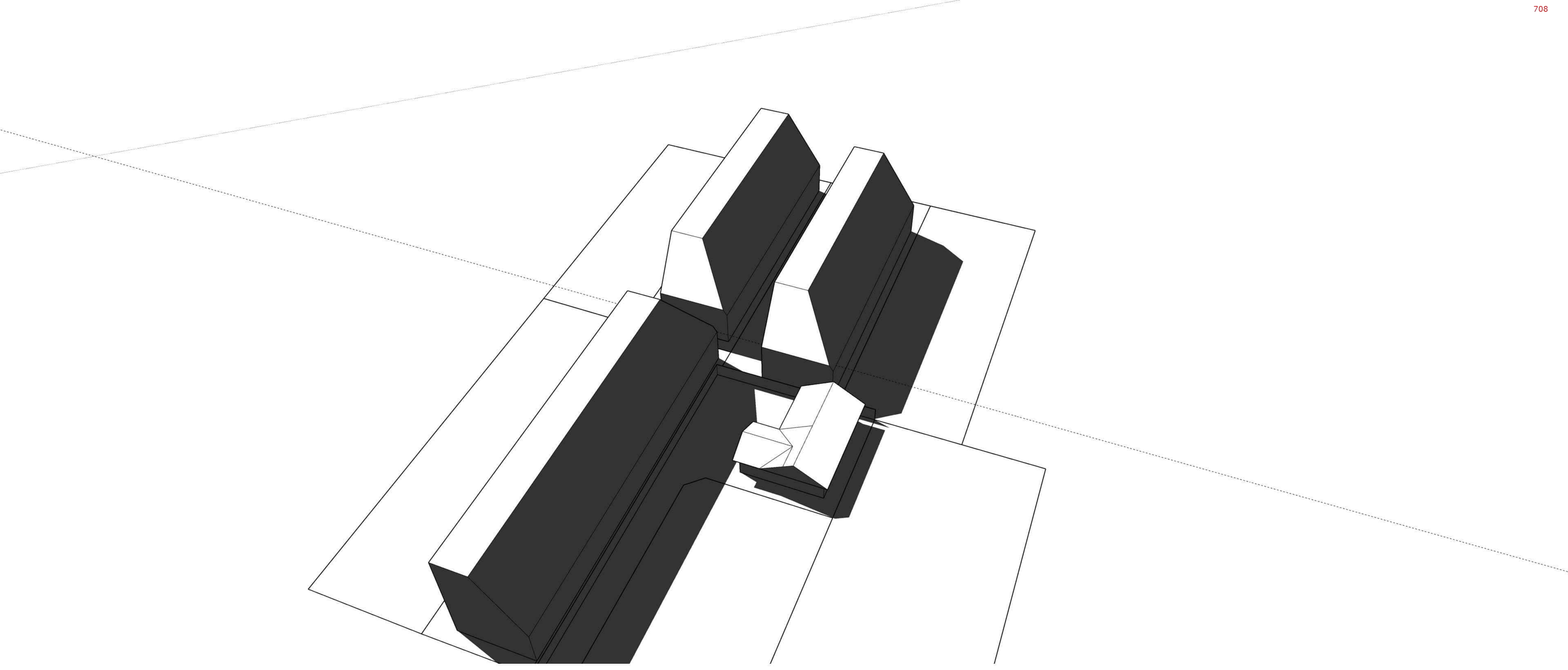

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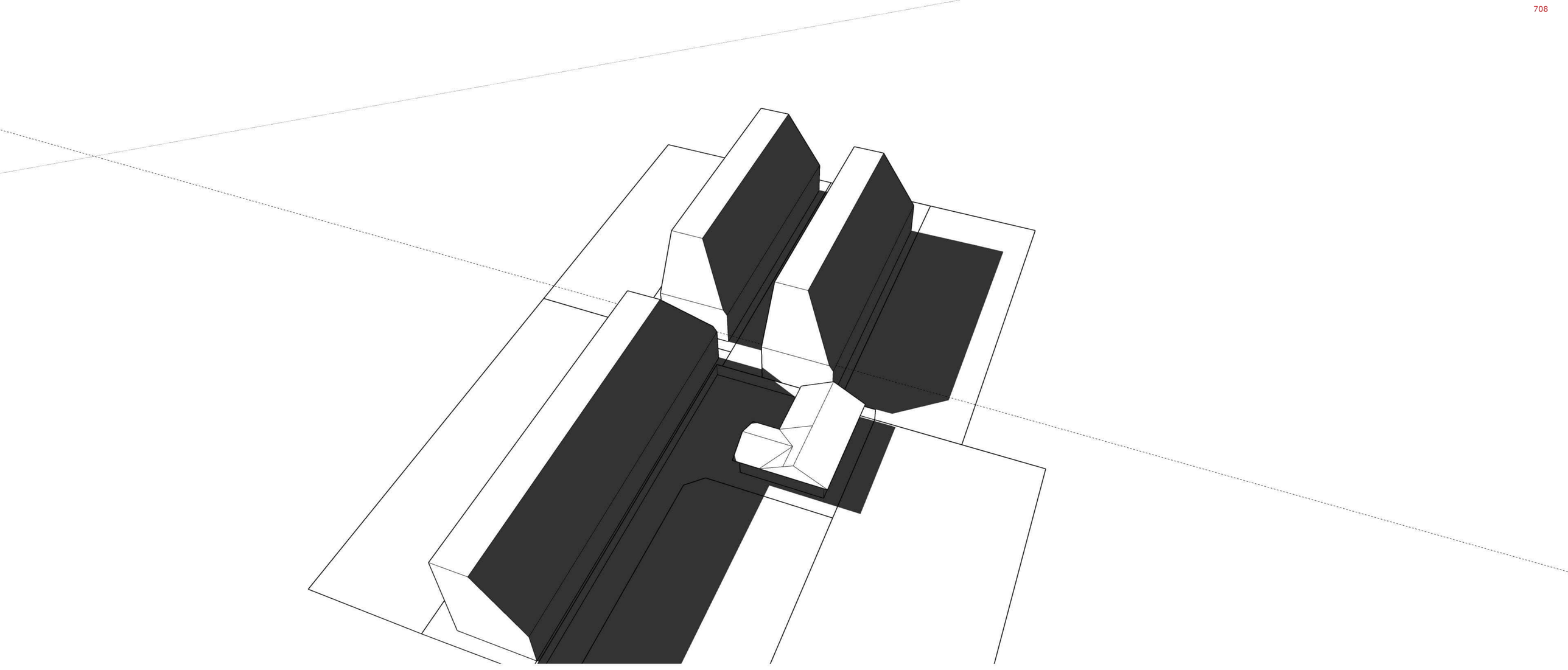

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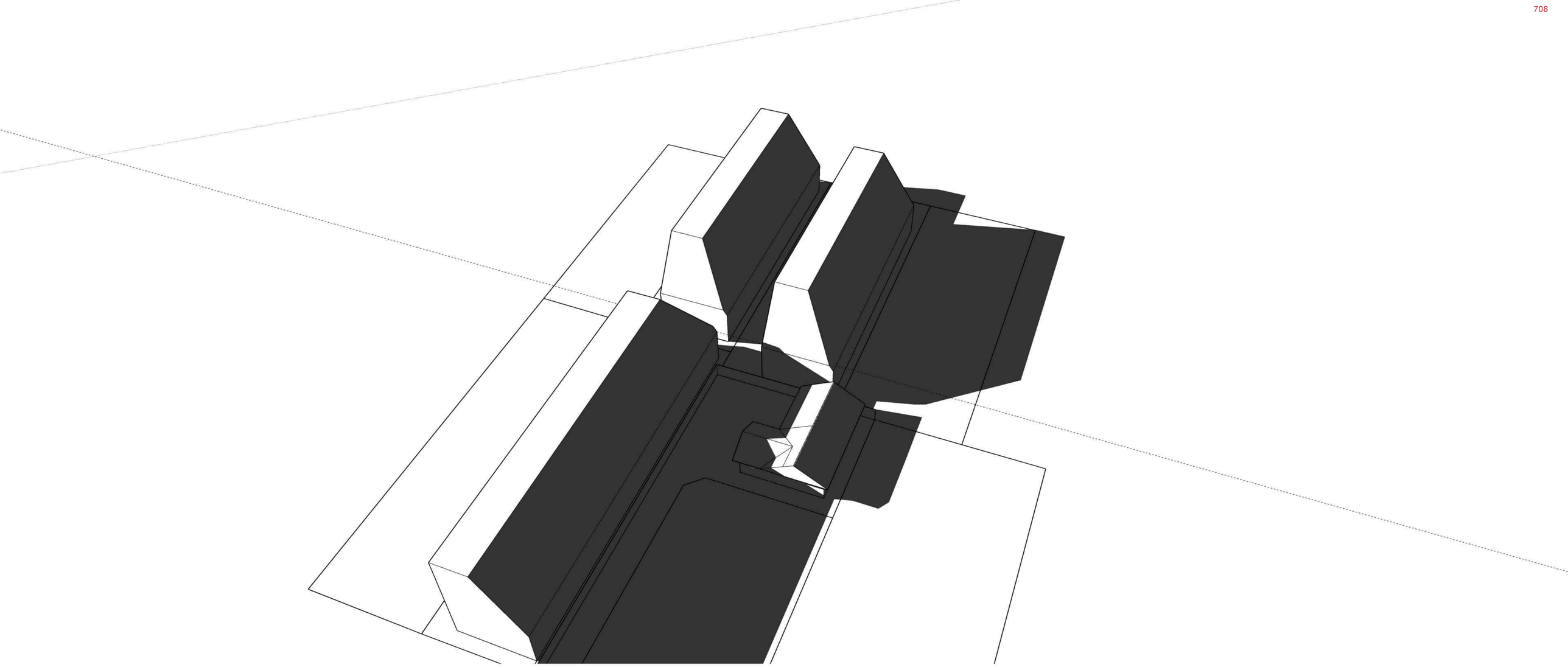

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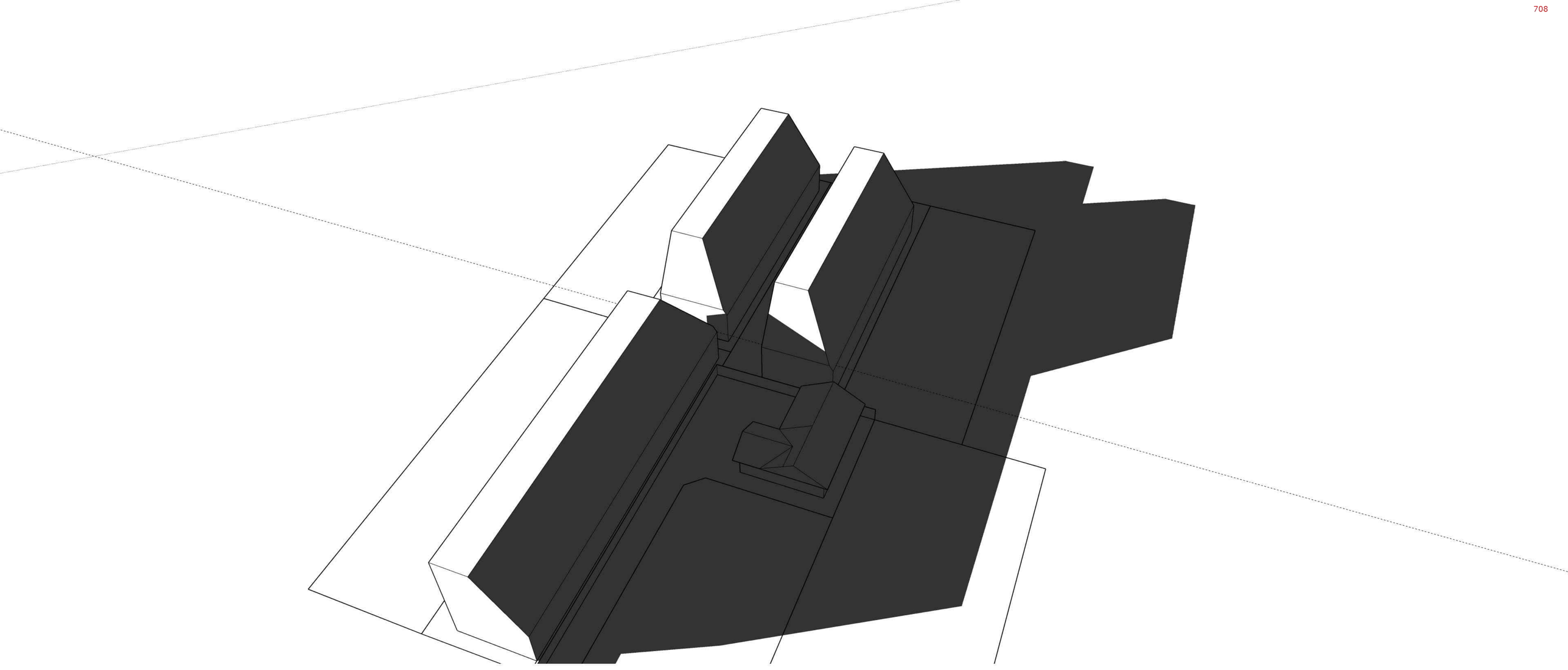

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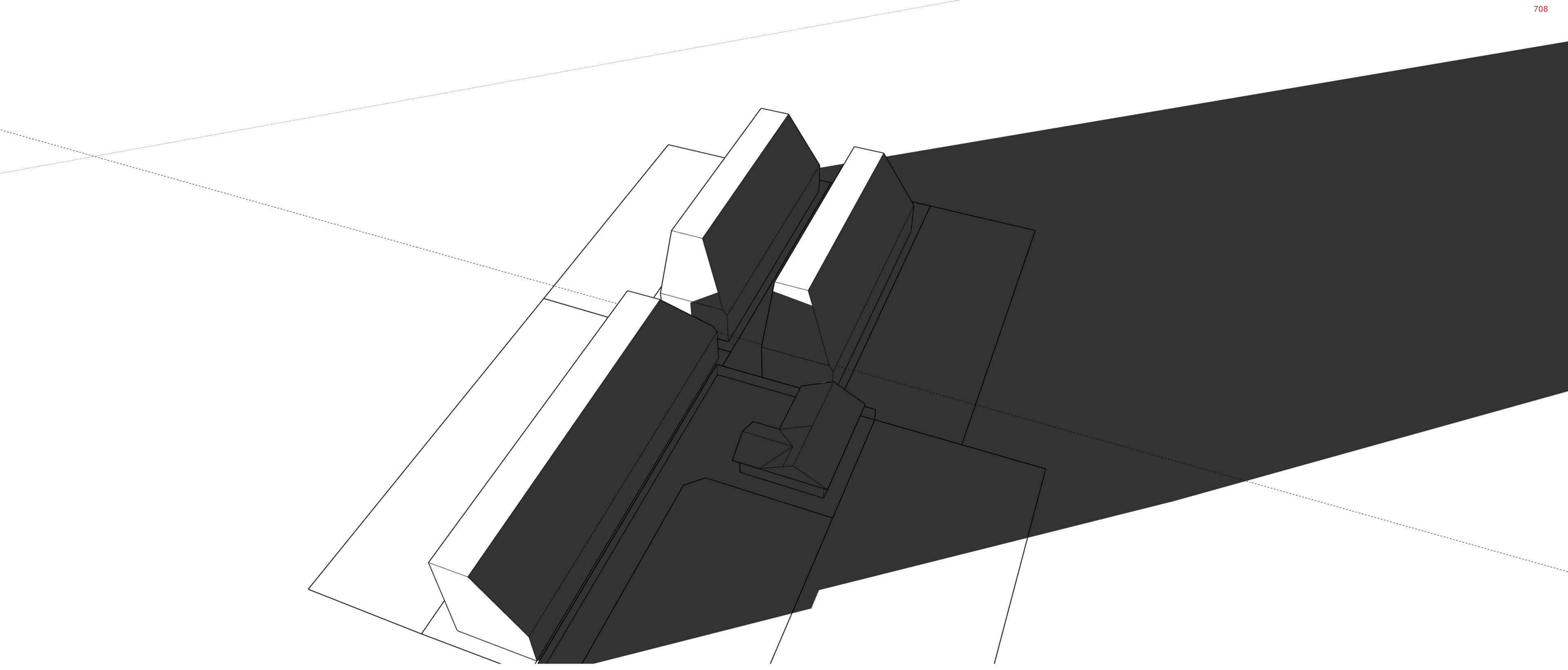

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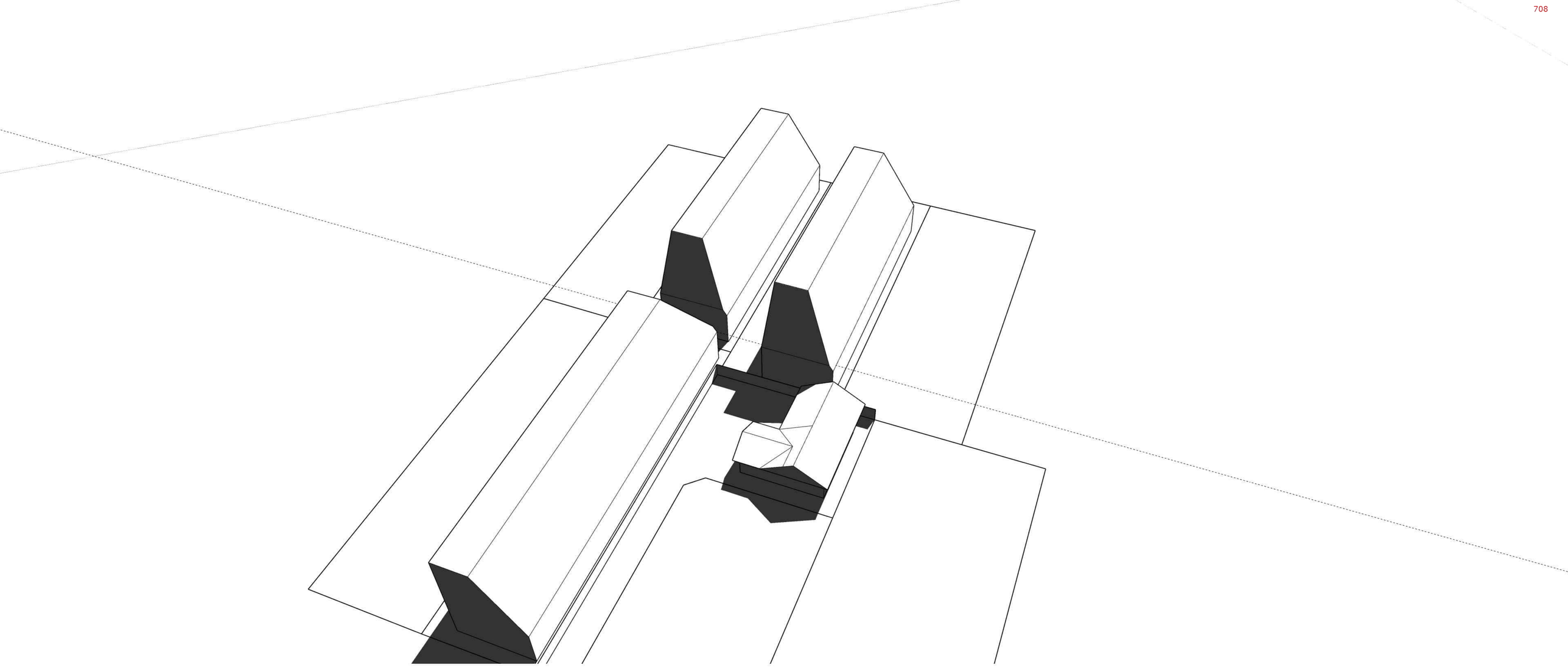

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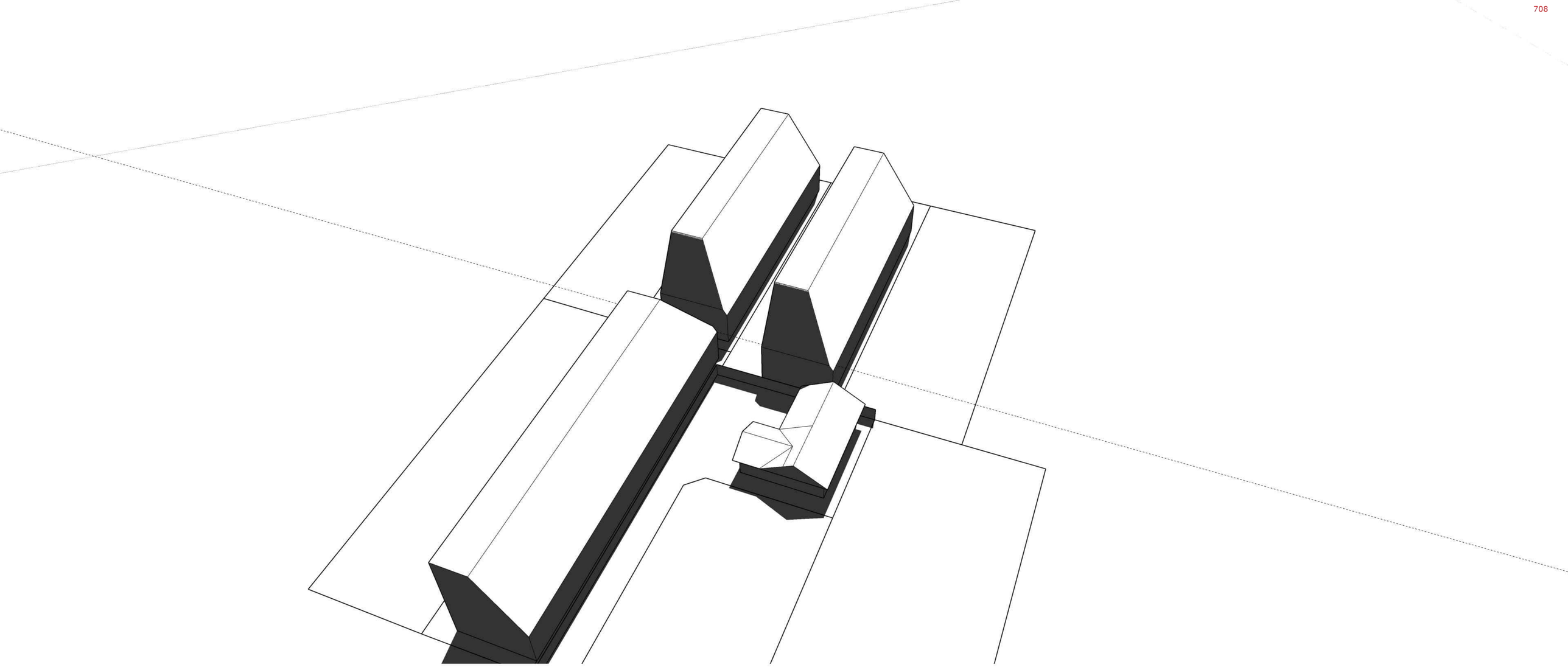

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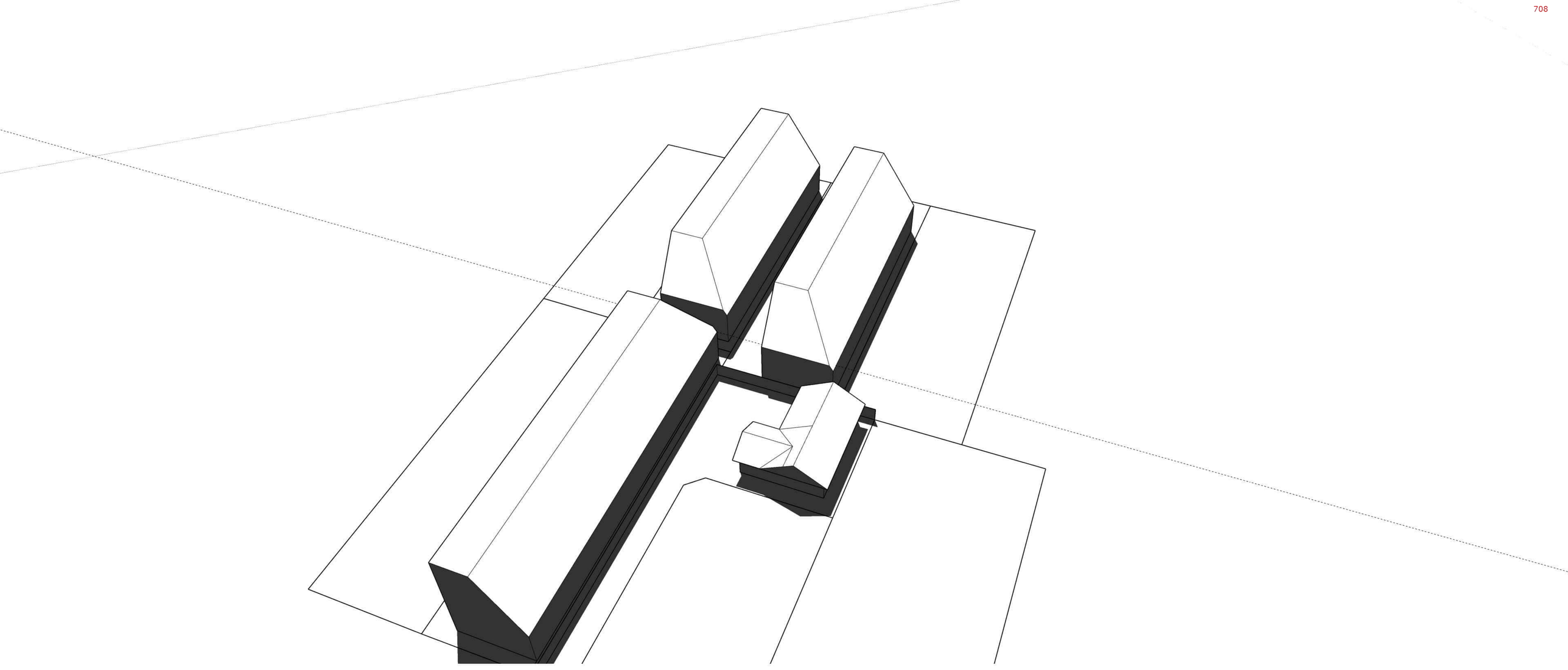

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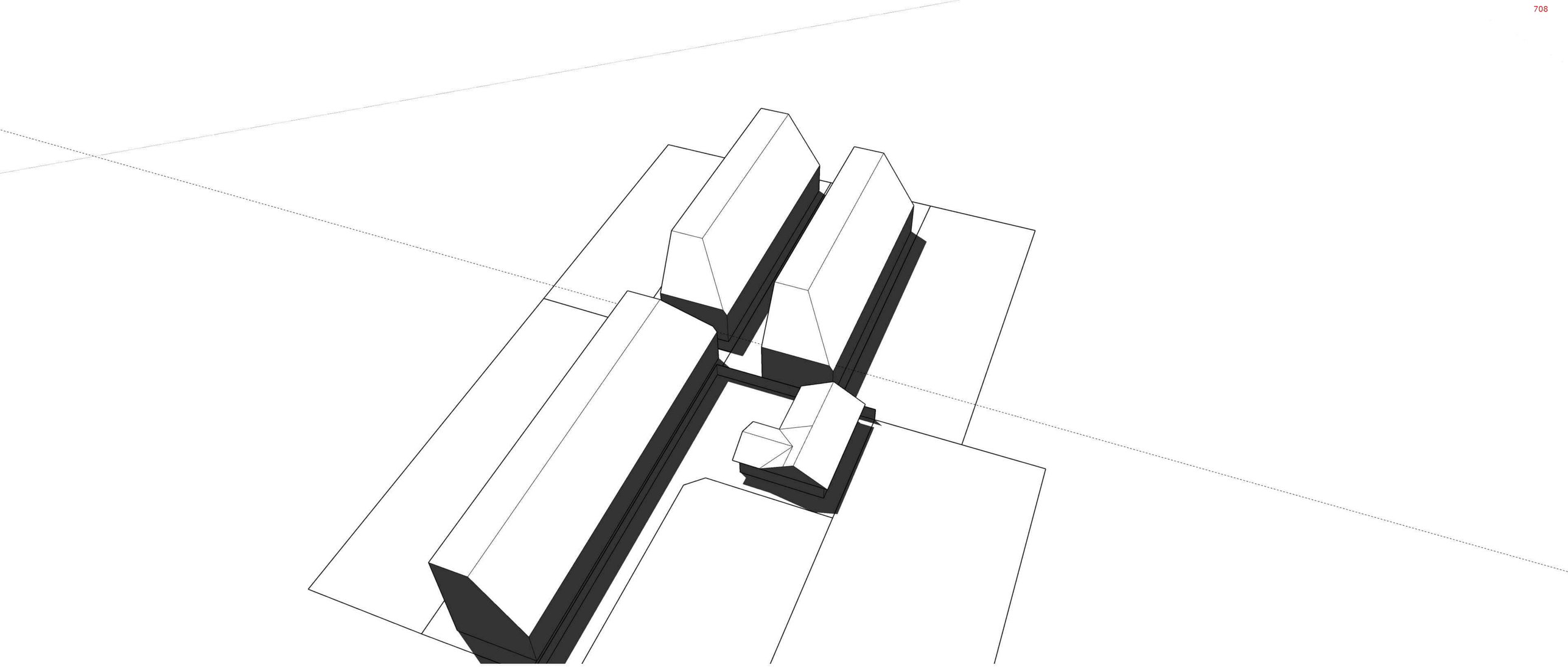

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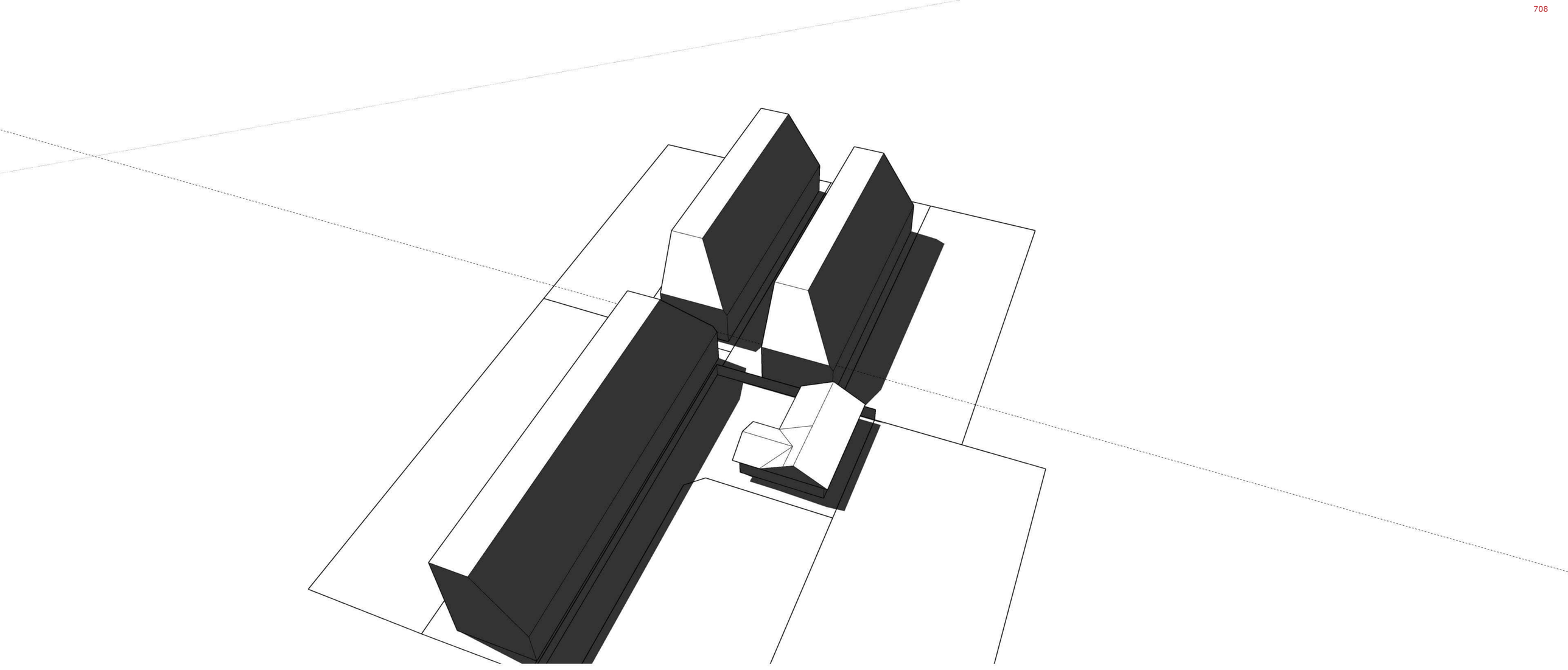

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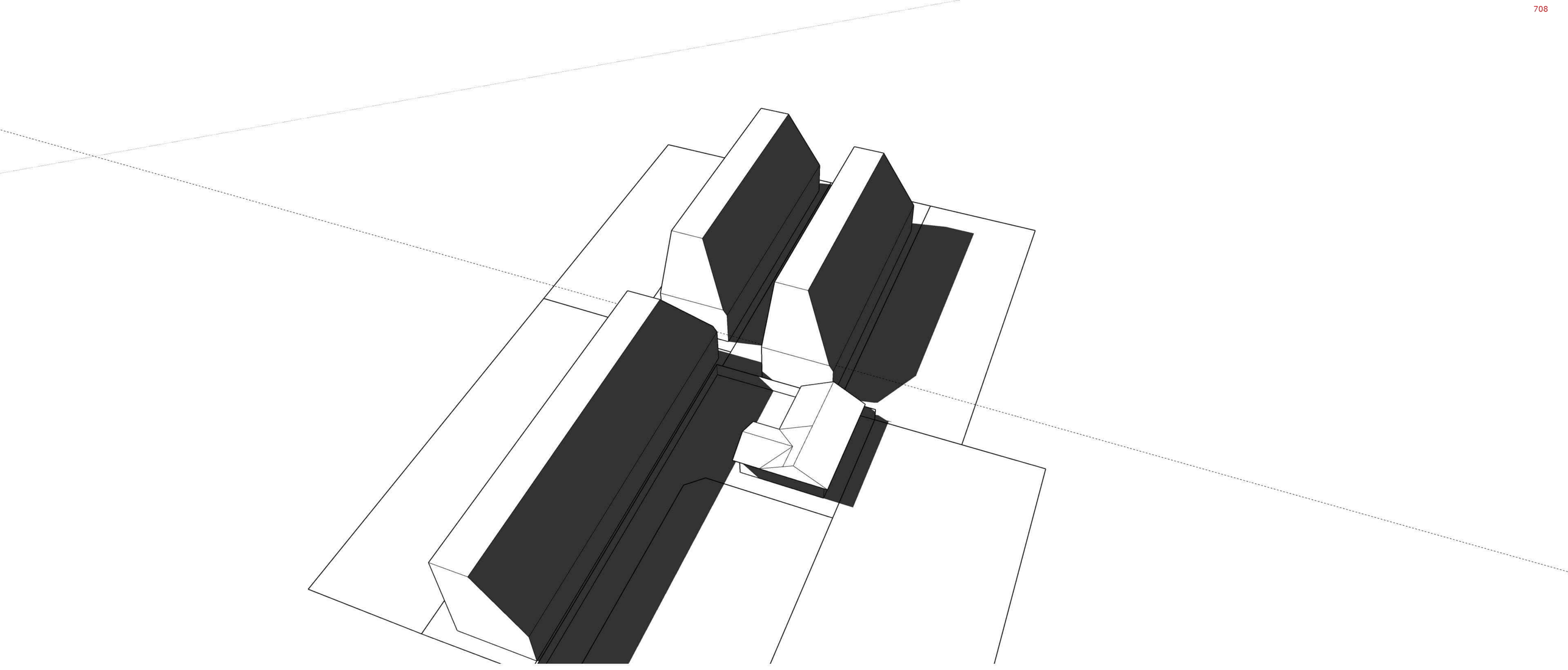

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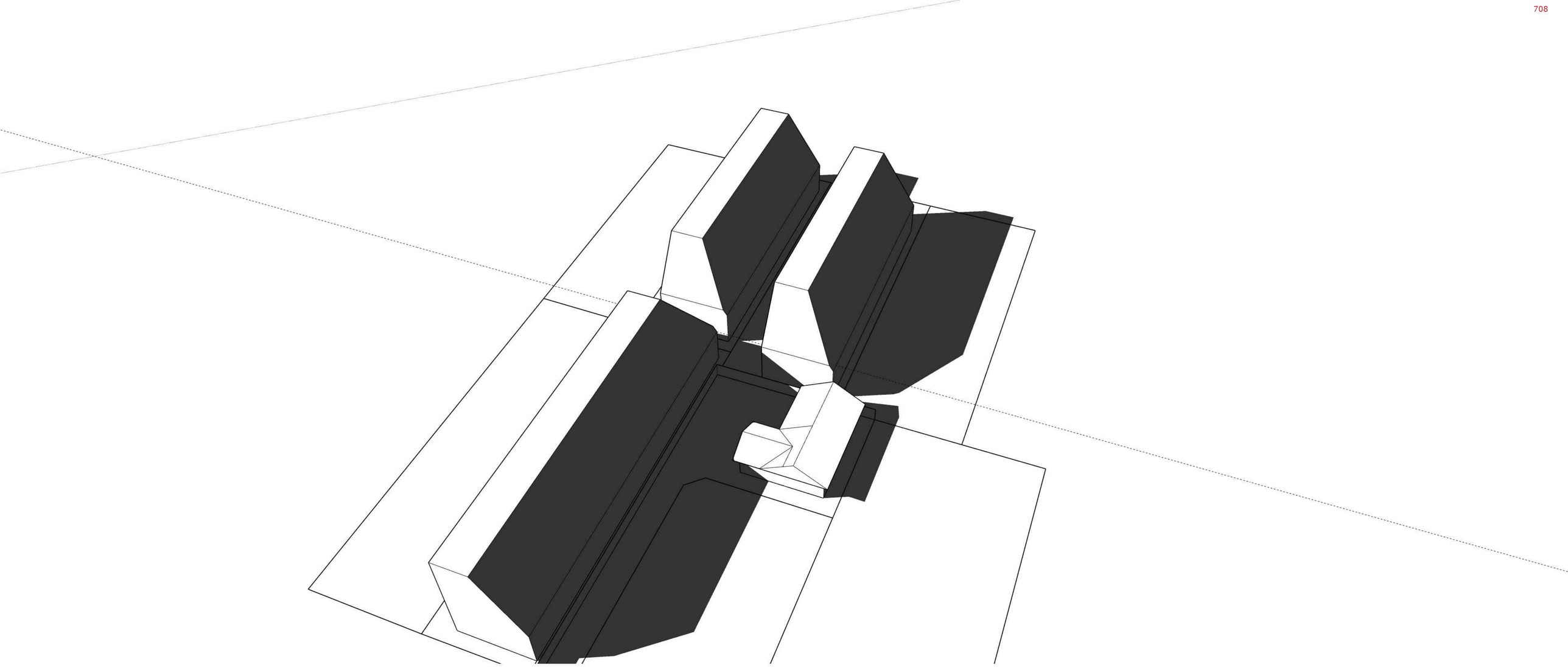

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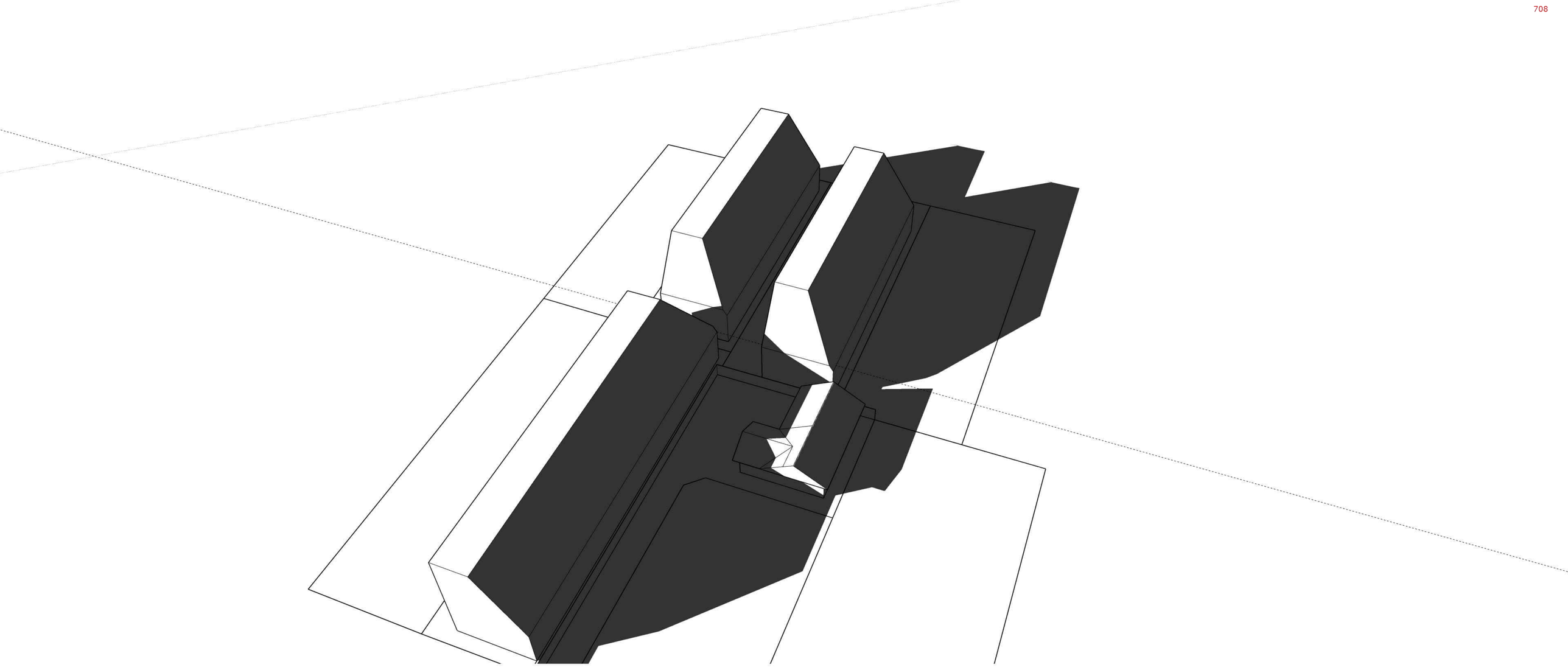

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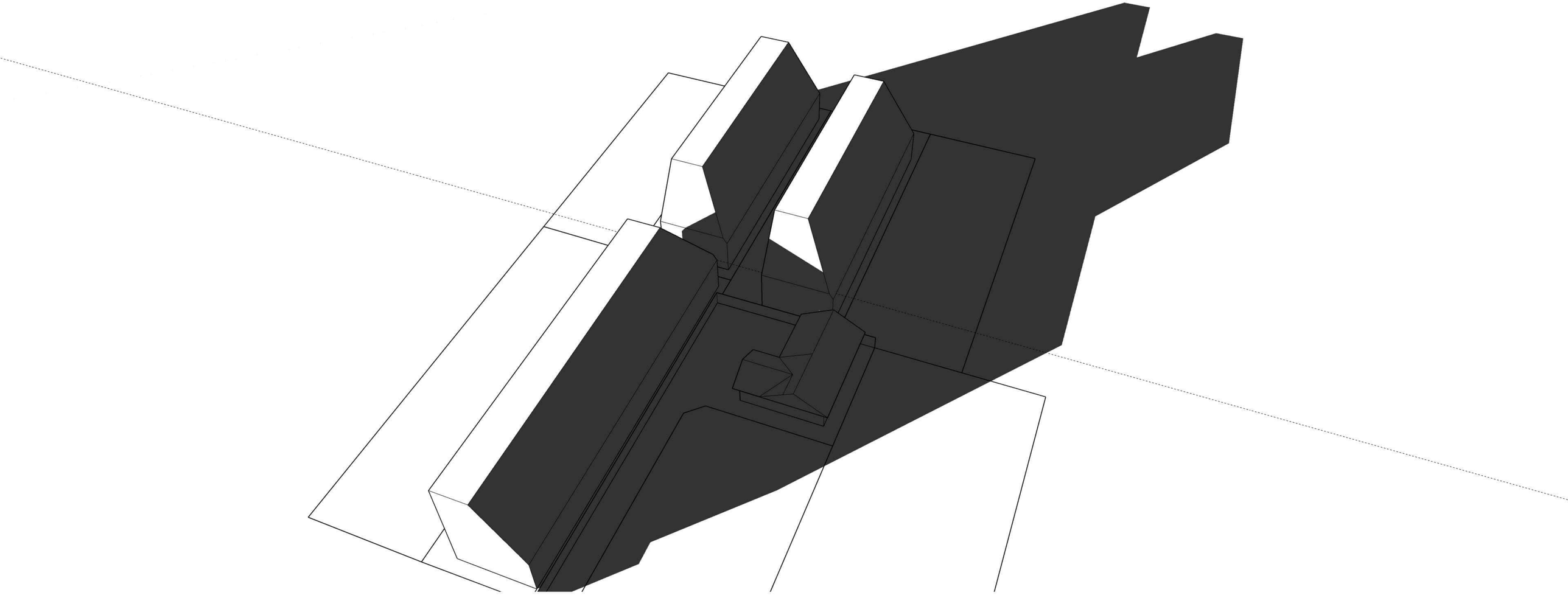

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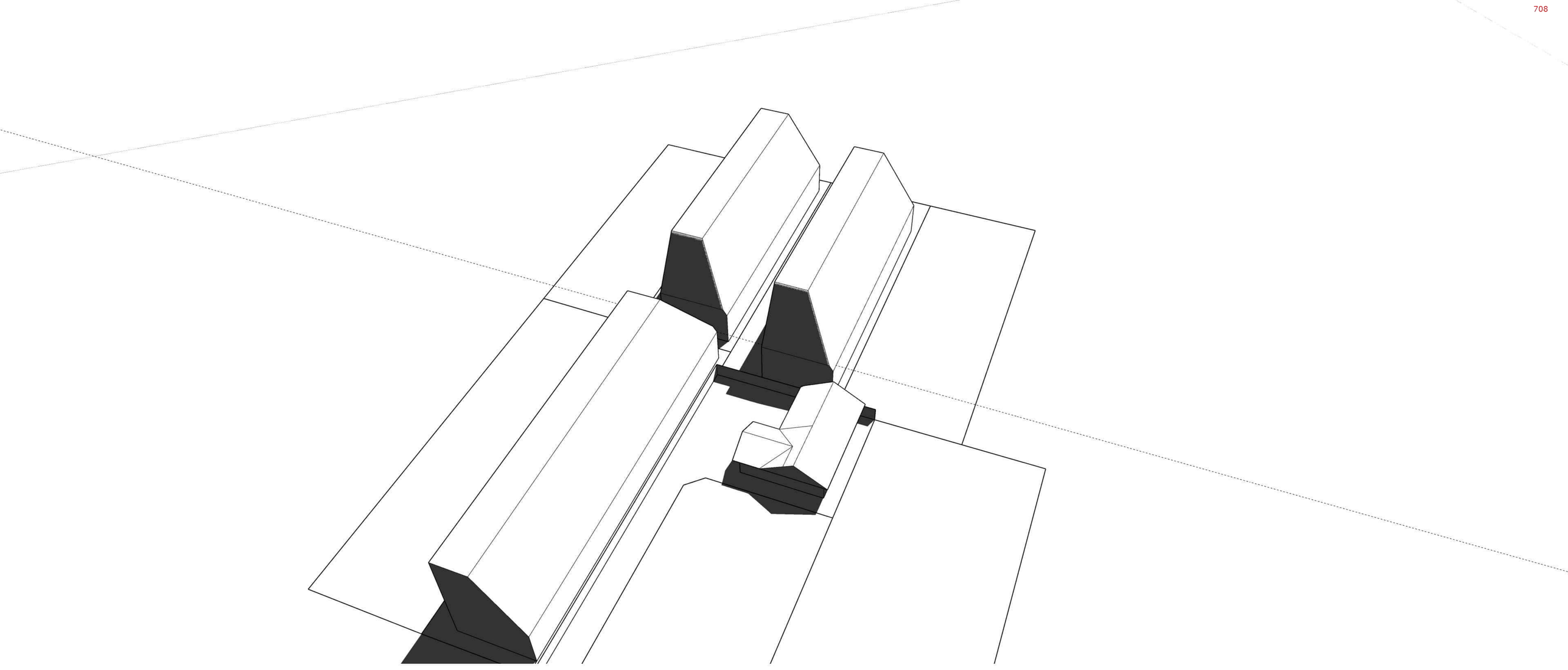

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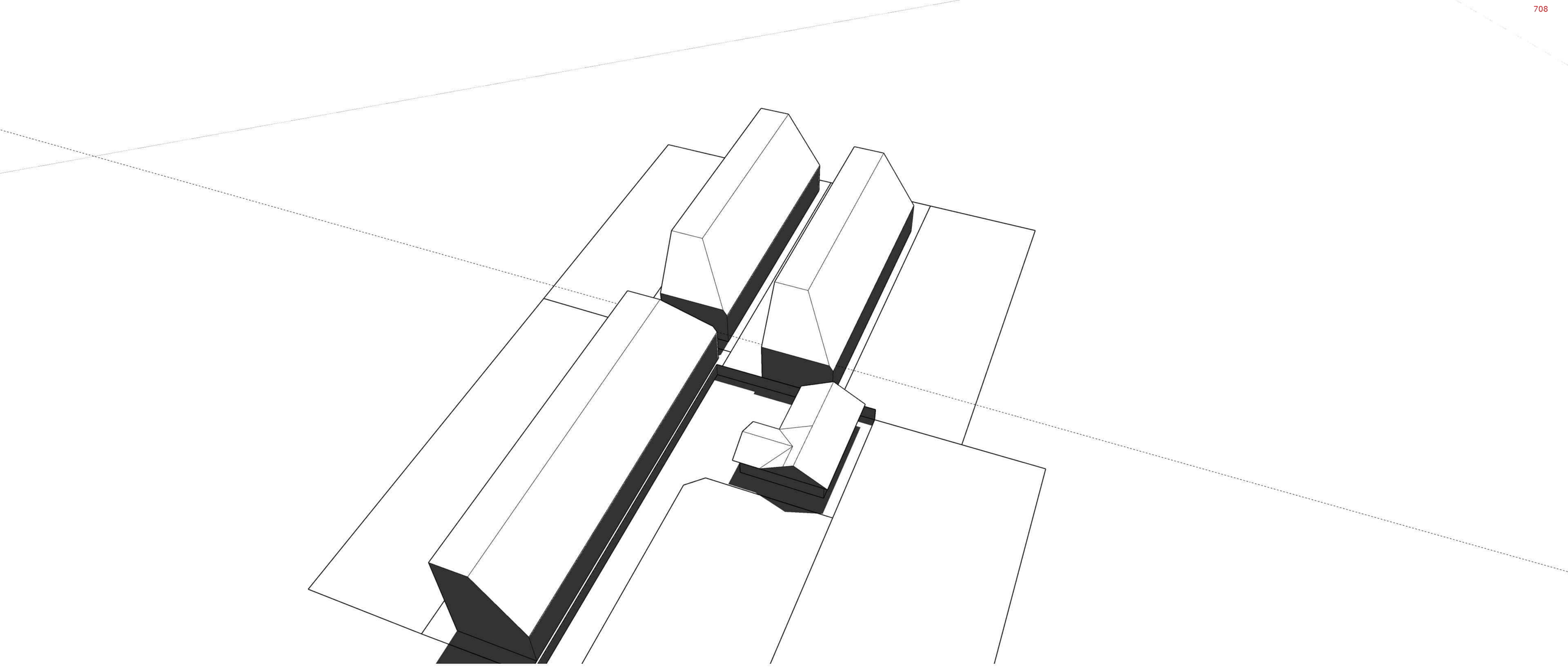

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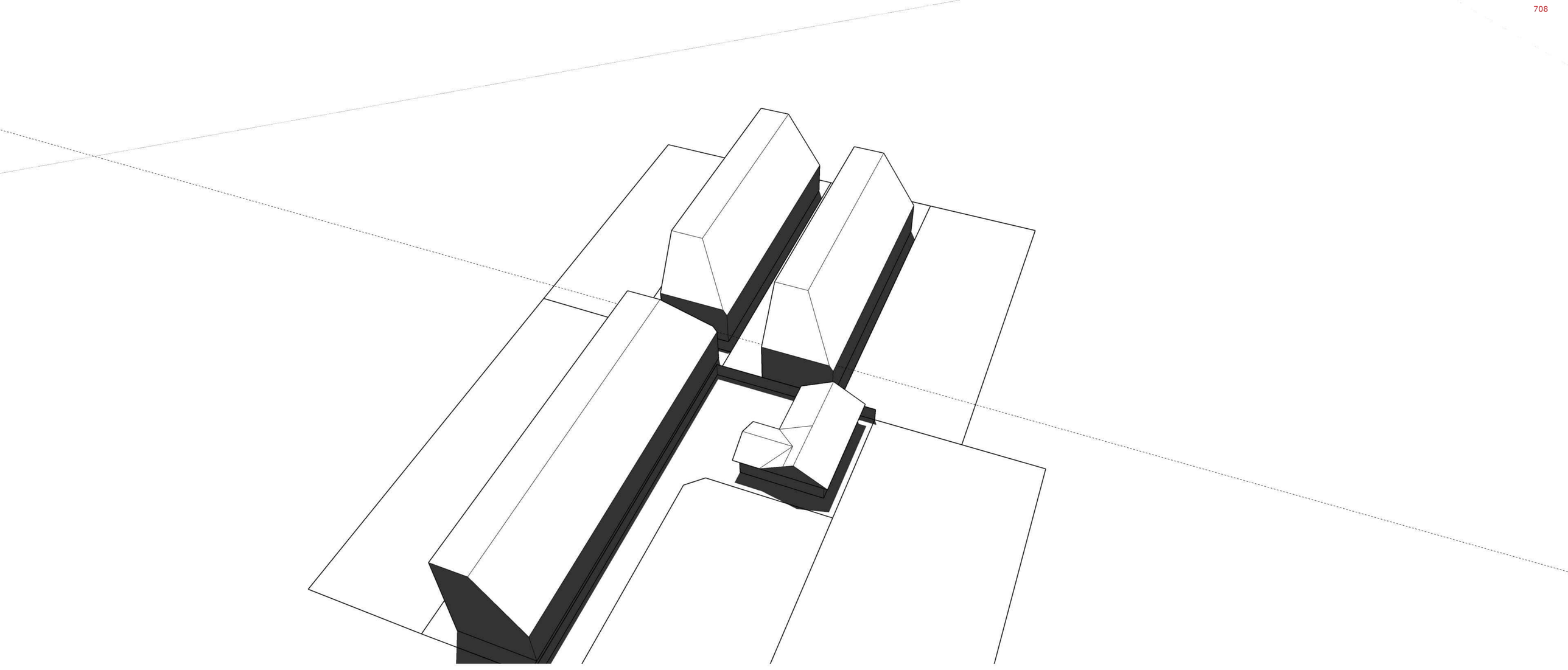
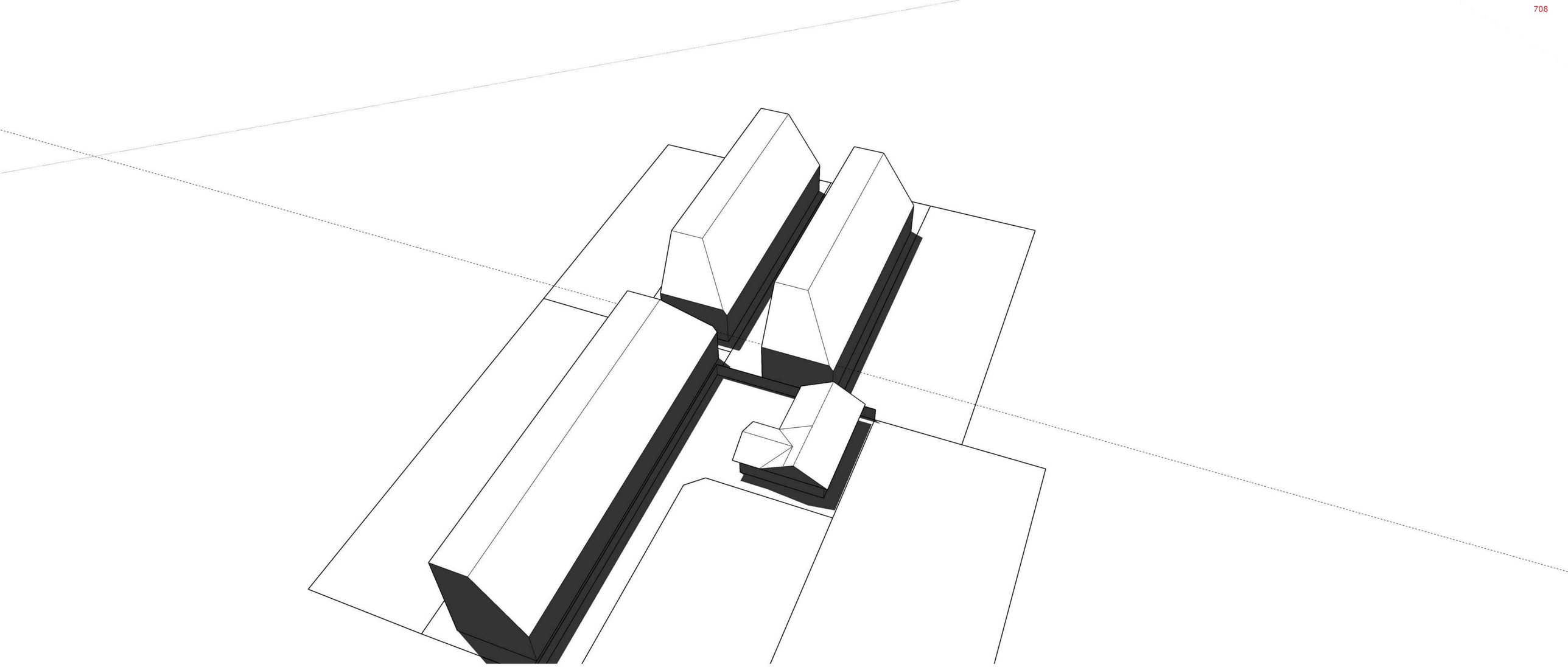


22-11 12.00



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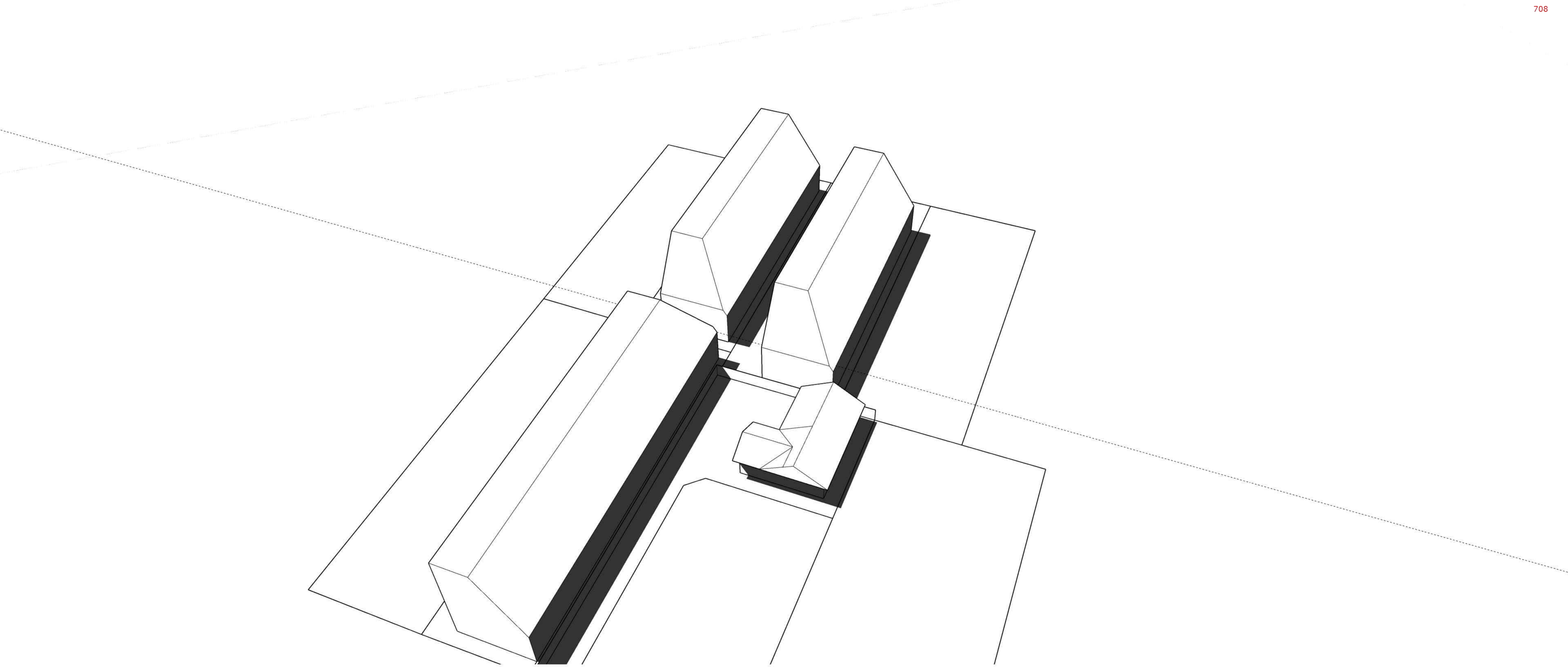

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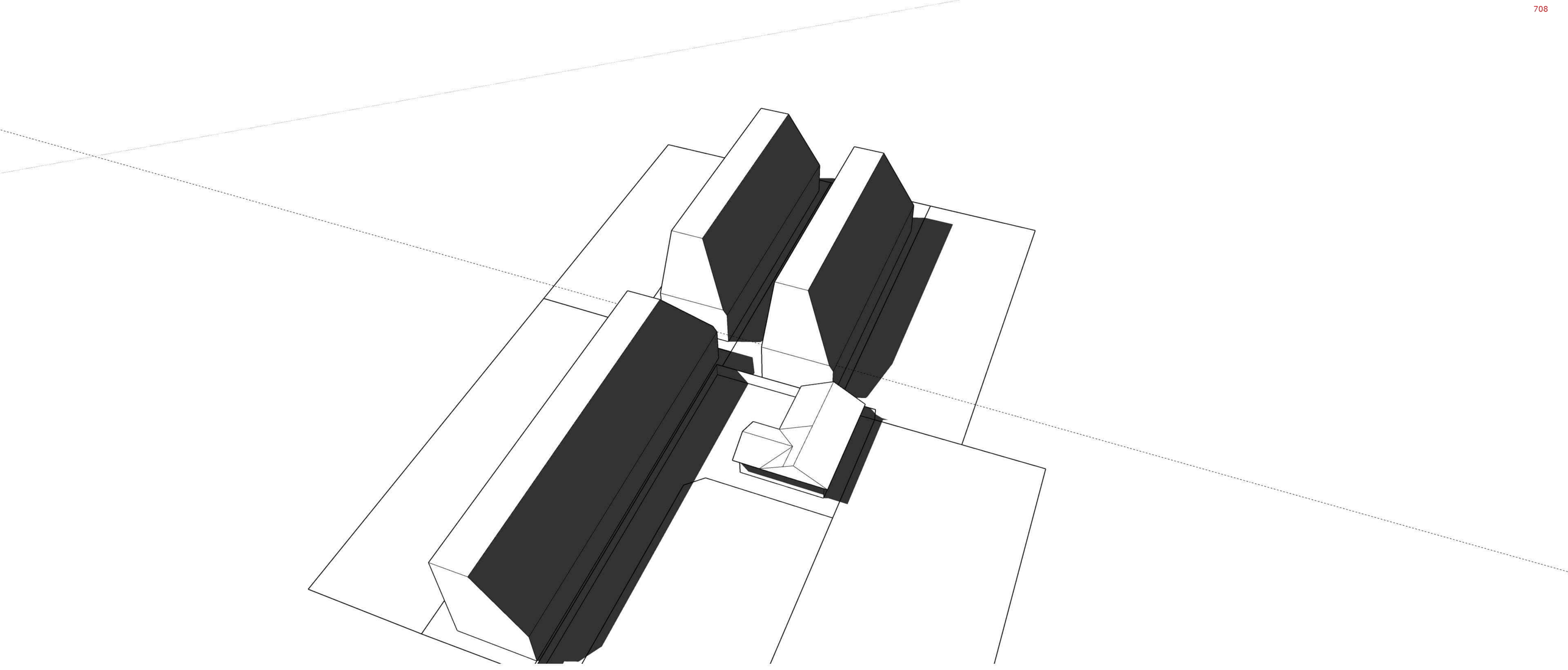

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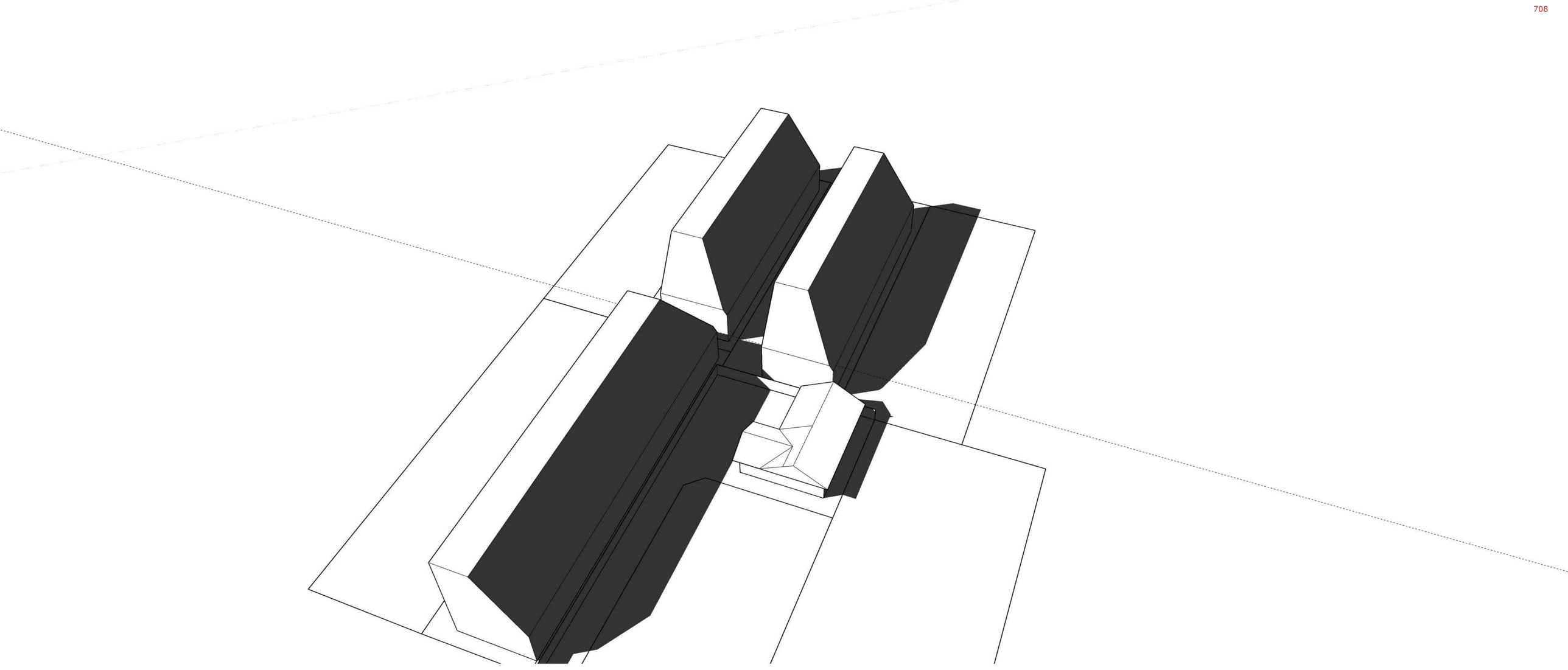

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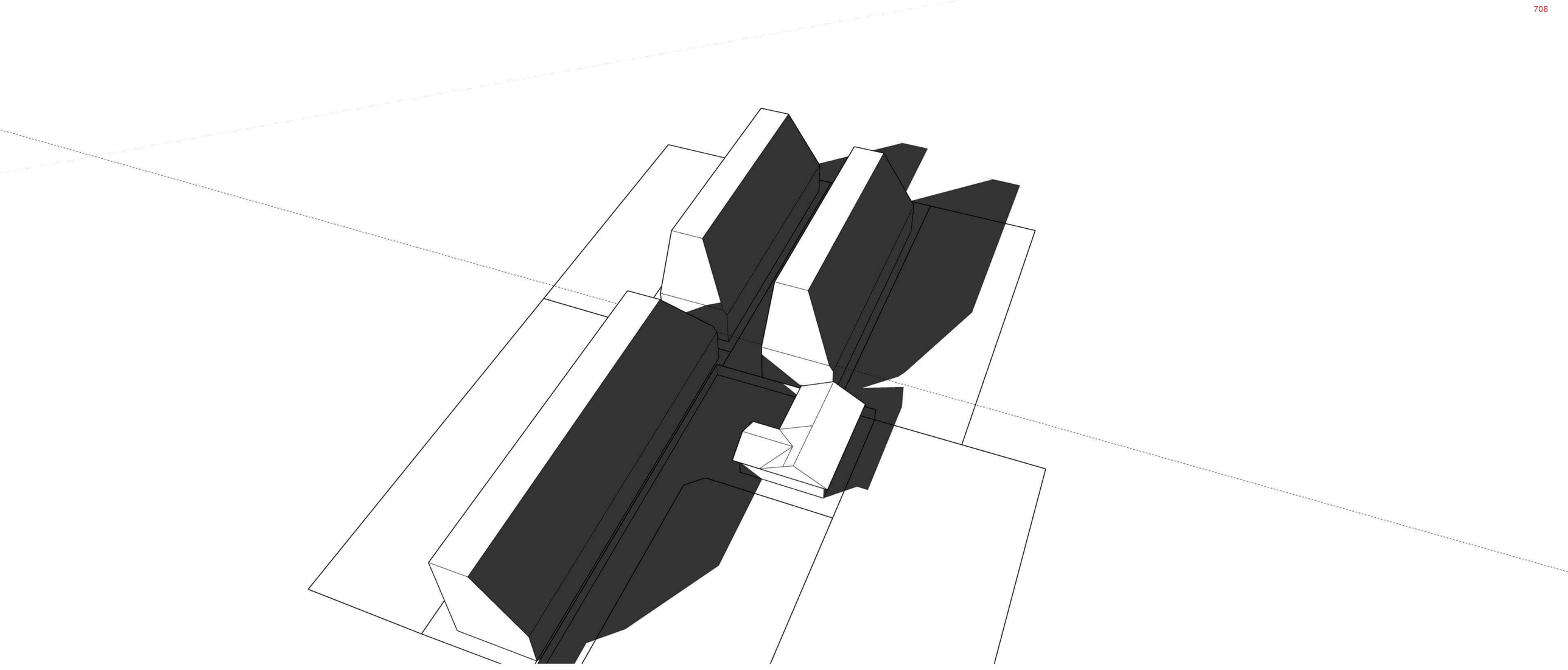

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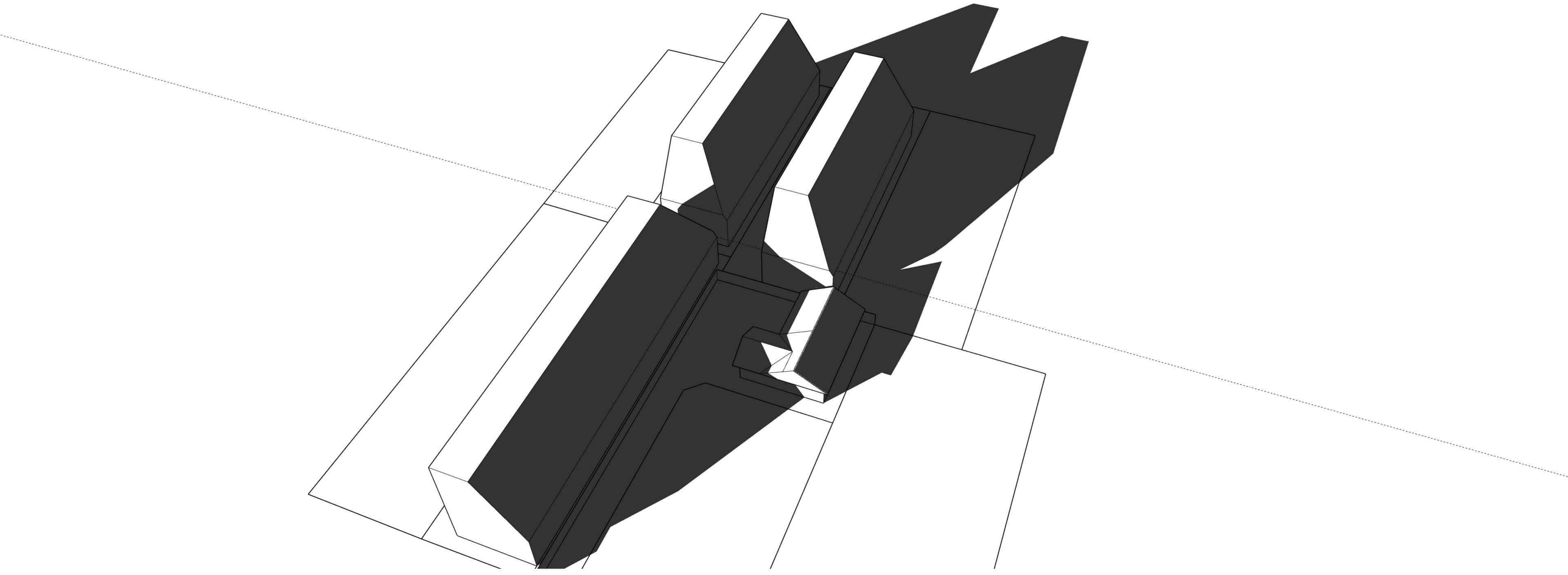

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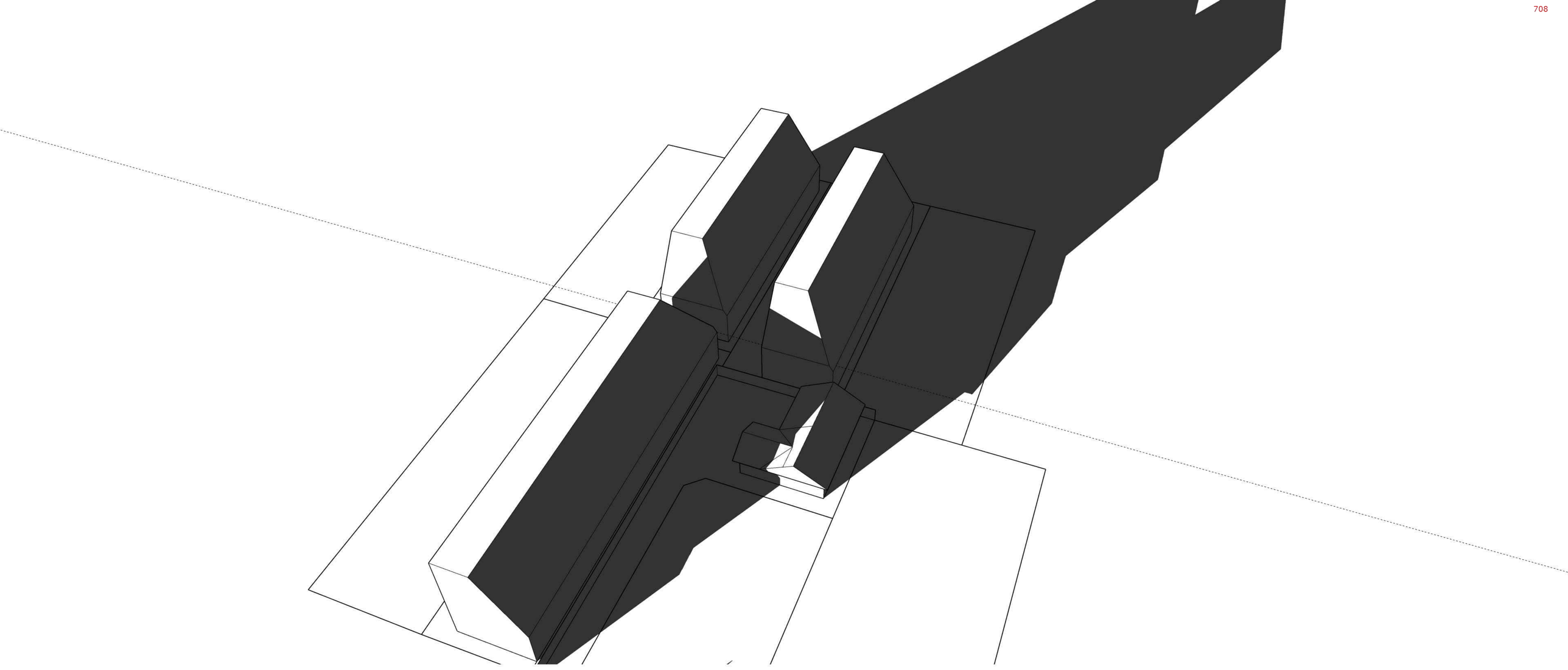

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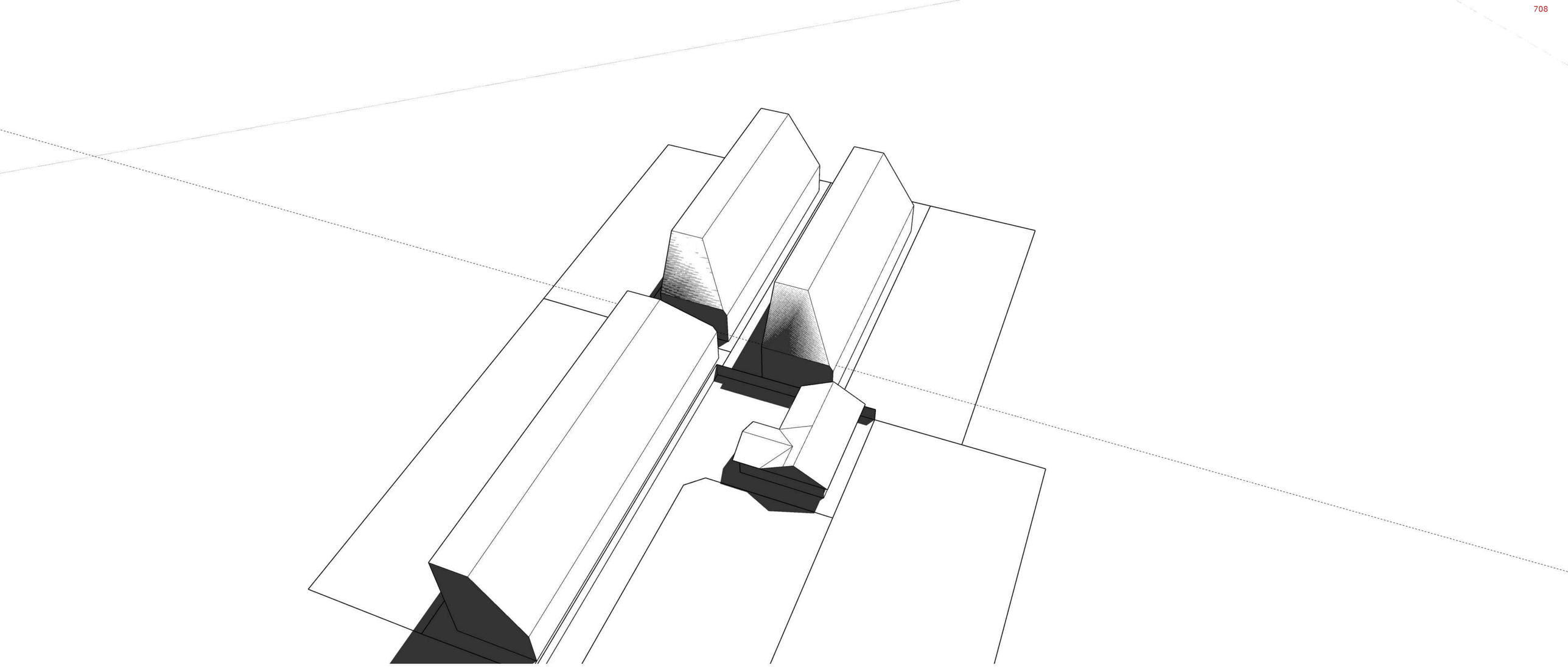

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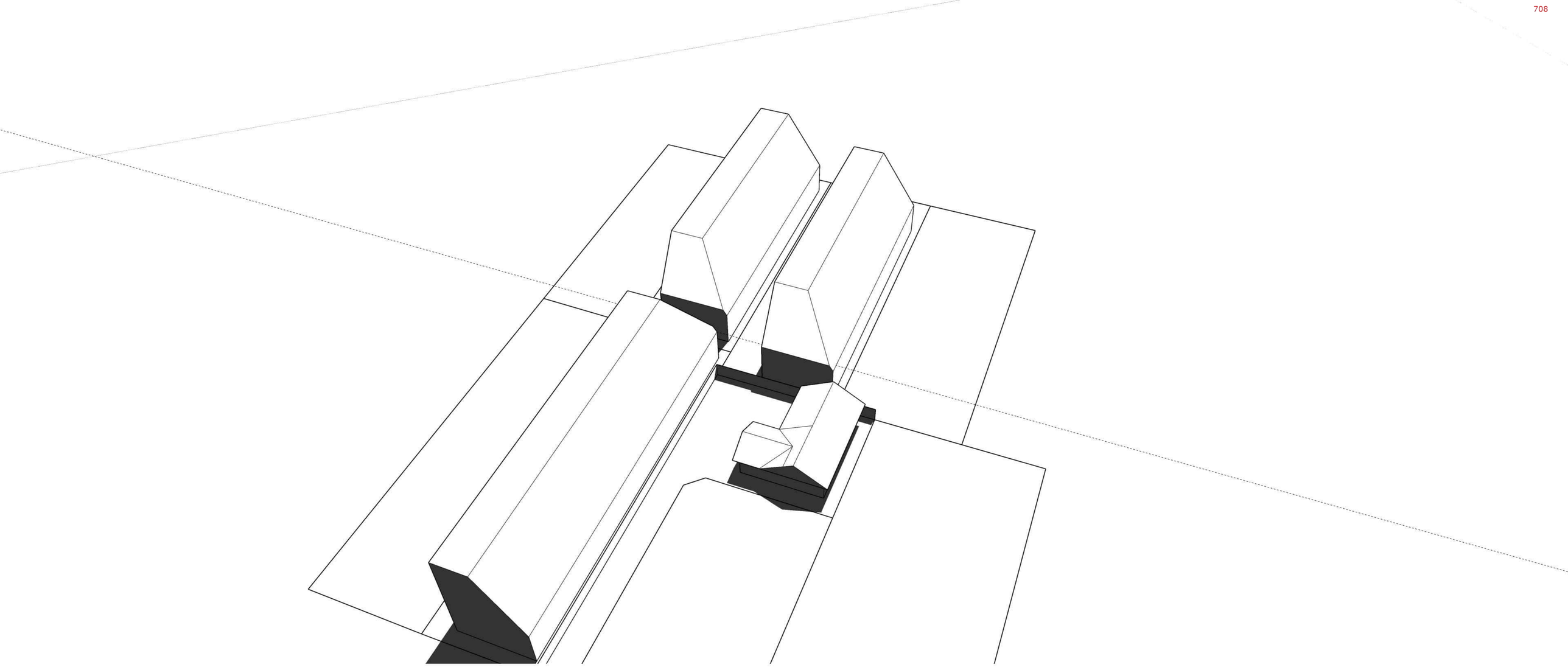

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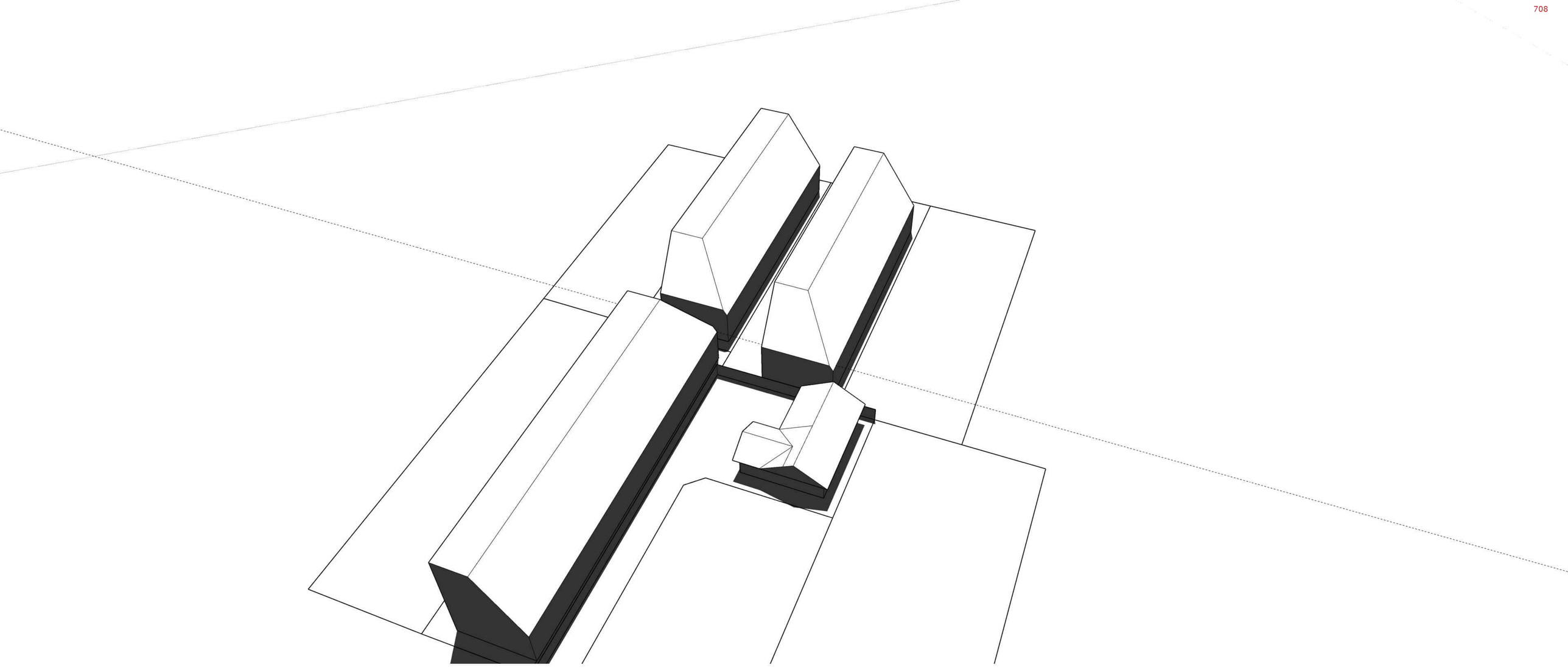

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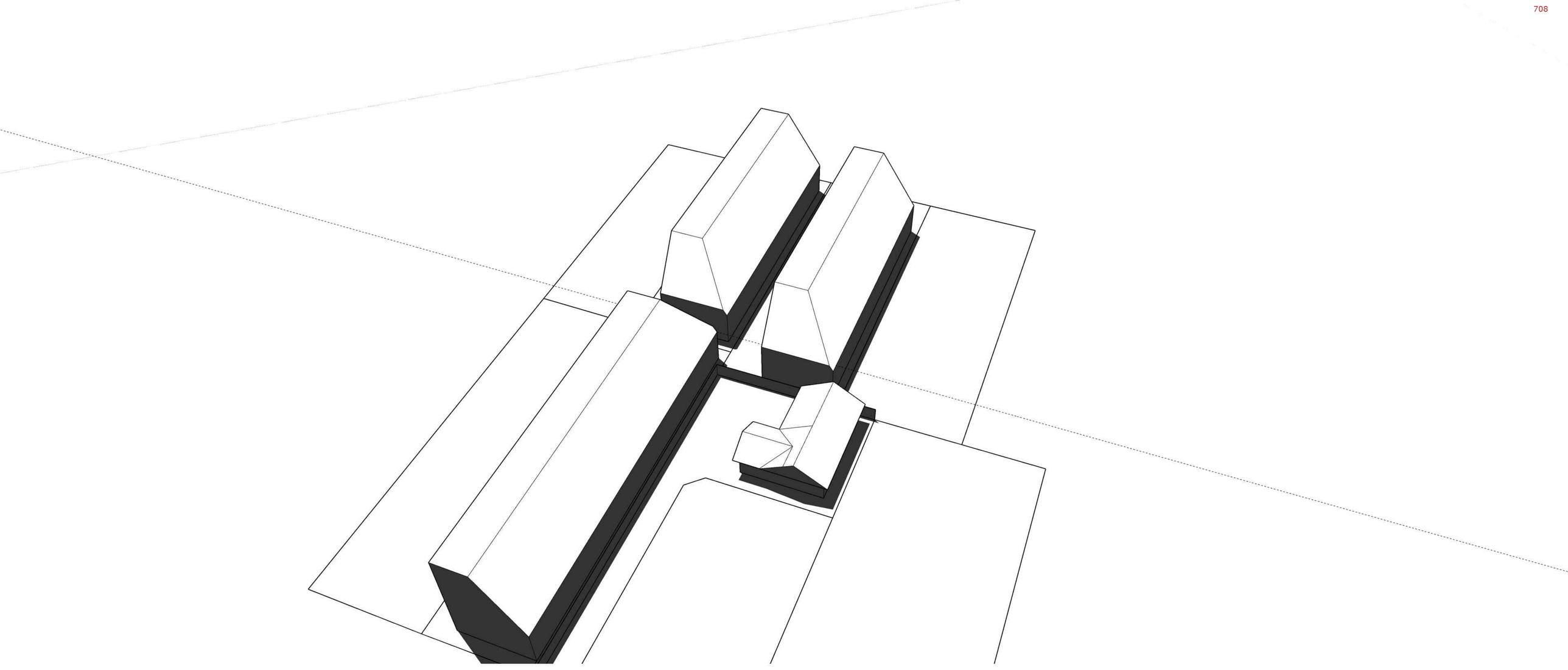

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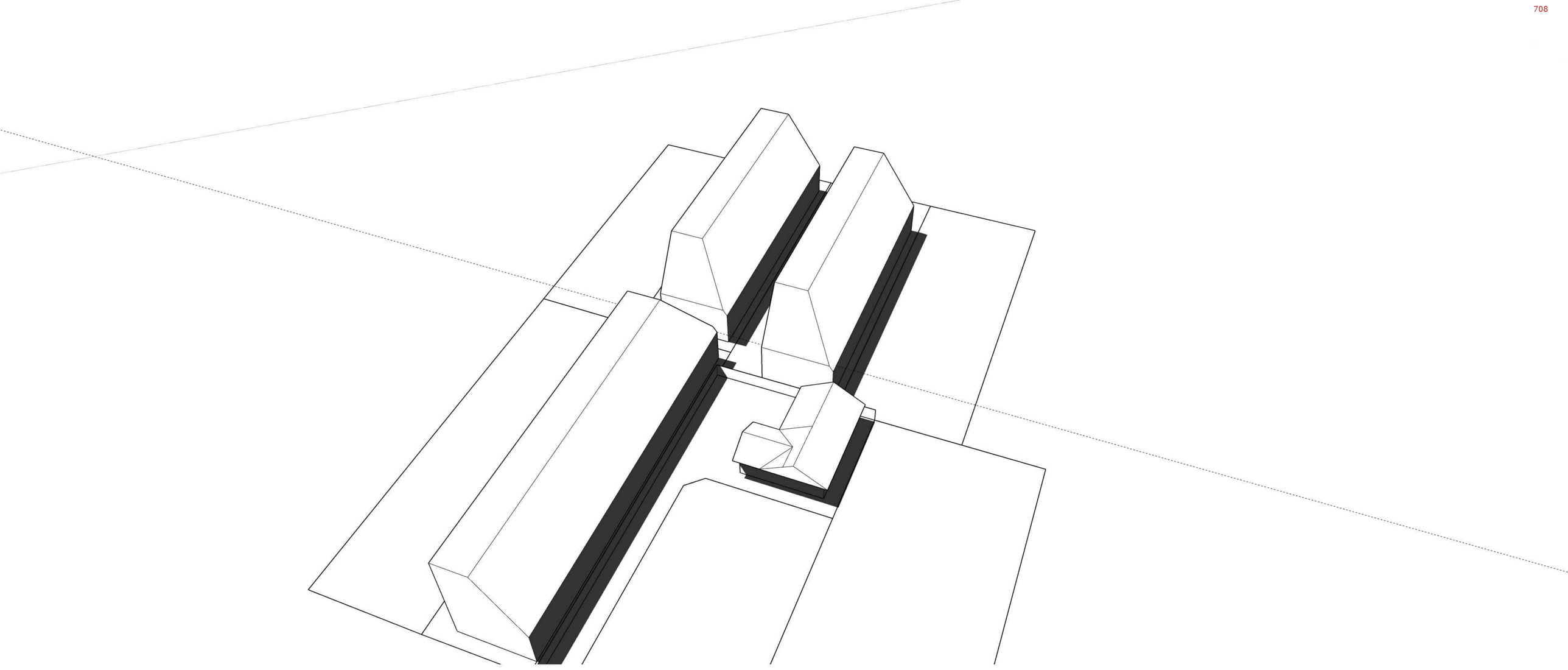

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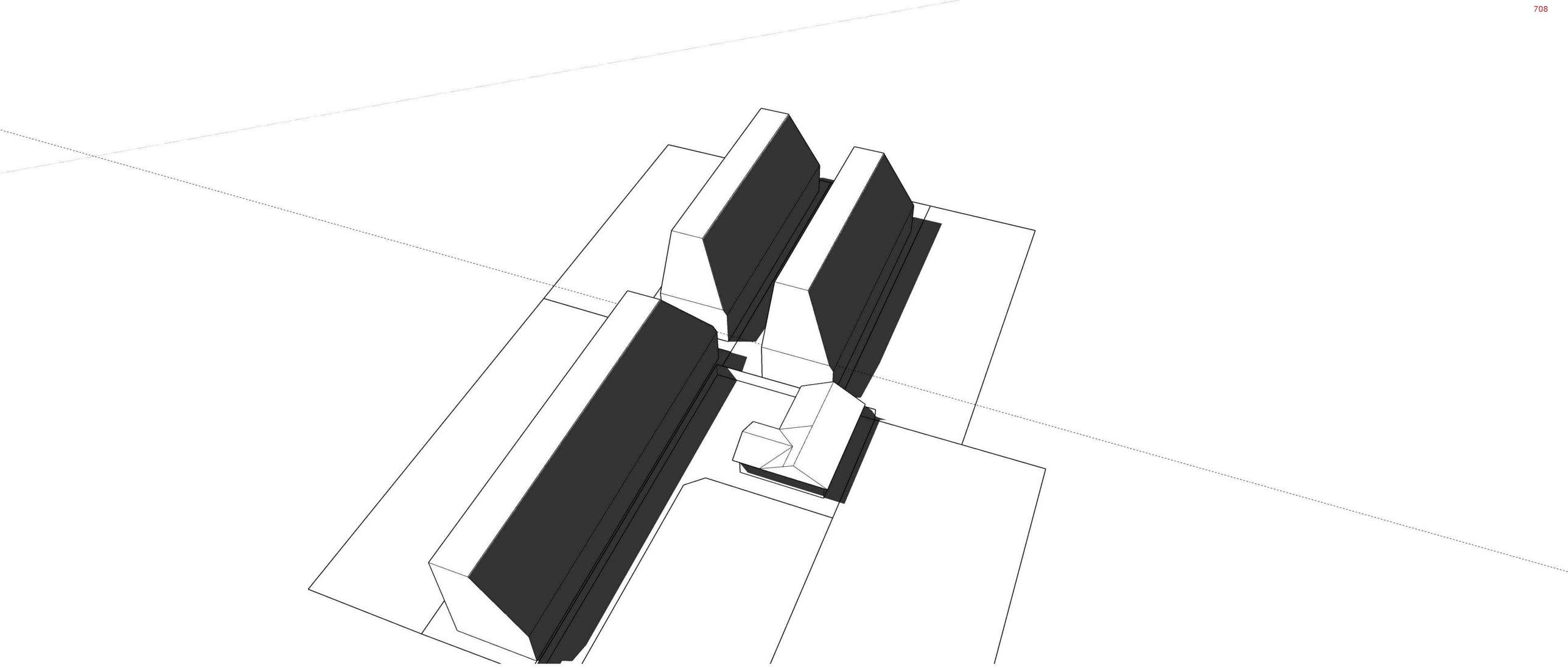

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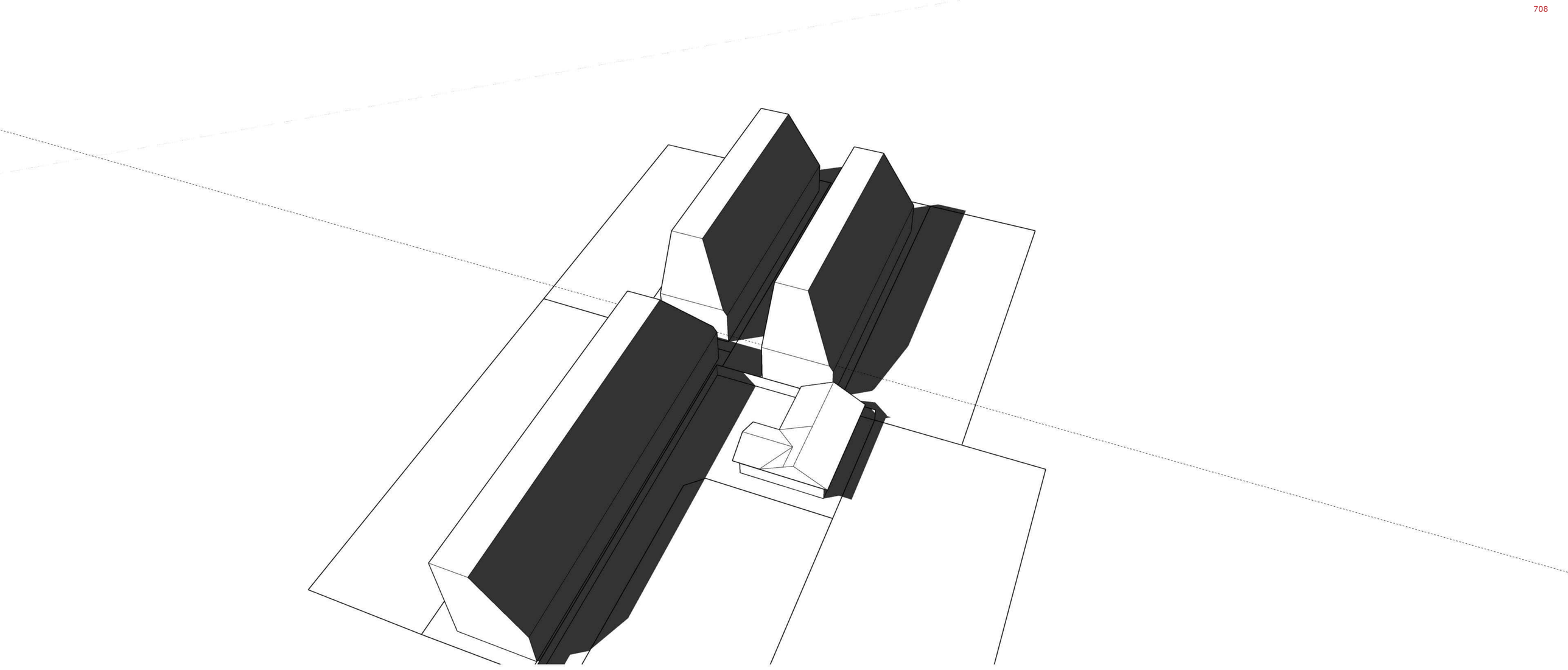

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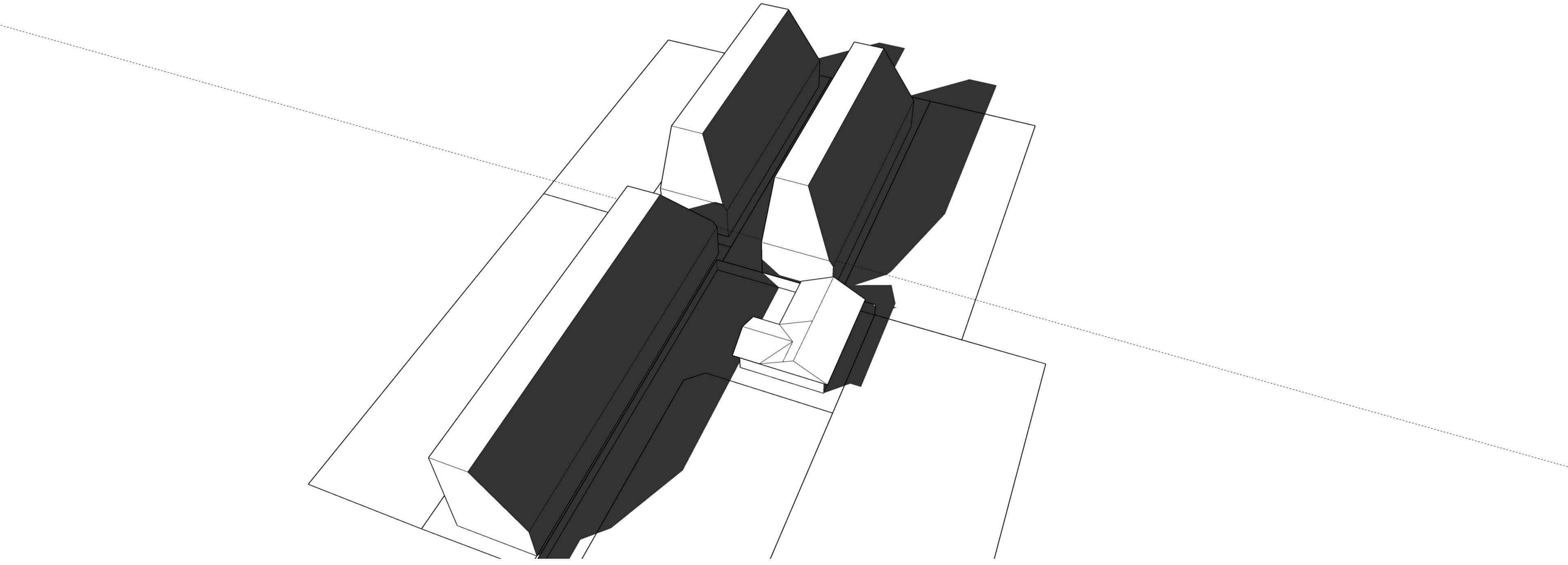

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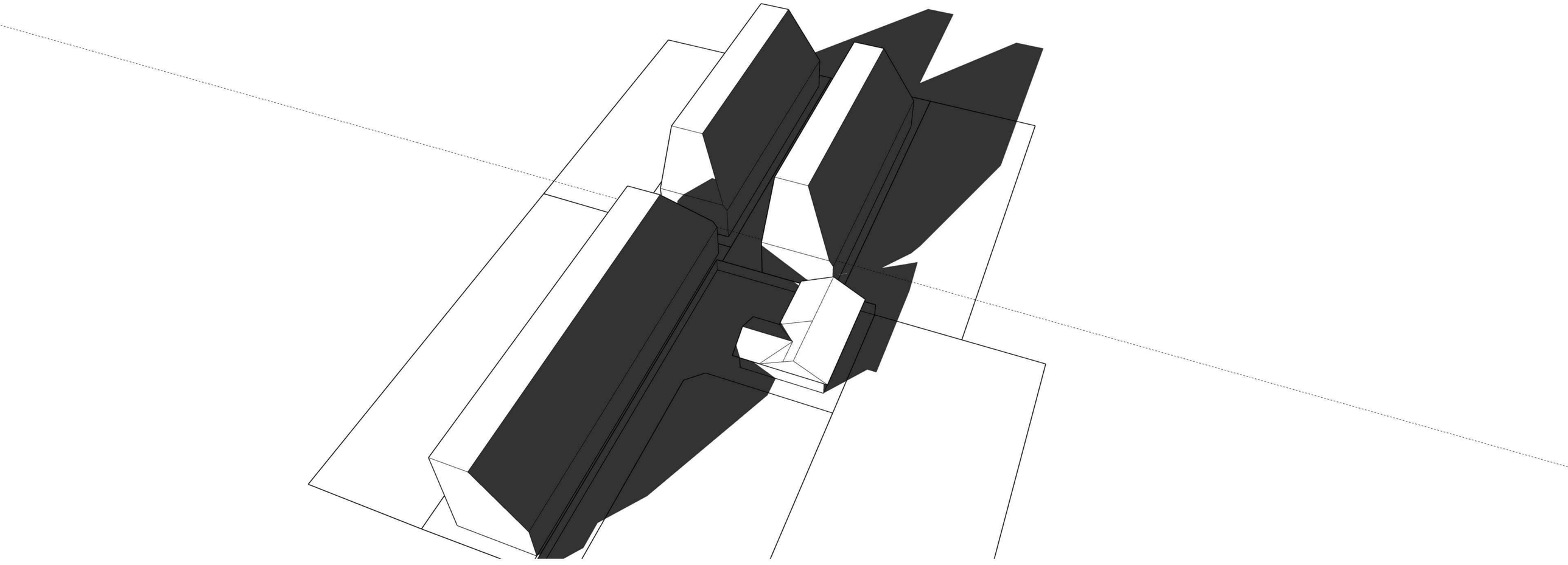

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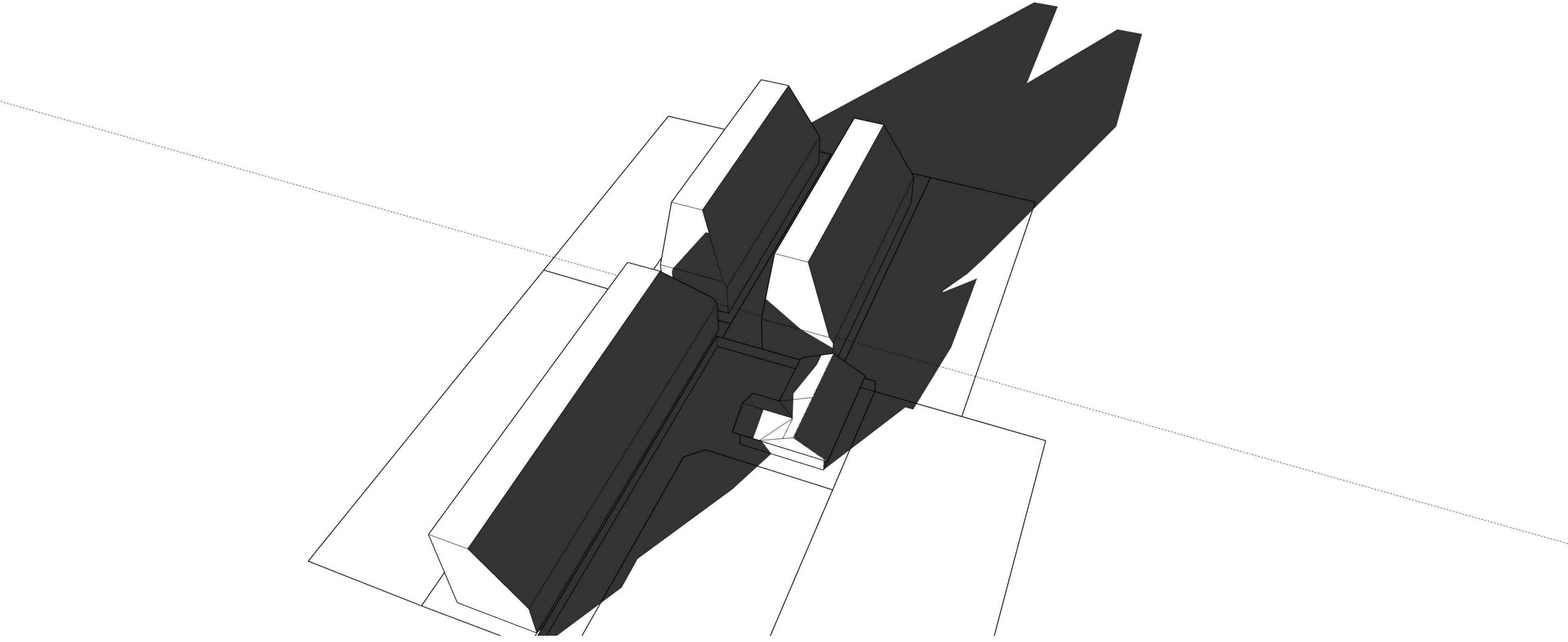

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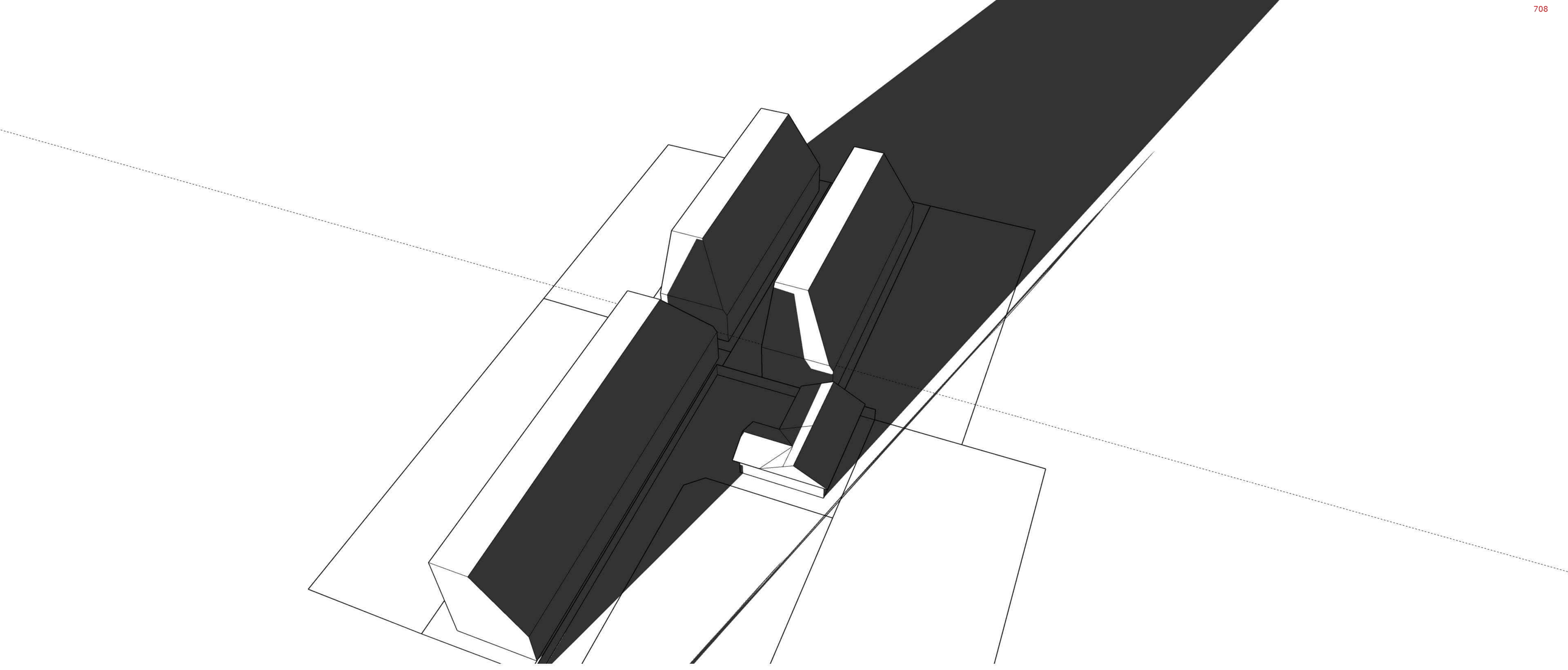

22-12 20.00

Please see attached, this is what WILL happen to my property.

This shows shadow analysis for 19a Russell Street based on a development on the 3 properties to the NW, north, and NE.

The 'design' of these apartments to have maximum height of 12m, setbacks of 1m to side boundary and 1.5m to rear boundary, and with recession plane of 57 degrees starting 3m above the ground at the site boundary.

Each image shows the date and month and the time in 24-hour clock, e.g., 22-01 10.00 is 22nd January at 10:00am.

THIS house would be essentially in shade the entire day.

My house is on a back section situated on Russell St, Linwood.
I choose to live where I do because it is private and is fully north facing.
I would never choose to live next to or near high density.
I choose to use only the Linwood Library and pharmacy when I need but go elsewhere for all other needs.

I cannot afford to change where I live with a comparison of what I have.
This is the largest investment most people will make which will be devalued.

The New Zealand Bill of Rights Act states The Bill of Right Act requires the Government and anyone carrying out a public function to observe these rights and to justify the limits of them.

High Density building affects myself and others in the following ways;

Diminishes Human Rights,
Ignores freedom of choice,
Ignores individual rights,
Not In Good Faith,
Takes away light and privacy,
Limits people with disabilities choices,
Limits vulnerable disadvantaged groups,
Creates stress,
Decreases personal autonomy,
Loss of property rights; largest investment devalued,
Increase of noise,
Increase of pollution,
Undue interference,
Fiscally discriminates those with no means to move,
Uneven/unreasonable private living environment,
Cookie cutter basic homes mass produces ugliness,
Off street parking which has already been limited.

Loss of nature, lack of established trees, less animals and birds, lack of real food growing spaces, lack of light, = environmental exploitation/degradation.

Problems associated; more runoff, air pollution, higher percentage of crimes, increase in mortality rates, more aggression, reduced happiness, decreased mental health, increases greatly and negatively on people already who suffer from mental health issues within their day-to-day living (Quietness plays a key role in wellbeing, it is not long ago a murder happen in a Council Flatting area on Brougham Street).
Infrastructures that already are failing e.g., roading, sewers, after earthquakes.

Unfair economic exploitation; increase of rates, water charges,
Unfair economic gains by developers, council gained from above mentioned points.

Creates fear of; surveillance, monitoring,

Lack of security, privacy, liberty/ freedom, belief, expression, safety, personal well-being, = basic human right, freedom of expression, freedom of movement.

You have no right to limit us in all the above-mentioned ways.

Gail Gibson (Owner 19A Russell ST Linwood),
Lauren Gibson (Occupier Russell ST Linwood),
Clark Gibson Carrington St, St Albans,
Hugh Lelievre 2A Straven Road, Riccarton.

PLEASE respond to this email and reference so I know you have read it in its entirety
TO ;
ljmg75@hotmail.com
0212929025

Our proposed Housing and Business Choice Plan Change (PC14)

Christchurch City Council

Submitter Details

First name: Philippa **Last name:** Tucker

Prefered method of contact Email

[redacted]

Email: pktucker@hotmail.com

Daytime Phone: [redacted]

Age: [redacted]

Gender: [redacted]

Ethnicity:

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 14 Residential
- ( ) 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 want to apply under chapter 13 and 14.

We live at Winderemere Road

We want the War memorial heritage protection for Windermere Road to be extended to the street, housing, trees, plaques incorporating historical significance and architectural aesthetic value as set out in attached submissions.

We do not support any change in density of housing under chapter 14 at all for Windermere Road.

We beleice the standard of protection udner section6(f) RMA should apply.

I want to be heard at the hearing in person.

My submission is that

I want to apply under chapter 13 and 14.

We live at Winderemere Road

We want the War memorial heritage protection for Windermere Road to be extended to the street, housing, trees, plaques incorporating historical significance and architectural aesthetic value as set out in attached submissions.

We do not support any change in density of housing under chapter 14 at all for Windermere Road.

We beleice the standard of protection udner section6(f) RMA should apply.

I want to be heard at the hearing in person.

Attached Documents

File
Annexures
Statement
IHP 2

MEMORIAL STREETS AND THEIR ORIGINAL PLANTINGS AND DATES PLANTED

ALPHA AVENUE 34 Malus prunifoliarinkii planted 1947

CLAREMOT AVENUE 19 Malus spectsloilis planted 1945

CONDELL AVENUE 57 Sorbus pinnatifida planted 1946

DORMER STREET 9 Acer Saccharinuim planted 1946 and,20 Liquidambar Styraciflua planted 1946

GAMBIA STREET 20 Malus micromalus planted 1947

HALTON STREET 40 Malus prunifolia robusta planted 1952

KENWYN AVENUE 25 Camellia japonica cultivars and 9 Quercus Palustris planted 1949

LANSBURY AVENUE 17 Prunus cerasus "Kanzan" planted 1949

NORFOLK STREET 20 Prunus cerasus "Kanzan" planted 1949

PERRY STREET 36 Ginkgo biloba planted 1945 and 26 Quercus Lusitanica planted 1947

SCOTSON AVENUE 19 Quercus coccinea planted 1950

ST JAMES AVENUE 42 Quercus coccinea planted 1947

TOMES ROAD 51 Malus sieboldii planted 1947

WINDEREMERE ROAD 64 Fraxinus ornus planted1947

HARTLEY AVENUE 58 Malus prunifolia rinkii planted 1950

MEMORIAL STREET TREES IN PAPANUI

In the 14 July 1943 Christchurch Beautifying Society Records it shows that they wrote to the Christchurch City Council to request that a public meeting be called to support the Minister of Internal Affairs in his suggestion that Memorial trees be planted in the memory of fallen soldiers.

They wrote again on 11th April 1945 and again on the motion of Mr Sturrock on 7th June 1945. This was the first beginnings of the movement to plant the streets in memory of soldiers.

The records of the Christchurch City Council minutes of the 12 February 1945 show that a request received for the planting of trees in Tillman Avenue and Blair Avenue was approved. (Clause 9) 4/1777

There then follows the Chairman's Report that shows that this request was from the Papanui Beautifying Association (96109 letter reference) . Documents in the Christchurch Kete by Janet Tillman state that it was a long held desire by Harry Tillman to have this street planted so that it could be called an avenue. It was not recognised as a memorial street but it now carries a plaque.

In the CCC Chairman's report of 2nd July 1945 (4/1803) it states that a letter had been received from the Christchurch Beautifying Assn.(96109) asking the Council to make a start on the street tree planting scheme of Mr Barnett to commemorate individual fallen soldiers.

The next mention in the CCC Minutes is on the 14th November 1945 in ref:3/2453 CHAIRMANS REPORT TO THE WATER SUPPLY AND WORKS COMMITTEE. Item one was THE PLANTING OF TREES IN PAPANUI and notes that a letter from the Christchurch Beautifying Assn. (96109) was received refuting the Councils response to previous letters that the planting of trees would be a danger to traffic and suggesting that a trial be made with Tillman Avenue, as the trees when fully grown must have an effect for the good on the child mind. It was resolved that the matter be considered with the estimates.

The 4th March 1946 Chairman's Report to the Abattoir and Reserves Committee (4/1847)clause 12 states that a letter(96109) from the Papanui Suburban Committee, Christchurch Returned Services Association was received requesting the City Council that any trees planted in the streets of Papanui be deemed Memorial Trees.

The Minutes Clause 12 MEMORIAL TREES – PAPANUI

Resolved that this clause be approved.

The Superintendent of Reserves Supplementary Report on the question of Memorial Trees in the Streets in the Papanui District was submitted as per copy attached and approved.

Ref 4/1881 in the CCC records is a letter from the Reserves Office of the CCC dated 19 August 1946, to the Chairman and Members of the Reserves Committee.

In clause (d) this letter under the heading ARBOR DAY CELEBRATIONS states that on August 20th at 2pm with the consent of the Council the Papanui Returned Services Association in collaboration with the Papanui Beautifying society have arranged for the planting of memorial trees in Perry Street, Dormer Street, St Johns Street and Tillman Avenue. St Johns Street is now known as Blair Avenue.

The trees planted will be Canadian Maples, Maidenhair Trees (Gingko) Liquidambars and Scarlett Oaks. It is considered that as these trees will serve as memorials to fallen servicemen from the Papanui District that some contribution should be made forwards the costs by residents of the district.

This was received and it was resolved to make a charge of 10/- per tree.

That set the planting in progress in line with the streets selected in the report of MJ Barnett, Parks and Reserves.

Ref4/1884 9th September 1946 Tree Panting in Pratt Street and Alpha Avenue covers a dispute between the Council and the General Manager of the Municipal Electricity Department over the planting of trees in the carriage way of these streets. Clause 8 Minutes Tree Planting – Pratt Street and Alpha Avenue resolved to inform the MED that the Reserves Department is endeavouring to plant all trees on the pavement, but that it has departed from the principal as far as these two streets are concerned.

This clause in the 4th March 1946 Minutes was the beginning of the Memorial Street Tree plantings in Papanui.

Ref4/1851 25thMarch 1946 SUGGESTED TREE PLANTING IN PAPANUI STREETS AS MEMORIALS

The following letter (96109) has been received from the Papanui Beautifying Association:-

"A letter in my possession from the Papanui Branch of the RSA asks that the Papanui Beautifying Assn. call a public meeting in Papanui to further the project that certain streets in the district be planted with trees as memorials to the fallen servicemen of the district."

"Such side streets as St John Street, Perry Street or similar streets not likely to carry arterial traffic would be chosen and money for memorial tablets would be obtained by public subscription.

Before any move is made we would like to find out the City Councils attitude in the matter. A few years ago at the sponsoring of the MED the council decided that trees should not be planted in the street itself and that only dwarf trees be planted so as not to interfere with the electric wires. As memorial street must have a life of at least 50 years, trees such as beech, oaks, elms, etc. must be planted. It will be necessary to have the wires placed underground.

Please let me know the Councils opinion on the proposal also whether the Mayor and Councillors will attend the initial meeting and assist."

The Superintendent of Reserves reports that some 10 years ago the Christchurch Public Utilities Committee after several discussions on the question of trees in residential streets made the following recommendations to the Council and these were finally adopted.

1. That a low growing type of tree be adopted.
2. That the planting of trees in carriageways should not be done in future owing to the grave danger of vehicular traffic especially at night time.
3. That the minimum width of footways for tree planting be not less than 15 feet and preferably 17 or 18 feet for a through traffic street unless otherwise found desirable.

While in the main these resolutions are desirable on the other hand it must be admitted that in Christchurch in many of the residential suburban areas there are numbers of short streets some a full chain in width and a block or a few blocks in length only. In these streets there is no through traffic and all vehicular traffic is reduced to a minimum> Many of these streets offer ideal positions for street planting. If it is considered worthwhile the Superintendent of Reserves suggests that a survey of the streets considered suitable for planting could be made in the Papanui district and recommendations brought forward.

The 13thMay 1946 ref 4/1863

The report of the Superintendent of reserves was submitted as per copy attached and dealt with as follows:

Ref: 4/1863 13 May 1946

Streets within The Papanui District to determine which ones would be considered suitable for the planting of memorial trees, the following report is submitted.

Streets considered suitable for planting East of and Parallel with Papanui Road

NORFOLK STREET AND SCOTSTON AVENUE

Both streets are one block in length between Tomes Road and Mays Road with ni intersections.

BENNETT STREET

Two blocks in length between Paparoa Street and Mays Road but intersected by Tomes Road.

WAKEFIELD AVE

one block in length between Tomes Road and Paparoa Street. *This became Claremont Ave in 1948*

GAMBIA STREET

Two blocks in length between Grants Road and Wyndham Street, intersected by Frank Street. *Part of loftus 1946*

All five streets are a full chain in width and are not likely to be extended as through streets, expect Wakefield Avenue. (Claremont)

B. STREETS AT RIGHT ANGLES TO PAPANUI ROADTOMES ROAD,PERRY STRET, DORMER STREET

Tomes Road has three intersections and Perry Street one, and Dormer Street no intersections.

Widening is being carried out from time to time in the following streets but at present they are not suitable for planting:

Frank Street Wyndham Street, Loftus Street. Proctor Street, Horner Street, Mary Street

The following are likely to become through streets and there planting is not recommended:

Mays Road, Paparoa Street, Grants Road

Rayburn Avenue has already been planted.

C STREETS WEST OF THE MAIN NORTH RAILWAY LINE

CHAPEL STREET, SAILS STREET, UNION STREET

All three are short streets and on one side State Housing is being carried out and provision has been made for a wide pavement and grass strip.

Where such provision is made planting can be carried out.

WEST OF PAPANUI ROAD

ST JOHN STREET (BLAIR AVENUE)

This is a short street between Papanui Road and the Railway line, with no intersections and no outlet

TILLMAN AVENUE

This is also a short street off Blighs Road, giving access to the school and with no intersections

HALTON STREET

Between Watford Street and Hartley Avenue. One intersection Only

ALPHA AVENUE

Between Normans Road and the Railway Line with no intersections and no outlet

WESTHOLME STREET

One half of this street is provided with a wide pavement and grass berm. The other half of Westholme Street has the full chain width but not a wide pavement and no intersections

LEES ROAD AND DENVIR STREET

Both are short streets in a Government Housing Block and with wide pavements provided.

HAWTHORNE STREET AND SEARELLS ROAD

Are being widened as the occasion permits and at present are not suitable for planting.

WATFORD STREET, NORMANS ROAD, BLIGHS ROAD, MATSONS ROAD AND IDRIS ROAD

Are all through streets and are not recommended for panting.

WINDERMERE ROAD should be given consideration.

The following have already been planted

St James Square, Hartley Avenue, College Avenue, St James Avenue, Winston Ave, Peel Street, Urunga Avenue, Benchley Avenue, Bellvue Ave.

A plan of the District showing the roads is tabled herewith

Yours obediently

MJ BARNETT, superintendent

Ref4/1876 Clause 8: 15 July 1946

REQUEST FOR TREES TO BE PLANTED IN ALPHA AVENUE

Resolved to agree to the request.

Clause 8. Request for trees to be planted in Alpha Avenue.

Letter (96109) From Mr Mawson Stewart asking on behalf of other residents of Alpha Avenue and himself, if the Council would be prepared to plant trees in that Avenue.

He states that if the Council is prepared to do this work, he would be prepared to assist the Council in approaching the remainder of the residents.

The Superintendent of Reserves reports that Alpha Avenue is a short blind Street of a full chain in width off Normans Road. The pavement is the usual width and the trees would have to be planted on the roadway. Subject to the approval of the works department, he recommends that the request be acceded to.

Ref 4/1878 Chairman's Report

Clause 8

Tree planting, Alpha Avenue

With reference to the request made by the residents of Alpha Avenue for that street to be planted with trees; the works Committee at its meeting on the 24thinstant approved of the proposal.

Minutes Clause 8 Tree Planting, Alpha Avenue. This clause was received.

Ref 4/1885 Clause 8 Tree Planting – Pratt Street and Alpha Avenue

Resolved to inform the MED that the Reserves Department is endeavouring to plant al l trees on the pavement, but that it has departed from the principal as far as these two streets are concerned.

The work above is taken directly from the Records of the Christchurch Council Archives at the Recall facility to Christchurch Airport. The records of the Christchurch Beautifying Society were accessed through the Christchurch Museum Archives. Hand written work from the archives is enclosed.

No access was granted by the Papanui Beautifying Society to their records, they issued a short statement stating the records for that period no longer existed.

Copy of the Booklet War Memorial Avenues, Papanui Christchurch New Zealand is attached. This booklet is difficulty to find in the Kete until the word TILLMAN is typed into the search engine. Kete is a part of the Christchurch City Library on line and stores local history.

WIKIPEDIA
The Free Encyclopedia

Anzac Avenue

From Wikipedia, the free encyclopedia

Anzac Avenue is a heritage-listed major arterial road lined with trees in the Moreton Bay Region, Queensland, Australia. It runs 17.8 kilometres (11.1 mi) from Petrie to Redcliffe, with most of the route signed as state route 71. The route was formerly the main route to the Redcliffe peninsula, until the Hornibrook Bridge was opened in 1935.

Opened in 1925, Anzac Memorial Avenue (as it was originally named) is the longest World War I memorial avenue in Queensland and was the first bitumen motor road connecting Brisbane to the popular holiday resort of Redcliffe, and reflects the growth in car usage in the early 1920s. It was added to the Queensland Heritage Register on 5 February 2009.[1]

The road provides the quickest access to the Peninsula Fair Shopping Centre, as well as being the main access road for the Redcliffe Hospital.

Anzac Avenue
Queensland

Mango Trees along Anzac Avenue at Mango Hill, Queensland.

General information

Type	Road
Length	17.8 km (11 mi)
Route number(s)	71 State Route 71 26 State Route 26 (Deception Bay Road – Elizabeth Avenue)

Major junctions

West end	58 Gympie Road / Dayboro Road (State Route 58), Petrie M1 Bruce Highway (M1)

History

Early access to the Redcliffe peninsula

The first road along the route was an Aboriginal track used to access Kippa Ring, then the site of a prominent bora ring located about 3 miles (4.8 km) north-west of Redcliffe.

Tom Petrie guided a picnic party to the Redcliffe seashore from Petrie (then known as North Pine) in 1859. A road from Bald Hills to Redcliffe was formed by the early 1860s, but by 1864 this was almost impassable. Tom Petrie marked a track from the Hays Inlet crossing and in the early 1870s assisted in surveying the road. Known as the "Brisbane Road" it became the primary way of accessing the Redcliffe Peninsula by road.[1]

Redcliffe's growth as a seaside resort occurred from the late 1870s. In this era, frequenting seaside resorts became increasingly popular in Australia. Taking in sea air and bathing in saltwater were promoted for their health giving properties. From 1876 a weekly mail

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service began to Redcliffe via North Pine (Petrie) and a passenger and goods service to Brisbane was established by 1880. The opening of the Redcliffe Jetty in 1885 enabled people from Brisbane to visit in large numbers on steamers, bringing 10,000 passengers in 1889-1890. By the end of the 1880s, the Redcliffe Peninsula was the largest tourist resort area between Sandgate and Noosa Heads. Guest houses and hotels were built to cater to the burgeoning tourist trade.[1]

By the turn of the century, coaches ran three times a week to North Pine. The poor condition of the road made the trip between Brisbane and Redcliffe difficult, impassable in wet weather. 1885 marked the first of many attempts to pressure the Queensland Government for a railway branch off the North Coast railway line. A potential route was surveyed in 1893, but various lobbying attempts up until 1915 were unsuccessful. By the start of the 1920s, a trip to Brisbane for Redcliffe residents was by road via Petrie or a boat/train connection from Sandgate, both long journeys of up to four hours.[1]

Redcliffe's future prosperity depended on reducing its isolation from Brisbane. Its small permanent population grew little between 1900 and 1921. While large steamships brought thousands of people to the area, much of their time and money was spent onboard rather than locally. The growth in motor touring soon determined Redcliffe's linkage to Brisbane.[1]

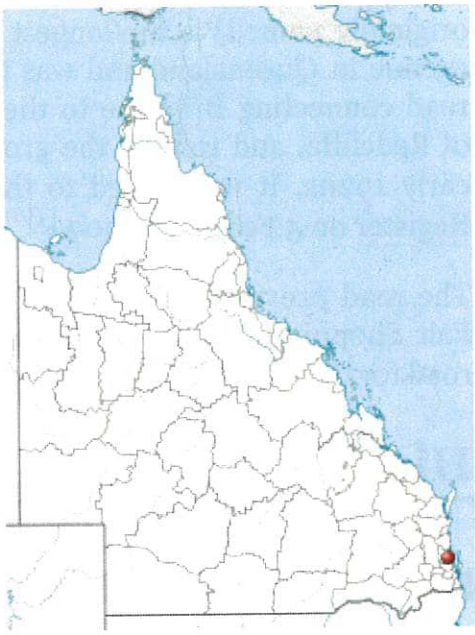
Memorial avenue

The loss of lives during World War I had a profound impact upon the Australian population and memorials became a prominent feature in communities throughout the nation. Monumental memorials were the most common expressions of remembrance. Memorials with a utilitarian function, such as a hospital or hall were also erected. This practical emphasis also extended to roads, often built with the aid of public subscriptions, additionally providing work for returned soldiers. Anzac Avenue is an example, as is Memorial Drive in Adelaide (1925) and the Great Ocean Road in Victoria (begun in 1918). Over 200 Avenues of Honour were planted along roads and in parks, a type of memorial found throughout Australia from 1917. Victoria planted more avenues than any other state. While "digger" statues were ubiquitous throughout Queensland, memorial avenues appeared to be less common.[1]

Anzac Memorial Avenue was Queensland's largest construction of an avenue, an ambitious project achieved through public subscription. Most war memorials in Queensland towns and shires honoured servicemen from a

	26 Deception Bay Road (State Route 26) 26 Elizabeth Avenue (State Route 26) 27 Oxley Avenue (State Route 27)
East end	Redcliffe Parade / Marine Parade, Redcliffe
	Location(s)
Major suburbs	Petrie, Kallangur, North Lakes, Mango Hill, Rothwell, Kippa-Ring, Redcliffe

Anzac Memorial Avenue



Location of Anzac Memorial Avenue in Queensland

Location	Anzac Avenue, Redcliffe, Moreton Bay Region, Queensland, Australia
Coordinates	27.217251°S 153.062355°E[2]
Design period	1919 - 1930s (interwar period)
Queensland Heritage Register	
Official name	Anzac Memorial Avenue (former)

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Type	state heritage (landscape, built)
Designated	5 February 2009
Reference no.	602693
Significant period	1920s (fabric) 1920s-ongoing (historical use)
Significant components	tree groups - avenue of, road/roadway

specific area. Anzac Memorial Avenue had a wider memorial dedication, not only for residents of the Redcliffe and Petrie areas, but for Brisbane's population, whose support enabled the plantings to occur.[1]

The early 1920s saw the beginnings of increasing car popularity in Queensland. The number of people driving cars between 1921 and 1923 more than doubled. Such considerable growth increased calls for adequate roads in both urban and rural areas, not only for economic purposes, but also as routes for motor tourists.[1]

In response to these pressures, the Queensland government established the Main Roads Board in 1920. Prior to this, the onus was on local shire councils to fund road construction and management. They were largely unable to provide the finances or technical skills to respond to challenges posed by increased car use. After the Board's establishment, co-operative funding arrangements occurred with local councils, who largely maintained roads after their construction. The policy of the Main Roads Board was to construct roads that operated as feeders to railway networks and aided the development of newly settled and existing districts.[1]

Prior to and after the Board's establishment, the Royal Automobile Club of Queensland (RACQ) occupied a central role in advocating for better roads for Queensland motorists. Thomas James Rothwell, President of the RACQ from 1921 to 1923, was the key protagonist in establishing the Petrie to Redcliffe Anzac Memorial Avenue. From 1914, the RACQ allied itself to the war time effort, raising funds and holding numerous benefits. Rothwell, a successful men's outfitter in Brisbane, was actively involved in such causes. During the war, he was secretary of the Queensland Patriotic Fund and coordinator of the Returned Soldiers Transport Corps, eventually awarded an OBE for his services.[1]

Rothwell's initial impetus in advocating for the road came from a referral of the Brisbane Motor Traders Association, who "desired one good road in the vicinity of Brisbane", for motor touring purposes. This push also coincided with the Returned Services League's public appeal of "Work Not Charity" in support of the large number of ex-soldiers unemployed at the time. Rothwell saw the opportunity for these causes to coalesce, by constructing a good road for motorists that would provide employment to returned servicemen. Planting an avenue of trees along such a road would also create a significant Queensland war memorial.[1]

The gazettal of the Brisbane-Gympie Rd between Kedron and Petrie as a main road informed the decision to choose the Petrie-Redcliffe road for Rothwell's proposal. By designating the Petrie-Redcliffe route as a main road, Brisbane motorists would gain a high quality motoring road from the city to a seaside resort, while reducing Redcliffe's isolation.[1]

On 21 June 1922, the RACQ presented the case for the road to Harry Coyne, the Queensland Minister for Lands. Coyne agreed the road would likely be gazetted as a main road on the undertaking that non-government capital would be raised to begin its initial construction, while also suggesting the name of "Anzac Memorial Avenue". The Anzac Avenue Memorial Committee was established with Rothwell as chairman. A fundraising figure of £20,000 was set. This amount would provide for the wages of ex-servicemen employed on the road, while the Main Roads Board would bear the cost of construction materials.[1]

Publicity for the fundraising appeal for the Anzac Memorial Avenue appeared in the Brisbane press on 1 July with the rationale for supporting the proposal:[1]

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> "Every motorist is interested in this scheme. It is surely worth at least 5 pounds to a motorist to have one good road. Every business man is interested. It is surely worth a good deal to relieve the labour market of its unemployed. Every citizen is interested. It is surely worth something to you to have a Memorial Avenue that will at once connect one of Brisbane's beauty spots and commemorate for all time the valour of our soldiers."

As part of the public fundraising effort, a progress board was erected outside the premises of the Commonwealth Bank in Queen Street, Brisbane. A figure of a car moved forward in increments of 1000, towards the end goal of £20,000. 8 August was proclaimed as "Anzac Avenue Badge Day" with car badges sold to raise funds. Other events included social functions at Redcliffe. By December 1922, £7000 had been pledged by public subscription.[1]

The target of £20,000 received a significant boost through government funding. In July 1922, the Australian Government, announced a National Main Roads Policy, allocating money to the state's road building schemes on a 4/8 federal, 3/8 state, and 1/8 local government funding arrangement. The objective of the policy was to "develop and open up the country, and promote land settlement, and aid temporarily unemployed soldiers".[1]

Through this funding, the Redcliffe road was allocated £12,000, a larger proportion of funding than any other of the first roads built under this funding agreement in Queensland. The combined public fundraising (£7000) and government contributions (£12,000) meant that within six months of the appeal's inception, the goal of £20,000 was close to being realised. Of the £7000 subscribed, a final amount of £6290 had been received by 1926, with the Main Roads Board making up the difference.[1]

The route was officially gazetted as the "Redcliffe Road" on 21 October 1922. Anzac Memorial Avenue was one of the earliest examples of Main Roads Boards' involvement in facilitating car-driven tourism in Queensland. The Board promoted Anzac Memorial Avenue for its dual purpose, as a road to a seaside resort that offered health benefits from a change of climate and scenic beauty, while providing developmental opportunities for the area. Until improvements to the South Coast and North Coast roads, Anzac Memorial Avenue was the premier road to a tourist resort from Brisbane.[1]

By December 1922, 25 returned servicemen had begun work on the road. By March 1923, this number had increased to 50. A number were engaged in clearing the road and undertaking associated earth works. Others were constructing reinforced concrete culverts and the bridge over Hayes Inlet, cutting and bending steel for the reinforcing bars and preparing timber for form work. Eleven men were working at the quarry within the Beerburrum Soldier Settlement to source road materials.[1]

The importance of the avenue was underscored by the decision to seal the road. In the early 1920s, few roads throughout Queensland were sealed, especially outside of urban areas. Different materials were trialled by Main Roads to determine their suitability as a top metal surface to dress with tar and bitumen. Anzac Memorial Avenue featured the use of trachyte, a fine grained igneous volcanic rock sourced from the Beerburrum quarry.[1]

Work included constructing culverts to cross over Hays Inlet and Saltwater Creek, and associated earthworks to provide a stable base for the roadway in the often low-lying areas that the route passed through.

In early 1923, Pine Rivers Shire Council and Redcliffe Town Council were granted control of the road's construction in their respective areas. Main Roads maintained responsibility for dressing the top surface with tar and bitumen, this process occurring through 1924 and 1925.[1]

Anzac Memorial Avenue was officially opened for traffic on 5 December 1925 by the acting Premier William Forgan Smith. A floral arch was erected in Petrie for the occasion, with the Mayor of Redcliffe, J.B. Dunn and Pine Shire Chairman, W Bradley, providing welcome speeches and thanking the government for its assistance. The party, in a long procession of cars, continued on to Redcliffe which was "en fete" for the occasion. The avenue was proclaimed as the best road to a tourist resort yet conducted in Queensland.[1]

In the week the road was opened, Rothwell wrote to the Brisbane Courier to draw attention to the tree-planting aspect of the memorial avenue. Rothwell noted the road was already utilised by hundreds of motorists on Sundays and public holidays. He called on the public to assist financially in making the road an avenue from Kedron Brook in Brisbane to Redcliffe, "a glorious asset to the State of Queensland". The first plantings were to be concentrated on the Anzac Memorial Avenue section between Redcliffe and Petrie.[1]

Memorial at Kallangur, 2016

The tree planting operations came more into focus in 1925 as the road works neared completion. An Anzac Avenue Memorial Tree Planting Committee had been established by early 1923. In December 1925, the committee comprised Rothwell, Ernest Walter Bick (curator of Brisbane Botanic Gardens), Edward Swain (Queensland Director of Forestry), Cyril Tenison White (Queensland Government Botanist), Henry John Moore (park superintendent of the Brisbane City Council) and Colonel DA Parsons (representing the Queensland Governor Matthew Nathan). The committee considered the types of trees that would be suitable and an estimate of the number of trees that would be required. Placing the trees 60 feet (18 m) apart, it was estimated 1760 trees were needed for each 10 miles (16 km) of the avenue and the cost of planting the trees, preparing the ground and making suitable guards would be less than £1 per tree. The committee selected a mixture of native and introduced sub-tropical species for the avenue.[1]

The inaugural planting occurred at Petrie on 28 February 1925. Two Cocos palms (Arecastrum romanzooffianum) were planted at the front of the North Pine School of Arts in Petrie, by Governor Nathan. The trees were donated by Elizabeth Petrie, widow of local pioneer Tom Petrie. The palms were sourced from the extensive gardens of their nearby property "Murrumba".[1]

During the ceremony, Rothwell discussed particulars of the tree-planting operations. Approximately £5000 was needed for planting trees along the avenue between Redcliffe and Kedron, "but for that purpose only £50 was in hand". Donors of trees would receive a certificate for their contribution. For a further small donation, a plaque could be attached on or near the tree with the donor's name or the name of the soldier in whose memory the tree was planted. Mrs Petrie was presented with the certificate for tree No.1, a firewheel tree (Stenocarpus sinuatus) planted on the corner of Anzac Memorial Avenue and White's Road, opposite the School of Arts. This tree has not survived.[1]

On 7 July 1926 Rothwell and the president of the RACQ, Mr JE Carter, led a motorcade of guests from Brisbane for the official opening of Anzac Memorial Avenue, marked by a tree planting ceremony in Redcliffe. About 1000 invited guests, along with the general public, braved inclement weather to attend the ceremony.[1]

The Australian Governor-General, Lord Stonehaven planted the first tree, a Hoop Pine (Araucaria cunninghamii) on the northern side of the Avenue, at the Humbybong Street corner. Granting local school children a holiday, Stonehaven hoped they would be "guardians of the trees" realising that they are guarding not only a Queensland memorial, but one that will be recognised

throughout Australia. Lady Stonehaven, William Jolly (Mayor of Brisbane), JB Dunn, W Bradley and Mr Fraser East, President of the Returned Soldiers and Sailors Imperial League of Australia also planted trees.[1]

Rothwell's speech highlighted the need for contributions, especially from the motoring public, to make the tree-lined avenue a reality. Rothwell also announced that the Memorial Committee had decided not to offer individual plate names to be associated with particular trees as the Avenue was considered a memorial for all the soldiers and sailors who had lost their lives, especially to commemorate "the deeds of valour performed by the heroes who went from our state".[1]

By mid-1927, 1000 trees had been planted, encased in triangular wooden guards. The scale of the project provided challenges for the tree planting committee. While 2000 had been planted by 1933, unsuitable species and soil conditions, bushfires, human and animal impacts, borers and white ants, had damaged and destroyed some of the original plantings. With assistance from Main Roads, the committee were employing a man "with expert knowledge" to look after the trees. By this time, a shortage of funds meant the committee were unable to extend the planting scheme from Petrie to Kedron as proposed originally. Nevertheless, the avenue was still the largest of its kind in the state, made possible through public and private involvement.[1]

Thomas Rothwell died on 28 January 1928[3] and his involvement with the Avenue was honoured on Sunday 9 April 1933 with the unveiling of the Rothwell monument by the Queensland governor, Sir Leslie Wilson. This stone obelisk was placed on a small triangular piece of land at the intersection of Anzac Memorial Avenue and the Deception Bay Road, later moving to a nearby park (27.2173°S 153.0451°E) when a roundabout was placed on the site. Rothwell bequeathed the substantial sum of £1000 to the tree planting committee, which was acknowledged at the unveiling as having maintained the project.[1][4][5]

Subsequent years

The building of Anzac Memorial Avenue reduced Redcliffe's isolation from Brisbane and consolidated its position as the city's seaside resort of choice. In 1928, the Brisbane Courier remarked, "Petrie is today notable for the traffic which passes through it day and night". By the mid-1930s, the Brisbane-Redcliffe bus ran five trips daily, with extra services on weekends. A 1933 tourist brochure described the recent progress of Redcliffe as "remarkable", evidenced by the erection of new villas and cottages on the peninsula. In the same year Redcliffe Mayor Alfred Henry Langdon praised the construction of the road for advancing Redcliffe "beyond the expectations of the most sanguine". The opening of the Hornibrook Bridge in 1935 further reduced the distance between Brisbane and Redcliffe, a catalyst for the area's permanent population growth.[6][1]

Until the late 1950s, when developers first began purchasing properties for subdivision, the landscape between Petrie and Redcliffe on Anzac Memorial Avenue remained predominantly rural, characterised by small mixed farms and sections of native vegetation. A number of farms capitalised on passing tourist trade by operating roadside fruit and vegetable stalls. Since this time, residential areas have extended along the avenue from both Petrie and Redcliffe, as northern commuter suburbs of Brisbane. Redcliffe's most westerly suburb was named Rothwell in 1971 by the Queensland Place Names Board in honour of the man who did much to bring the road to fruition.[1]

Over time, Anzac Memorial Avenue has been widened to accommodate increased car usage. During the 1980s and 1990s, sections of the avenue were duplicated to form a dual carriageway. Some trees were removed during this time. In Pine Rivers Shire, the council and the Department of Transport adopted a design to preserve the Avenue during roadworks; however a number of trees were removed. In March 1993, Anzac Memorial Avenue was officially reopened by

The Avenue incorporates culverts and bridge crossings, a memorial obelisk to Thomas Rothwell, memorials commemorating Australian participation in various war zones and a number of other public structures; these are not considered to be of heritage significance.[1]

Plantings

The Avenue incorporates memorial plantings and other plantings including a number of mature trees. Notable plantings include:[1]

- Two Cocos palms (*Syagrus romanzoffiana*) at the entrance to the North Pine School of Arts
- Eucalyptus trees east and west of Lerose Avenue
- 700 metres (2,300 ft) Mango tree (*Mangifera indica*) avenue between the Bruce Highway and Kinsellas Road, Mango Hill
- Slash Pines (*Pinus elliottii*) at the intersection with Deception Bay Road and immediately west of the intersection
- Norfolk Island Pines (*Araucaria cunninghamii*) along the Avenue through Rothwell
- Cotton trees and Eucalyptus trees in the median strip through Kippa Ring particularly between Klingner and Bremner Roads
- Slash Pines west of Bremner Road
- Pine trees in the median strip from Nathan Street to the Klingner Road intersection
- A Hoop Pine (*Araucaria cunninghamii*) to the west side of the corner with Humpybong Street
- Poinciana trees (*Delonix regia*) along the road through Redcliffe, particularly between John Street and Victoria Avenue
- The Fig tree at the roundabout terminating Anzac Memorial Avenue at Redcliffe.
- Firewheel Trees (*Stenocarpus sinuatus*)[8]

Vistas

In addition to the amenity provided by the range of plantings along the road, the drive along Anzac Avenue provides many opportunities to enjoy vistas and views along and from the road including the vista east from Tilley Street to Redcliffe Parade towards Moreton Bay and towards the Fig tree terminating the Avenue at Redcliffe, and the vista west from Ashmole Street over the low area of Hay's Inlet and Pine Rivers towards Mount D'Aguilar, Mt Samson and Brisbane Forest Park.[1]

Heritage listing

Anzac Memorial Avenue (former) was listed on the Queensland Heritage Register on 5 February 2009 having satisfied the following criteria.[1]

The place is important in demonstrating the evolution or pattern of Queensland's history.

Gazetted in 1922 and opened in 1925, following an earlier route established in the 1860s, Anzac Memorial Avenue was one of the earliest roads in Queensland constructed by the Main Roads Board. The Board was established in 1920 to respond to the greater demands on the road network posed by increased motor vehicle usage in the interwar period. Anzac Memorial Avenue is important in illustrating the early stages of this phase in the development of Queensland's road network.[1]

Queensland RSL President SW Kay and Pine Rivers Shire Chairman Rob Akers. Following the removal of a number of trees in 2006 for a transit lane, Queensland Transport and the Redcliffe RSL planted a memorial grove in Henry Pieper Park on the avenue at Kippa-Ring, with trees propagated from the slash pines.[7] While originally named Anzac Memorial Avenue, the road is more widely known and signed as Anzac Avenue.[1]

Other older trees have also not survived and records relating to the avenue once held by the RACQ and Main Roads Department no longer exist. The Cocos palms planted at Petrie by Governor Nathan in 1925 and the Hoop Pine planted in Redcliffe by Lord Stonehaven in 1926 still remain.[1]

Despite alterations, the idea of the road as a Memorial Avenue has been perpetuated by later plantings. While not all the trees are from the original planting list, they are an intrinsic component of the avenue's overall composition. The Mango Hill section of the Avenue is notable for its 700 metres (2,300 ft) section of Mango trees (Magnifera indica). There is a substantial section of mature Slash Pines (Pinus eliottii) between Kippa Ring and Rothwell, plus smaller sections at Kallangur. The first Slash Pines in Queensland were grown in Beerwah and Beerburrum from 1924. Director of Forestry Edward Swain, who introduced the trees from the United States, was a member of the tree planting committee in 1925.[1]

Since the 1990s, along the Pine Rivers section of the road, different memorials commemorating theatres of war since 1945 have been erected.[1]

Despite the construction of the Hornibrook Bridge in 1935 providing an alternative route by car to the Redcliffe peninsula, traffic volumes along Anzac Avenue steadily increased as the years went by, necessitating duplication of some sections of the road in the 1980s and the 1990s. This widening, although required in order to manage traffic congestion, resulted in the need to remove or relocate some of the tree plantings along the route, a move that was not without controversy at the time.[1]

Although originally primarily a rural route, increasing population growth in the area, most notably the development of entirely new suburbs such as Rothwell and North Lakes, has meant that much of the route has taken on a suburban character, providing everyday access to residents, rather than being a tourist drive, as originally planned. The road was inducted onto the Queensland Heritage Register in 2009.[1]

Description

The significant elements of the listing comprise the route of the road, the vistas experienced within the route and the tree plantings noted in the description below.[1]

Approximately 18 kilometres (11 mi) in length, Anzac Memorial Avenue travels from its intersection with Gympie Road at Petrie to its intersection with the roundabout at Redcliffe Parade, Redcliffe. It travels north-east through Kallangur, North Lakes and Mango Hill to Deception Bay Road at Rothwell, then turns east through Kippa-Ring and travels south-east for a further 750 metres (2,460 ft) before tracking east again and travelling as a straight avenue to Redcliffe.[1]

The present road incorporates the original route with widenings to accommodate changed traffic conditions.[1]

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As the first bitumen motor road from a major urban centre to a seaside resort, Anzac Memorial Avenue is important in demonstrating the growth of car based tourism in Queensland in the 1920s and illustrates the growing importance of car access to the development of tourist resorts. Anzac Memorial Avenue catalysed the growth of Redcliffe as a major seaside resort for south-east Queensland during the interwar period.[1]

Built under a government policy designed to promote the development of roads that opened up areas for economic development, the Avenue demonstrates the increasing importance of tourism to the Queensland economy at the time. The Avenue was allocated a larger proportion of government funding than any other of the roads built under this funding agreement in Queensland at the time.[1]

The longest WWI memorial avenue in Queensland, Anzac Memorial Avenue is important for commemorating Queenslanders' involvement in a major world event. The avenue has maintained its role as a place of memorial by subsequent additions commemorating later twentieth century theatres of war.[1]

As a road constructed by returned servicemen, Anzac Memorial Avenue is a good example of a substantial scheme to assist ex-soldiers following WWI. Other initiatives included the state government soldier settlement schemes and other Main Roads projects. The construction of the road is important in demonstrating the involvement of government, civic bodies and the general public in addressing high levels of unemployment among ex-soldiers after WWI.[1]

The place is important in demonstrating the principal characteristics of a particular class of cultural places.

In its route, and as an extensive tree-lined avenue of planned and evenly spaced plantings, Anzac Memorial Avenue is important in demonstrating the characteristics of a memorial avenue.[1]

The place is important because of its aesthetic significance.

A landmark road in southeast Queensland, Anzac Memorial Avenue is important for vistas experienced while progressing along the route and the visual delight of stretches of striking plantings including poincianas, pines, cotton trees, eucalypts and the lush mango section.[1]

The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

Anzac Memorial Avenue is important for its association with Thomas Rothwell and the Royal Automobile Club Queensland (RACQ), an organisation that has made a major contribution to the development of motoring in Queensland. As president of the RACQ from 1921-1923, Rothwell was the key protagonist in the establishment of Anzac Memorial Avenue. Rothwell's contribution to the Avenue is commemorated by a memorial cairn standing at the road edge of Rothwell Park and a nearby suburb that bears his name.[1]

Route description

The current route begins in Petrie, at a roundabout intersection with state route 58 at Gympie Road and Dayboro Road. It proceeds north, then north-east, through Kallangur, before crossing the Bruce Highway near North Lakes. After passing the Westfield North Lakes shopping centre, it proceeds north-east again through developing urban areas near Mango Hill, before crossing Hays Inlet at Saltwater Creek, and intersecting with state route 26 at Deception Bay Road. Signed as both routes 71 and 26, it then turns eastward and proceeds through the suburbs of Rothwell and

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Kippa-Ring, reverting to route 71 only at an intersection with Elizabeth Avenue, before proceeding to Redcliffe, crossing state route 27 at Oxley Avenue, and terminating at a roundabout with Redcliffe Parade on the waterfront.[9]

Upgrades

Petrie intersection upgrade

A project to upgrade the intersection with Gympie Road and Dayboro Road at Petrie, at a cost of $30 million, was completed in March 2022.[10]

Redcliffe safety works

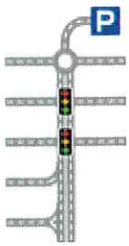
A project to provide safety works at five intersections in Redcliffe, two of which are on Anzac Avenue, were underway at March 2022.[11]

Major intersections

The entire road is in the Moreton Bay Region local government area.

Location	km[12]	mi	Destinations	Notes
Petrie	0	0.0	58 Gympie Road (State Route 58) south-east – Strathpine, Brisbane / 58 Dayboro Road (State Route 58) north-west – Dayboro	Western terminus of Anzac Avenue and State Route 71
Kallangur	5.6	3.5	M1 Bruce Highway (National Route M1) south – Brisbane / north – Sunshine Coast	Interchange
Rothwell	10.4	6.5	26 Deception Bay Road (State Route 26) north – Sunshine Coast, Nambour	Western concurrency terminus with State Route 26
Kippa-Ring	14.6	9.1	26 Elizabeth Avenue (State Route 26) south – Clontarf, Brisbane / Boardman Road north – Newport	Eastern concurrency terminus with State Route 26, which continues south along Elizabeth Avenue
Redcliffe	17.1	10.6	27 Oxley Avenue (State Route 27) south – Margate, Brisbane / north – Scarborough	State Route 71 eastern terminus
	17.8	11.1	Redcliffe Parade north – Scarborough / Marine Parade south – Margate	Roundabout; Anzac Avenue eastern terminus
1.000 mi = 1.609 km; 1.000 km = 0.621 mi ☐ Concurrency terminus · ☐ Route transition				

Anzac Avenue [show]



P Park Access

Redcliffe Parade/Marine Parade

Sutton Street [show]

John Street

Creek Street

Humpybong Esplanade

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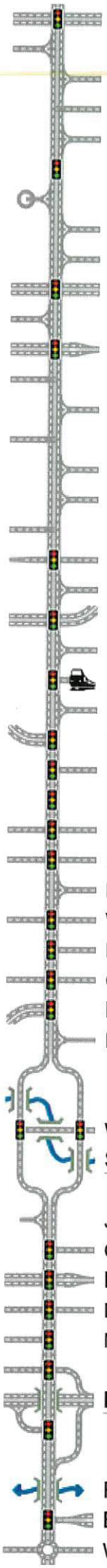

Oxley Avenue
Silvyn Street [show]
Gomersall Street
Percey Street
Tilley Street

Redcliffe Hospital Access
Mcaneny Street
Livermore Street
Recreation Street/Victoria Avenue
Richens Street
Ashmole Road
Oleander Street
Dorall Street
Lindel Street
Gomersall Street
Jamond Street
Norcott Street
Peninsula Fair S.C./Kappella Street
Kunyam Street
Boardman Road/Elizabeth Avenue
Grimley Street [show]
Hindmarsh Street
Kroll Street
Klingner Road
Hercules Road

Mandin Street/Regency Street
Nathan Road/Chelsea Street
Leisel Drive
Wattle Road/Bremner Road
Mewes Road
Gynther Road/Stubbins Street
Deception Bay Road
Finnegan Street [show]

Warbrick Way
Saltwater Creek

Josey Road
Capestone Boulevard
Diamond Jubilee Wy/Kinsellas Rd E
Discovery Drive/Halpine Drive
North Lakes Drive

Bruce Highway

Fresh Water Creek [show]
Brays Road
Winzear Parade/Cecily Street

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See also

- Harry Coyne

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External links

Media related to Anzac Avenue, Queensland at Wikimedia Commons

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WIKIPEDIA
The Free Encyclopedia

Coordinates: 31°06′27″S 150°56′40″E

King George V Avenue of Memorial English Oaks

From Wikipedia, the free encyclopedia
(Redirected from King George V Memorial Avenue)

The **King George V Avenue of Memorial English Oaks** is a heritage-listed memorial avenue at King George V Memorial Avenue (East), Tamworth, Tamworth Regional Council, New South Wales, Australia. It was designed by Tamworth Council and Community and built during 1936 by Tamworth Progress Association, Tamworh Rotary, Tamworth Community and Council. It is also known as **Lower Nemingha Road**. It was added to the New South Wales State Heritage Register on 12 March 2014.[1]

King George V Avenue of Memorial English Oaks

Location of King George V Avenue of Memorial English Oaks in New South Wales

Location	King George V Memorial Avenue (East), Tamworth, Tamworth Regional Council, New South Wales, Australia
Coordinates	31°06′27″S 150°56′40″E
Built	1936
Architect	Tamworth Council and Community
New South Wales Heritage Register	
Official name	King George V Avenue of Memorial English Oaks; Lower Nemingha Road
Type	State heritage (landscape)

History

Establishment

The history of the avenue was found amongst various newspaper articles on microfiche (dating from 1936) and historical publications held at the Tamworth Regional library. Further articles were supplied from members of the public.[1]

On 29 February 1936 at the request of the townspeople, the Mayor of Tamworth convened the first public meeting to decide on a memorial to King George V. The idea to establish a living memorial to the late king by planting an avenue of English oak trees was discussed and a memorial avenue was thought to be a fitting tribute to the much loved king as he had been a lover of trees. It was also thought that the avenue should be of English oaks which, even though they are slow growing, they live to a great age, were beautiful trees and also symbolic of the link to England. Oak trees were also used as a symbol of honour for the English monarchy.[1]

Originally it was planned for the avenue to run from town along the Upper Nemingha Road (now the New England Highway), across the Two Mile Bridge over the Peel River, back along the Lower Nemingha Road (now King George V Memorial Avenue) and into town over the river via the Paradise Bridge.[1]

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Designated	12 March 2014
Reference no.	1922
Type	Tree groups - avenue of
Category	Parks, Gardens and Trees
Builders	▪ Tamworth Progress Association ▪ Tamworh Rotary ▪ Tamworth Community and Council

It was estimated that 318 trees would be required and the cost was going to be A£300. This was felt to be an amount that was well within the means of the community of Tamworth. The population of Tamworth in 1936 was 11,000 and the committee felt that the cost of 15 shillings per tree was small and that perhaps school children and other organisations in town would desire to be represented. School children were seen to be important to be involved for it was they who would take up the task of caring for the avenue in the future.[1]

The location of the avenue was selected for a number of reasons. Firstly the Lower Nemingha Road was chosen as it was not a Main Roads Department road. This meant the trees could be planted close enough together to form an effective avenue. At that time NSW Main Roads required all roadside trees to be planted at least a chain distant from the road on each side and the effect of this on an avenue would be disheartening. It was also noted that as the Lower Nemingha Road was on a flood plain with the excellent soils and regular flooding it would be a place where English oaks would grow well. The committee decided that the trees would be planted at a distance of 13 metres (44 ft) apart with a gap of 11 metres (36 ft) for the roadway and at these distances it was expected that the foliage would interlace overhead forming a cathedral like arch.[1]

By April 1936 99 trees had been promised by Tamworth residents, businesses and community groups including the CWA, RSL and the Light Horse Brigade. Around this time the Main Roads Department of NSW announced that they were currently surveying all main roads from Sydney to Wallangarra with the intention of planting trees along the main access roads into towns. This changed the decision to plant the oaks on the main northern entrance road into town and the committee decided instead that signposts were to be erected on the highway so tourists could take a scenic detour into town via the avenue. This detour was called the "Round Drive" and the lower Nemingha Road was renamed King George V Memorial Avenue.[1]

By 25 June 1936 there were only 15 trees left to source and then the work on the avenue would start immediately. It was announced at that meeting that the opening and dedication of the avenue would occur during the Tamworth's Diamond Jubilee celebrations in October 1936. Tamworth City Council donated the remaining 15 trees.[1]

Subsequent developments

In the 1950s the Paradise Tourist Park was built by Tamworth City Council at the end of the avenue and King George V Memorial Avenue has been used ever since as a recreational amenity by thousands of townsfolk and visitors each year.[1]

The devastating 1955 floods washed away the Two Mile Bridge which has never been replaced. The community of Tamworth turned out to clean up the debris from the avenue as part of the post flood clean up. Since then the only access to the avenue has been via the Paradise Bridge (next to the Paradise Tourist Park) close to town. This meant that King George V Avenue became more important as a quiet place to be visited and the avenue has become one of the main wedding and school formal photographic sites in town as well as being a quiet place for workers to have their lunch under the trees.[1]

In 1988 Tamworth City Council and the Department of Environment and Planning contracted Jonathan Falk Planning Consultants Pty Ltd to conduct a heritage study of Tamworth. Their report states that the avenue was also an important memorial to servicemen killed in World War I. In 1936 the *Northern Daily Leader* reported that the RSL and the Light Horse Brigade donated monies to purchase some of the trees for the avenue.[1]

In 1992 after years of public pressure Tamworth City Council agreed to establish an official register of significant trees. The Council called on members of the public to advise on which trees they believed should be protected and the reasons why. After much community consultation EJE Landscape Consultants from Sydney produced the Register of Significant Trees for Tamworth City Council in 1993 which included the King George V Memorial Avenue of English Oaks.[1]

In March 2004 Tamworth City Council proposed to remove the trees on the avenue due to ongoing decay of the trees and the forward planning for an access road to future subdivisions at Calala. The plan was to remove the trees and replant with 5–10 metres (16–33 ft) high English oaks at a cost of $350 - $2500 each. This caused huge public outcry and a petition of 3,000 signatures was quickly collected resulting in no further action being taken.[1][2]

In August 2010 a development application (DA) was lodged with TRC to use King George V Avenue as the access route for a major subdivision of 500+ lots. This proposal spurred an ongoing campaign by the community and its visitors to save this much loved and historic avenue. Due to the age of the trees and the narrow distance between the trees any increase in traffic flow would mean eventual road widening and loss of the trees as well as the loss of the peace and tranquility afforded by the trees and quiet location.[1]

In November 2011 another DA was lodged with council to trench through the root protection zone of the trees in order to place a wastewater pipeline. The decision whether to approve this pipeline was deferred in December 2012 pending a comprehensive arborist report as the initial report submitted with the DA did not comply with the Australian Standard AS4709 2009 Protection of Trees in Development zones. The DA was subsequently withdrawn.[1]

In 2011 a valuation, commissioned by the community, by Thyer Amenity Tree Valuation Services valued the avenue to be worth millions of dollars to the community for its amenity, aesthetics and historic value. Its aesthetic values is evidenced by its prolific use as a backdrop for commercial and personal photography and its amenity values lie in its use for personal and club fitness activities. Over the years this avenue has become one of the most beautiful tourist attractions Tamworth has to offer.[1]

In February 2013 the National Trust of Australia (NSW Branch) listed the avenue as one of State significance as a rare example of an avenue of English Oaks in NSW and the only one carefully planted to grow and produce an interlocking cathedral like effect from the branches joining overhead. It is of historical significance as it was planted as a memorial to King George V in 1936 from the last of the eras when English Oaks were used for street tree plantings and commemorative plantings.[1]

From the first decision to plant the avenue to their care and now the current campaign to save the trees King George V Memorial Avenue has been an important part of Tamworth's history for 77 years. It represents a time in history after the Boer War and World War 1 when avenues of honour were popular with communities. After WWI the interest in living memorials waned. It is also a representative of the last era when English Oak trees were commonly used for road side plantings, their use declining due to the difficulty in selecting areas where they would grow successfully.[1]

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In March 2014 the avenue was listed on the NSW State Heritage Register.[1]

Description

The surrounding land consists of flat alluvial flood plain used for a variety of agricultural purposes, including grain crops, lucerne and livestock grazing. Some of these fields are irrigated using water drawn from the adjacent Peel River. A small number of farm houses are located along the roadway.[1][3]:9

Avenue

The original planting in 1936 comprised 318 trees which were planted along the Lower Nemingha Road (renamed King George V Memorial Avenue).[1]

King George V Avenue is divided into two sections - the main section runs for 1.5 kilometres (0.93 mi) from the south east end of the main street (Peel Street) heading in a south easterly direction. This section comprises 200 trees of which 140 are of the original planting as well as 60 replacement trees of varying ages. There are 99 trees on the western side and 101 on the eastern side. These trees form a nearly continuous cathedral-like canopy for 1.5 kilometres (0.93 mi) as per the original concept) for the planting.[1][4]

Secondary Avenue

After 1.5 kilometres (0.93 mi) the avenue takes a 90 degree turn to the north- east and runs for 0.5 kilometres (0.31 mi) in a straight line to the Peel River, where the road used to cross via the Two Mile Bridge onto the Upper Nemingha Road (now the New England Highway). The bridge was closed to vehicles sometime between 1936 and when it was washed away in the 1955 floods). Since that time this section of the road has been closed off and used to graze stock. This section of the avenue still has 41 of the original 70 trees. No replanting of the trees in this section has been undertaken.[1]

The trees are planted 13 metres (44 ft) apart with a gap of 11 metres (36 ft) for the roadway. The trees are planted 1m off the road. The growth of the English Oak is such that the foliage has interlaced overhead forming an arch as per the original intent of the avenue. The avenue then used to extend 100 metres (330 ft) from Two Mile bridge to the Upper Nemingha Road until recently when the trees were removed in 2012 to make way for a carpark and entrance to a church.[1]

Condition

As at 22 April 2013, the condition of the avenue ranges from excellent to fair depending on the tree. As a whole the avenue is in good condition despite the poor care and management practices to date.[1]

In 2009 the Australian Tree Consultants (ATC) were commissioned to assess the first half of the longer section of the avenue and found by them to be in varying conditions of health.[5] In their opinion the trees examined ranged in condition from excellent to over-mature. They also found that the main reason for the relatively recent reduction in the health of the trees has been due to the inappropriate tree lopping practices by energy companies.[1]

These lopping practices are still being carried out and despite assurances in writing, that the trees would only be pruned in winter to minimise the damage, once again Essential Energy tree crews were pruning the avenue in the recent spring. This is despite their own vegetation management

plan which states in section 7.1 "Significant, special character, protected, memorial and heritage trees may require more frequent trims to minimise impact or the consideration of alternative solutions as detailed in the section of this plan called Alternatives to Pruning.[1][6]

Australian Tree Consultants reported that an ongoing program of care and replacement would ensure the avenue could be maintained in good condition for many years to come.[1][5]

Port Arthur has historic oak trees that are estimated to be 150 years old and despite health issues caused by soil compaction (from tourist access) - they were assessed to have at least another 50+ years left if cared for appropriately.[1][7]

The second and shorter section of the avenue has 40 of the 70 original trees still in existence. These trees were grazed on by stock until steel barriers were installed some years ago. Since that time the trees have partially recovered with some magnificent specimens. They also do not have the regular poor pruning practices carried out by the power companies contributing to their damage.[1]

In October 2015 an inspection by Andrew Morton of Earthscape Horticultural Services revealed that sections were succumbing to significant decline in health, evidenced by:[1]

- a number of completely dead trees;
- substantial crown dieback;
- production of epicormic growth;
- substantial pest infestation which has led to branch failures and in the worst cases, collapse of all major primary limbs.

There is also evidence that trees have been declining for some years, indicated by a large no. of gaps in the original avenue (particularly in the section of unformed road running perpendicular to the main avenue) and a number of recent plantings undertaken to fill the gaps left by trees that have been removed. The integrity of the avenue is good.[1][3]:19

Modifications and dates

Since the planning and subsequent 1936 planting of the avenue by the community of Tamworth, the following modifications have been made:[1][8]

- Early 1950s to present day – Paradise tourist park opened at the end of the avenue. Thousands of visitors each year enjoy the shade and amenity of the avenue
- 1955 – Loss of the Two Mile bridge at the other end of the avenue which stopped the road being used as a detour tourist route into town
- 1955 – major floods leaving masses of debris along the avenue
- 1960—70s – installation of high voltage power lines along both sides of the avenue
- 1970s—present day – damaging tree lopping practices by the energy companies
- 1988 – Tamworth Heritage study by Falk Consultants Pty Ltd found that the avenue is also an important memorial for WWI
- 1992 – Tamworth City Council (TCC) responded to community concerns about loss of trees in town by calling for submissions for trees to be added to a significant tree register citing King George V Avenue as the example of trees to be registered
- 1993 – TCC significant tree register (STR) published. The normal practice from here is for the trees to be placed on the LEP as heritage items. This has not been done to date
- Mid 2000 – major upgrade to high voltage powerline along the eastern side of the avenue with the resultant ongoing reduction of the canopy by pruning

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- 2009 – metal barriers erected to protect the 40 remaining trees on the shorter section of the avenue. This was done before this section was allowed to be closed off and used to graze stock by the two adjacent farms. The road has been kept as a designated public road to allow visitors to access the trees
- 2010 – submission of a DA to use King George V Avenue as the major access road to a planned residential subdivision with a traffic flow predicted in excess of 3,000 cars per day. The arborist report with the DA stated that the avenue would not sustain constant use as a major traffic route
- June 2011 – submission to council for an upgrade to the power lines that run both sides of the avenue to enable power to be sold to developers
- November 2011 – submission to trench a waste water pipeline beside the avenue for its entire length without the appropriate arborist reports showing compliance with the Australian Standard for the Protection of Trees in development zones AS4970 2009. This pipeline DA was considered by the Joint Regional Planning Panel in December 2012 and decision deferred pending a complete and appropriate arborist report
- 2012 – the last remaining oak trees from the other side of where the Two Mile bridge used to be up to the New England Highway were removed to make way for a carpark and entrance to a church.
- August 2012 – TreeAH was used as a tool to evaluate the heritage significance of the avenue. This was presented at the International Society of Arborists annual conference in Portland by Mark Wadey from Barrell Tree Consultancy[9]
- September 2012 – extensive tree pruning by Essential Energy contractors in spring despite a letter from the company stating they will only do these damaging practices in winter when the trees are dormant
- November 2012 – DA for stage 1 of the Peel River Estate approved by Tamworth Regional Council for the first 104 lots. Second DA up for public exhibition (closing date 7/1/13) for the next 46 lots. Once 150 lots are approved the Peel River Estate must decide on a second access road to the planned development of 500 lots. To date the traffic plans submitted with the DA's are to use King George V Avenue as the major access to the development. The road in its current form does not comply with AMCORD regulations for road safety and its use as an access will necessitate road widening with the removal of 100+ trees[10]

At various dates the community have replanted trees as evidenced by the differing ages of the replacements and there is a regular watering program of the younger trees carried out by the community during dry periods. Adjacent lucerne farmers allow irrigation water to go over the fence to water the avenue. Major floods have occurred approximately every 3 – 5 years apart from years when there are long and severe droughts. The oak trees have survived many floods and numerous droughts since their planting and the major cause of their ill health and loss over the years has been the poor pruning practices by the energy companies. They now face an even greater threat from the proposed access road and pipeline.[1]

Further information

The integrity is good to excellent.[1]

At the first public meeting about the avenue on 28 February 1936 the townspeople and the Town Beautification and Progress Association agreed that a memorial avenue of English oak trees should be planted in honor of King George V.[4] It was also decided that for an avenue to be effective the trees should be planted close to the roadway. The Lower Nemingha Road (later renamed to King George V Avenue) was selected because the trees could be planted close enough to the road so that when they reached maturity they would join overhead to form a cathedral-like canopy.[1]

The avenue has formed this desired canopy and it is still nearly continuous along the 2 kilometres (1.2 mi).[1]

The 1936 meeting also decided that the town to create a scenic drive close to town to which visitors could be taken. The "Round Drive" still exists but the final 0.5 kilometres (0.31 mi) section is no longer driveable due to the loss of the Two Mile bridge back over the river in the 1955 floods with this portion of the road subsequently being closed to traffic.[1]

Changes since 1936 have been:[1]

1. The installation in the 1960-70's of substantial high voltage power lines along the both sides of the avenue. This has necessitated the subsequent extensive and damaging lopping by the energy companies; and
2. The use of the avenue by the occasional high vehicle has also resulted in damage to the canopy.

Heritage listing

The Avenue is of state heritage significance for its aesthetic values as the carefully planned planting has allowed the distinctive growth habit of oak trees to form a cathedral or tunnel like effect as the branches have grown and interlocked over the roadway, making the avenue aesthetically distinctive. It is also one of the longest avenues in NSW being two kilometres (one point two miles) long. Being the only avenue of oak trees planted in NSW, the avenue is aesthetically distinctive and has unique landmark qualities.[1]

The King George V Memorial Avenue of English Oaks of State heritage significance for its rarity values as the only Avenue of Oaks in NSW. It is the only avenue of oaks dedicated as a living memorial to King George V from the last era where avenues of trees were used to mark historic events and people. It is a rare example of a substantially intact avenue of oaks still surviving in NSW and possibly in Australia.[1]

Its rarity values are enhanced as the avenue is one of only two memorial avenues to King George V in NSW, the other being an avenue of poplars in Braidwood which does not have the same aesthetic qualities as the avenue of oak trees.[1]

The item is of state heritage significance as a good representative example of a memorial avenue where this type of planting was enthusiastically embraced by Australian communities for commemorative plantings.[1]

King George V Avenue of Memorial English Oaks was listed on the New South Wales State Heritage Register on 12 March 2014 having satisfied the following criteria.[1]

The place is important in demonstrating the course, or pattern, of cultural or natural history in New South Wales.

The avenue is of local heritage significance as a memorial planting planned and organised by Tamworth Council and community as an expression of their appreciation of the benevolent rule of the British monarch King George V after his death in January 1936. The avenue planting project, actively supported by Rotary, and the Tamworth Beautification and Progress Association, is also of local historic significance as the first community project by any service clubs in Tamworth.[1]

The place has a strong or special association with a person, or group of persons, of importance of cultural or natural history of New South Wales's history.

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The historic significance of the King George V Memorial Avenue of English Oaks is enhanced through its association with the local community and its expression of admiration and respect for King George V after his death in 1936. It is also locally important through its association with the local service clubs as their first community project.[1]

The place is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales.

The Avenue is of aesthetic significance at a State level as the carefully planned planting has allowed the distinctive growth habit of oak trees to form a cathedral or tunnel like effect as the branches have grown and interlocked over the roadway, making the avenue aesthetically distinctive. It is also one of the longest avenues in NSW being 1.5 kilometres (0.93 mi) long. Being the only avenue of oak trees planted in NSW, the avenue is aesthetically distinctive and has unique landmark qualities.[1]

The place has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons.

The King George V Avenue of Memorial English Oaks is of local heritage significance for its association with the Tamworth community the forebears of which designed and planted to a loved king. The public amenity of the avenue and its recreational values are important to the community and contribute to the sense of place in Tamworth.[1]

The place possesses uncommon, rare or endangered aspects of the cultural or natural history of New South Wales.

The King George V Memorial Avenue of English Oaks is of State heritage significance as the only Avenue of Oaks in NSW and the only avenue of oaks dedicated as a living memorial to King George V from the last era where avenues of trees were used to mark historic events and people. It is a rare example of a substantially intact avenue of oaks still surviving in NSW and possibly in Australia.[1]

This avenue is one of only two memorial avenues to King George V in NSW, the other being an avenue of poplars in Braidwood which does not have the same aesthetic qualities as the avenue of oak trees.[1]

The place is important in demonstrating the principal characteristics of a class of cultural or natural places/environments in New South Wales.

The item is of state heritage significance as a good representative example of a memorial avenue where this type of planting was enthusiastically embraced by Australian communities for commemorative plantings.[1]

See also

New South Wales portal

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Historic England

War Memorial Parks and Gardens

Introductions to Heritage Assets

Summary

Historic England's Introductions to Heritage Assets (IHAs) are accessible, authoritative, illustrated summaries of what we know about specific types of archaeological site, building, landscape or marine asset. Typically they deal with subjects which lack such a summary. This can either be where the literature is dauntingly voluminous, or alternatively where little has been written. Most often it is the latter, and many IHAs bring understanding of site or building types which are neglected or little understood. Many of these are what might be thought of as 'new heritage', that is they date from after the Second World War.

This short guide provides an introduction to the memorial parks and gardens built as war memorials, principally after the First World War.

This guidance note has been written by David Lambert, The Parks Agency, and edited by Paul Stamper.

It is one is of several guidance documents that can be accessed
HistoricEngland.org.uk/listing/selection-criteria/listing-selection/ihas-buildings/

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HistoricEngland.org.uk/listing/

Front cover: Memorial Park, Fleetwood
Reproduced courtesy of Harrison Phair photography and Wyre Council.

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Introduction

The First World War changed the nature of commemoration. The memorials of previous conflicts generally took the form of monuments, some of which were located in a pre-existing park, and they were often funded by regiments or wealthy individuals and sometimes by the lord lieutenant (Fig 1). After the First World War ended, the scale of the human loss demanded a different scale of commemoration.

It also demanded a different type of commemoration. While many cities, towns and villages favoured a traditional sculptural or architectural monument, many others (often with ex-servicemen taking the lead) discussed and opted for a memorial which, instead of focussing on the dead, would serve the needs of the living. The arguments often seem to have reflected political divisions, drawing on Lloyd George's famous vision of homes fit for returning heroes, and on the expectation that public health, housing and working conditions would be transformed in the wake of the War. Such 'living memorials' included homes for bereaved service families or for ex-servicemen, cottage hospitals or hospital wings, public baths, libraries, reading rooms, club rooms and memorial halls; even road improvements and bridges were proposed as a form of war memorial.

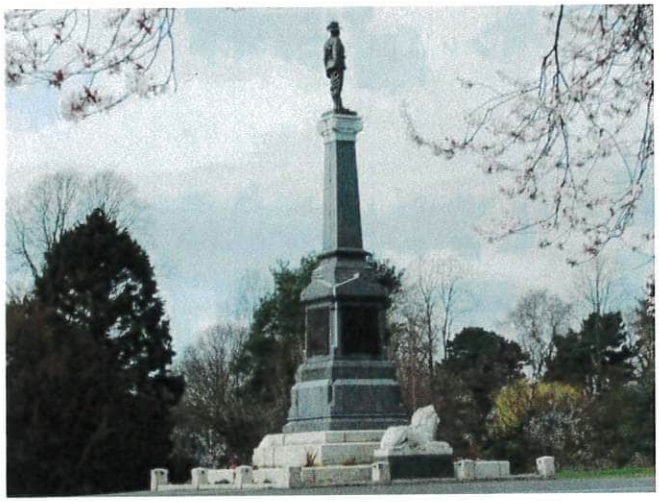


Figure 1
The South African War Memorial at Crewe of 1904 (listed Grade II) within the Grade II*-registered Queen's Park. Prior to the First World War, war memorials were generally erected by regiments or wealthy individuals.

Parks, gardens, playing fields and avenues fell into this category of living or useful memorials. They provided not only for veterans and widows, but also for the next generation of young people, offering in the words of one dedicatory speech, a place where 'all people, young and old, could enjoy the beauties of nature in lovely surroundings, near to the centre of the town.' They also had a spiritual dimension: in the words of the War Memorials Advisory Council which was set up by the Royal Society of Arts in 1944:

> 'For the whole population the smooth current of peacetime life and the contentment of a quiet mind are shattered by the hideous calamity of war. Nature herself can best restore the balance which man's misguided mechanical ingenuity has so cruelly disturbed.'

The choice of a public park, garden or recreation ground also reflected what was often a lack of open space in new urban areas or in villages lacking sports facilities, where it stems from a pre-war move to create recreation grounds to meet the growing interest in health and the outdoors. Their geographical spread is wide but restricted to areas where land, unless gifted, was available for purchase. As a result, few memorial parks were laid out in older urban areas; it has also been noted that larger towns and cities often favoured

substantial building projects such as a museum or hospital as a war memorial.

Memorial parks and gardens are generally, though not always, modest in terms of design and materials, and were often laid out by the borough surveyor working with a local nursery. They tend to have more provision for sports and games than the public parks of the previous century, and a looser, less rigid hard-landscape structure. This partly reflected budgets but also a new culture of open-air recreation and activity.

Numbers are still unclear. There are currently 339 gardens and 212 parks or playing fields listed on the Imperial War Museum War Memorials Archive, but it appears likely that there are still more to be recorded. At a national level, Fleetwood Memorial Park in Lancashire, Gheluvelt Park in Worcester and Coventry War Memorial Park are included on Historic England's *Register of Parks and Gardens of Special Historic Interest* at Grade II. Rowntree Park, York, which was originally dedicated as a memorial park after the First World War, is also included at Grade II. Astley Hall Park and Clitheroe Castle grounds (both in Lancashire) were both acquired by local authorities as memorial parks after the First World War, and are both registered at Grade II, but not principally for that memorial function.

In addition, the *Register* also contains two Grade II-registered war memorial gardens: Geoffrey Jellicoe's intimate and subtle War Memorial Gardens in Walsall, opened in 1952, and the War Memorial Gardens at Nottingham, opened in 1927. The latter should arguably be considered a park: the registered site comprises 2.7ha, but this in fact is only the ornamental core of the total area of land donated by the local industrialist Sir Jesse Boot in 1920. In total this memorial landscape comprises about 14.7ha, of which 12ha were dedicated to recreation grounds and playing fields for the adjacent schools (Fig 2).

More research remains to be done on memorial parks and gardens as a type, and they have received surprisingly little notice in either the literature of war memorials, or in surveys of twentieth-century landscape and garden design.

Over the years, architectural and sculptural memorials have attracted greater attention in terms of historic interest and conservation than memorial landscapes. However, those monuments are often physically set in a garden or park which is integral not only to their setting and enjoyment but to their cultural meaning. The open space and the monument provided for different aspects of memorialisation and different, but complementary, needs in the community. To focus only on the monument and its generally sombre character is to overlook the extent to which mourning was balanced by a desire to look forward, and the extent to which both post-war periods were coloured by a political determination to secure a better future.

While, as will be seen, most war memorial parks and gardens originated after the First World War, a significant number were also created as Second World War memorials. In this advice, the emphasis is on designed landscapes created after the end of the First World War, although it does look ahead to what happened after later conflicts. Brief notice is also given to wider memorial landscapes, although the topic lies beyond the scope of the present document.

Figure 2
Nottingham Memorial Gardens. The Grade II-registered gardens are only the core of the memorial landscape, most of which comprises playing fields for the neighbouring schools. The Memorial Arch, unveiled in 1927, is Grade II-listed.

1 History and Character

1.1 Terminology and definitions

War memorial parks and gardens comprise a range of different types of designed landscape, varying widely in size and design. Some are small sites, designed as no more than the settings to a sculptural or architectural memorial; some are gardens in which such a memorial is an important but subsidiary part, often in its own planted setting; some are public parks largely comprising sports pitches; and some are parks with a range of traditional amenities such as bandstands, lakes and ornamental planting alongside the usual provision for sports such as tennis or bowls (Fig 3). The typology should also include memorial avenues and bigger planting schemes such as the Whipsnade Tree Cathedral (Bedfordshire) and the National Arboretum at Alrewas (Staffordshire), where 'our nation remembers.'

Complicating a general lack of historical awareness, a number of these parks no longer have 'war' or 'memorial' in their common name. Full dedicatory names associated with memorial recreation grounds or playing fields are quite often dropped as a matter of common usage. But the names of parks can also change: as referred to above, Rowntree Memorial Park in York is now known as just Rowntree Park (Fig 4); Carr Bank Memorial Park in Mansfield (Nottinghamshire) is now Carr Bank Sculpture Park, while in several examples, such as Gheluvelt Park, Worcester, or the very recent Chavasse Park in Liverpool, the memorial origins are not explicitly reflected in the name.

Inevitably, given the local nature of their development and subsequent maintenance, the taxonomy of these memorial landscapes is inconsistent. War memorial parks, war memorial playing fields,

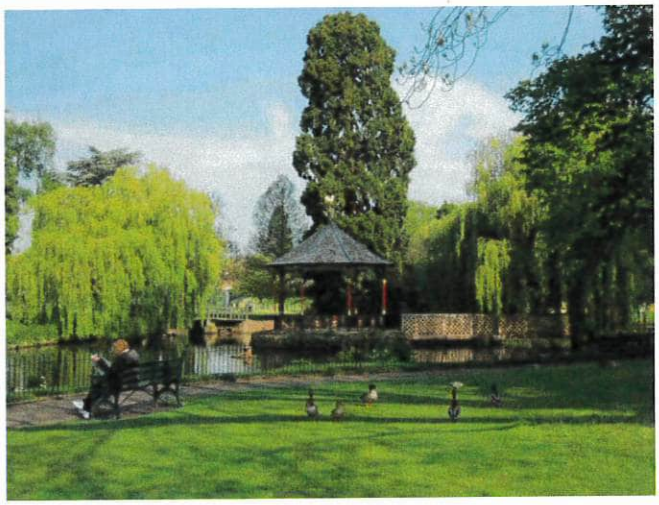


Figure 3
Gheluvelt Park, Worcester (registered Grade II), named after the 1914 battle in which the Worcester Regiment played a distinguished part. Opened in 1922, its character is largely that of a typical late Victorian or Edwardian public park.

Figure 4
Rowntree Park, York (registered Grade II), an early photograph taken when its name still included the word 'Memorial'.

war memorial garden or gardens, and gardens of remembrance, are all names which are interchanged. In some places, both 'park' and 'garden' are in current usage for the same site.

The names of memorial landscapes reflect the size of the site but there is no consistent threshold: Sileby War Memorial Park (Leicestershire) is 1.5ha., while Kirkham Memorial Gardens (Lancashire) are 4.5ha (and often referred to as Memorial Park). The names more often reflect the use of the site: a quiet, contemplative space, with formal features tends to be thought a garden, while a more active area, with a predominance of sports facilities, tends to be thought a park.

A memorial garden may be a small separate garden in a village, town or city, or it may be an enclosure within an earlier park such as the Memorial Gardens laid out around the war memorial in the recently restored Clifton Park, Rotherham (South Yorkshire). Memorial gardens generally contain ornamental planting and an architectural monument as a focal point.

Confusingly, while used for public gardens, it should be noted that the terms 'memorial garden/s' or 'garden/s of remembrance' are also frequently used for sites dedicated to the interment or scattering of ashes, unconnected with war memorialisation. These need to be distinguished from similarly named sites whose purpose is recreation. They are generally located in cemeteries or crematoria grounds and should be considered a sub-group of cemeteries rather than public parks.

To add to the confusion, there are examples of cemeteries which have been re-named Memorial Parks: West Norwood Cemetery and Crematorium (in the London Borough of Lambeth), was temporarily known from the 1970s to the 1990s as West Norwood Memorial Park, and the registered Flaybrick Memorial Park in (Lancashire) is a nineteenth-century cemetery. St Martin's Memorial Park in Tipton (West Midlands) is a closed churchyard.

Given that the terminology is inconsistent, it may be helpful to propose a typology for war memorial landscapes, regardless of name.

A provisional breakdown might include:

- Small garden settings to war memorials, under 0.5ha
- Ornamental gardens containing war memorials with no sports or games facilities, 0.5ha-2ha
- Public parks chiefly comprising sports pitches (recreation grounds), 2-5ha
- Public parks with a traditional range of amenities (for instance, bandstand/ornamental lake/café/toilets/ornamental planting), as well as limited sports provision (tennis, bowls), 2-10ha
- Large public parks with typical park facilities but with majority of space dedicated to sports provision, any size
- Other kinds of dedicated public open space (for instance, countryside), any size

1.2 Public parks and commemoration

As venues for large-scale events, public parks played their part in Armistice Day and Peace Day celebrations in November 1918 and July 1919. On 23 November 1918, fifteen thousand wounded ex-servicemen gathered in London's Hyde Park to be publicly thanked by the King. This was also the scene of a gigantic choral celebration on 24 May 1919 with an Imperial Choir of ten thousand singers with massed military bands and fireworks over the Serpentine, witnessed by vast crowds including the King and Queen. In Huddersfield the programme for Peace Day focussed on a procession from the Town Hall to Greenhead Park; in Stockport over twenty thousand children wearing fancy dress gathered in Alexandra Park, Vernon Park and other open spaces to sing hymns and patriotic songs accompanied by bands; in Rochdale there was dancing to the bands in the parks; and in Hackney the Peace Day celebrations included processions of schoolchildren to Victoria Park, Springfield Park and the Downs.

Parks also provided the venue for counter-demonstrations: a 'jarring note' was struck in July 1919 by a march in Manchester of unemployed ex-servicemen 'a battalion strong and more' from Albert Square to Platt Fields, while two days after the royal visit to Hyde Park in May 1919 it was the scene of a rally of ex-servicemen demanding work and a minimum wage, which ended with rioting in Parliament Square.

Parks were of course already established as a repository for monuments of one sort or another, commemorating local or national figures or events, and after the First World War many authorities chose their principal park as the site for a war memorial. Examples of fine war memorials inserted into older landscapes include Edwin Lutyens' arch in Victoria Park, Leicester (Listed Grade I) and his cenotaph in Watts Park, Southampton (Listed Grade II*). Others include those in Weston Park, Sheffield; Victoria Park, Widnes; Ashton Gardens, St Anne's on Sea; Albert Park, Middlesborough; Barrow Public Park (Fig 5), Christchurch Park, Ipswich; and Central Park, in the London Borough of Newham, all of which have received HLF park restoration grants in recent years.

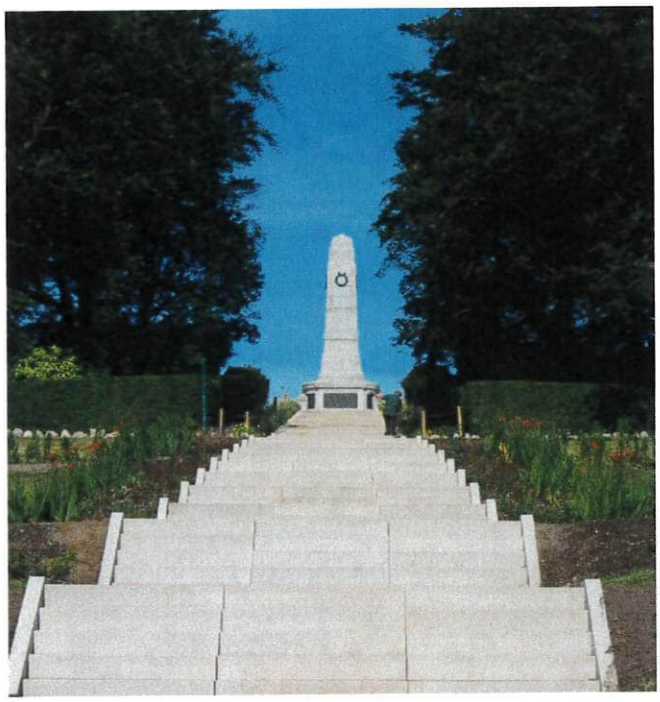


Figure 5
An example of a First World War memorial in an older park: the Grade II- listed memorial in Barrow Public Park (Cumbria), erected in 1919 to the 616 men of the town who died in the conflict.

1.3 Parks as war memorials

The decision over what form a war memorial should take was generally made by a local war memorial committee, of which thousands were formed towards the end of and after the First World War in cities, towns and parishes across the UK. These were generally set up after a public meeting called by a civic leader such as a mayor or council chair, who would then convene a steering committee, but generally they remained independent of local authorities. In addition to determining the form of the memorial they were also responsible for the fund-raising required to meet the cost of construction: it was widely considered an important part of the memorialisation that fund-raising should be voluntary rather than draw on public funds. This independence was felt to be a strength: when in 1922 a gigantic national memorial on the corner of Hyde Park was proposed by the artist Frank Brangwyn, one of the scheme's opponents, H G Watkins, argued in the *Architects' Journal*:

> 'Since the war the outstanding feature of the great movement to erect war memorials in this country had been the universality of the smaller monuments, and the multiplicity of these in villages, churches, clubs, etc., which was very characteristic of the love of home and the individualistic spirit of the British people.'

The choice of memorial varied widely, and can be divided broadly into monumental and utilitarian. Many favoured an architectural monument which would possess the necessary gravitas, feeling uneasy about more utilitarian proposals. A leader in the *Hackney Gazette* for 23 May 1919 remarked:

> 'A Memorial should be one which the public could not fail to associate with the Great War, and its object, from this point of view, should be unmistakable. We are afraid that

some of the schemes suggested – notably at Shoreditch, where an extension of the public baths is being advocated – scarcely answer to the description of a Memorial at all, however excellent they might be as monuments of municipal enterprise.'

But others chose to focus on the future. The Coventry war memorial appeal, to provide a new park, argued that provision for games and exercise would be 'of the greatest value in the healthy development of the young people of the City', while the speech of dedication at Rockley Memorial Park (Nottinghamshire) in 1927 referred to it as 'a memorial which would endure, be worthy of the sacrifices made, and give joy to generations to come.'

The park movement had evolved into a new phase by the early 1920s. The National Playing Fields Association was formed in 1925 to champion 'the vital importance of playing fields to the physical, moral and mental welfare of the youth of the country', and the Victorian emphasis on formal horticultural display and passive recreation had given way to a more modern aesthetic based on exercise and sport. Throughout the 1920s and 1930s new parks reflected this emergent spirit which continued to be reflected in the design of the war memorial parks of the 1940s. Stylistically there was little development between the 1920s and the 1940s, other than a faint reflection of contemporary fashion: Arts and Crafts motifs for example are evident in a number of First World War memorial gardens, such as that in Broomfield Park (London Borough of Enfield) (Fig 6), while others contain garden features popular in the inter-war period such as rock gardens.

After the Second World War, commemoration was again organised by local war memorial committees, and again parks and gardens were often considered the most appropriate form of living memorial. Where public opinion was sought there is evidence of a very strong antipathy towards monumental memorial. While there was some debate after the First World War, it seems that objections to sculptural and architectural memorials had hardened by the 1940s. The

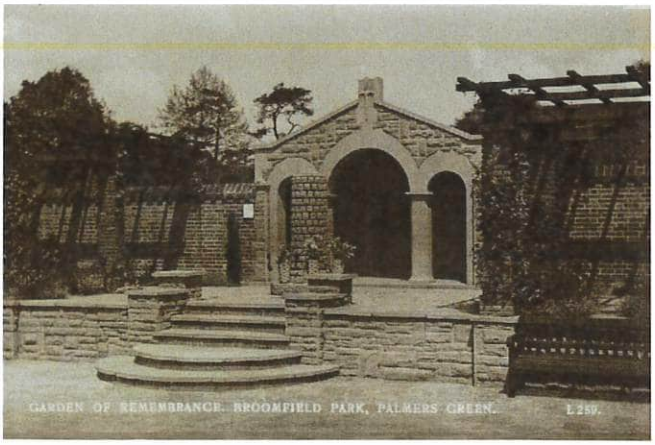


Figure 6
The memorial garden in Broomfield Park (London Borough of Enfield), a design influenced by the pre-war Arts and Crafts movement. Registered Grade II.

Mass Observation Bulletin for November 1944 recorded a common factor running through replies to questions about the form memorials should take after World War Two. Under the heading, 'No Stone Memorials' it reported a common theme, that 'practically no one wanted costly erections in stone:' 'Most people wanted a memorial which would be useful or give pleasure to those who outlive the war' and favoured ways of 'commemorating the dead through the daily lives of the living.' One soldier's wife remarked, 'Preserve us from the erections of the last war! If we must have memorials, they had better be parks, trees, libraries, things that [a] town or village **needs**.' However, there were inevitably fewer such parks developed, as memorialisation frequently took the form of adding to an existing memorial, and in many places the local demand for a park had by this time been satisfied.

1.4 Gardens of remembrance

Gardens of remembrance or memorial gardens, characterised by a highly ornamental character created in hard and soft landscaping, were generally laid out either as new gardens (Fig 7), or as enclosures within older parks. Such gardens were intended, in the words of the War Memorials Advisory Council, to be 'places of rest and meditation'. In the words of one London councillor recommending a new garden as a memorial:

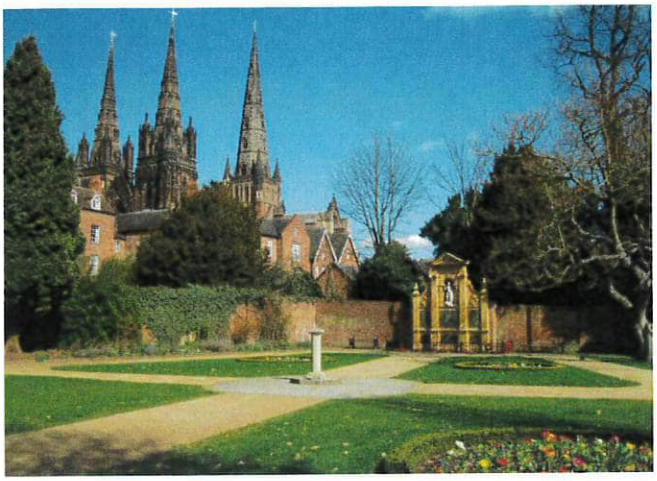


Figure 7
The Garden of Remembrance, Lichfield (Staffordshire), opened in 1920, adjacent to but quite distinct from the adjoining Museum Gardens. It forms part of the Grade II-registered Cathedral Close and Linear Park.

Figure 8
The Garden of Remembrance in Corporation Park, Blackburn, unveiled in 1924. The park, registered at Grade II, was opened in 1857.

> 'the laying out and maintenance of the enclosure as a beautiful little garden should be as much a part of the Memorial as the erection of a piece of sculpture. It should be treated worthily and reverently as a little piece of Stoke Newington belonging to the men who went from our Borough to fight for their native land. Here, where they themselves were wont to pass, flowers, through all the changing seasons of the year, would greet their memory.'

Good examples of First World War memorial or remembrance gardens inserted into earlier parks include Corporation Park, Blackburn in Lancashire (Fig 8); the Garden of Remembrance at Broomfield Park; the Garden of Remembrance, Clifton Park, Rotherham; and Towneley Park, Burnley. However, some memorial parks, such as Hyndburn (Lancashire), do contain a discrete Remembrance Garden. One loss has been the garden of remembrance at Wickford (Essex), destroyed when new flood defences were built along the boundary of the park in 1960. Although not explicitly a separate memorial, the rose garden at Fleetwood Memorial Park was probably designed with an awareness of the intensely symbolic nature of roses in the national grief after the First World War.

1.5 Designers and designs

As indicated above, as a type, designed memorial landscapes include a wide range of different forms, from small formal gardens to large expanses of playing fields. As noted above, they were generally laid out to a design by the borough surveyor or a local nursery firm. This was largely a matter of cost: because the funding was raised voluntarily it rarely provided for extravagance and, although labour was often cheaply provided through unemployment relief schemes, the specification for materials and features tended to be modest.

While there is rarely evidence of professional landscape designers being involved, there are exceptions. In 1925 Thomas Mawson produced a design for the adaptation of the late nineteenth-century recreation ground at Kirkham (Lancashire) as a memorial garden (Fig 9), and he was also consulted on the layout for the Memorial Park at Padiham near Burnley (Lancashire), opened in 1921, but in both cases the commission may have been due to his ownership of the local Lakeland Nurseries, rather than his international reputation. Barron and Son, founded by the leading nineteenth-century designer William Barron, was involved in the design of Heanor Memorial Park (Derbyshire) after the Second World War, but this again was probably due to Barrons being the leading local nurserymen. Elsewhere, Percy Cane

was responsible for rock and water gardens at Coventry War Memorial Park in 1926, while after the Second World War Geoffrey Jellicoe designed the 2ha. Walsall Memorial Garden, opened in 1952, Peter Shepheard was responsible for an Anglo-American Garden of Remembrance at Tewkesbury (Gloucestershire), and Peter Youngman designed a memorial garden in the churchyard of St John's Church, in the London Borough of Croydon.

Modest budgets meant that gradual development was also characteristic of these parks. Funds were dependent on voluntary subscriptions as a matter of principle, and although occasionally a local authority would assist, economic conditions were difficult in the wake of both wars. An article on the opening of Padiham War Memorial Park refers to introducing further features 'when times come normal.' At Gheluvelt Park, a separate appeal was required to fund the monumental gates, which were added eight years after the park was opened. Council minutes in Coventry make clear that renewing the housing stock was the more urgent call on funds, and the days of generous government loans for parks had passed. In most cases, the opening of the park was followed by several years during which further amenities and features were added as funds allowed.

While Willenhall Memorial Park on the edge of Walsall was formally opened in 1923, it was incomplete: the bandstand was built in 1927, and a pavilion, shelter, clock and aviary were added in the 1930s.

A memorial park often grew from a pre-existing aspiration for a public park. In Romsey in Hampshire, a park had been discussed for many years before the First World War, and the end of the War gave the campaign fresh impetus under the banner of commemoration. What was laid out was a traditional public park of some 2ha. complete with bandstand and ornamental planting (Fig10). Negotiations to purchase the estate which became Gheluvelt Park were opened as early as 1912, while the Memorial Park at Herne Bay in Kent was created on a site where a park had first been proposed in 1894. In other cases, as at Kirkham, a pre-existing park was adopted as a memorial. At Chingford in Essex, the Memorial Park was laid out in 1930 around the pre-existing war memorial garden. The site was extended to some 3.8ha. and became the Urban District Council's first municipal park, with a range of amenities including a bandstand and ornamental pond as well as sports pitches and a bowling green.

Figure 9
The Memorial Park at Kirkham, Lancashire, on which Thomas Mawson advised. This has a strong formal design with an axial walk aligned on the church spire.

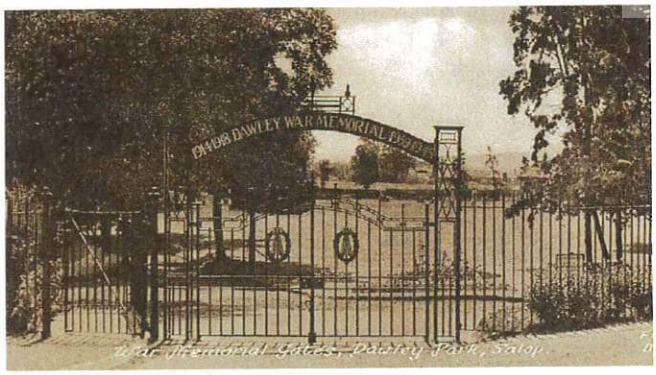
Figure 10
An early view of Romsey Memorial Park (Hampshire), opened in 1920; the Grade II-listed war memorial was unveiled in 1921. As the principal park in the town it contained most of the amenities associated with a typical public park.

Among common features, commemorative gateways are perhaps the most notable (Fig 11). Materials are generally local but brick and wrought iron or mild steel are more widespread than might have been the case amongst earlier public parks. The grade II-listed gates at Ashbourne Memorial Park are in finely carved red Hollington stone (Fig12) while the imposing gates to Fleetwood Memorial Park are a theatrical composition using rendered masonry and timber (Fig13). Fine examples of memorial gateways include those Gheluvelt Park, Herne Bay (Kent), Heanor War Memorial Park (Derbyshire) and Pelton Fell War Memorial Park in Chester-le-Street (County Durham).

The design of many sets of gates included dedicatory plaques attached to the gate piers, which in some cases also include a roll of honour. At Fleetwood there were bronze bas-reliefs of a soldier and a sailor, one of which was subsequently stolen. At Pelton Fell, wrought iron wreaths were worked into the gate design matching those on the war memorial in the park. In many instances, the name of the park and its memorial function is prominently displayed, either as part of the ornamental metalwork of the gates or in carved stone.

Some war memorial parks, such as Coventry or Fleetwood, contain an imposing sculptural or architectural monument as a focal point. Elsewhere, a monument may be contained in its own discrete enclosure of paving, dwarf walls, or planting, either hedges or flower beds. However, many memorial parks do not contain a monument, the open space and its recreational facilities themselves serving as the memorial.

Memorial parks were often chosen as the location for one of the 264 'war-battered' tanks (sometimes accompanied by captured field guns), presented at the end of the First World War to towns around the UK in recognition of efforts in selling war bonds. All but one, at Ashford in Kent (listed Grade II), were later removed, many as part of the drive for scrap iron during the Second World War. In Ashbourne the presentation of a German gun for the new park was ambushed by indignant veterans, who hauled it away and dumped it in a lake.



Figures 11 (top), 12 (middle), 13 (bottom)
Top: Dawley Memorial Park (Telford &Wrekin), opened in 1902 to mark the coronation of Edward VII and rededicated as a memorial park after the First World War. A prominent display of the commemorative function is characteristic of memorial park entrances.
Middle: View of the Grade II-listed gates at Ashbourne Memorial Park, Derbyshire, which was opened in 1922. © David Hallam-Jones
Bottom: The entrance to Fleetwood Memorial Park (Lancashire), a theatrical construction of rendered masonry and timber, originally incorporating brass bas-reliefs in its ironwork. Here an existing park was redeveloped in 1925 by the noted town planner Sir Leslie Patrick Abercrombie (1879-1957) into a memorial to those who fell in the First World War.

1.6 Memorial avenues and trees

Avenues were widely considered as memorials after both World Wars. *Roads of Remembrance as War Memorials*, a pamphlet published in 1920, advocated the planting of trees along existing highways, as well as the construction of new roads as memorials. At East Keswick (West Yorkshire) in the early 1920s, a row of seventeen lime trees was planted leading from the war memorial cross along the road leading out of the village, each with a plaque commemorating one of the parish's dead. In Croydon, in south London, the Promenade de Verdun was laid out in 1923 on the Webb Estate to commemorate French sacrifices on the Western Front. It extends a third of a mile, and ten tons of French battlefield soil was imported to plant a line of Lombardy Poplars. At the south-east end is a tall obelisk, dedicated to the French soldiers who died in Petain's stand against the Germans in 1916.

Figure 14
The avenue at Heanor Memorial Park, Derbyshire, opened in 1951. Conceived in 1945, the park included a new war memorial but was primarily so 'all people, young and old, could enjoy the beauties of nature in lovely surroundings'. Facilities included tennis courts and a children's playground.
© Paul Brentnall

Avenues also feature within a number of war memorial parks. At Herne Bay in Kent, an Avenue of Remembrance planted with horse chestnuts, recently diagnosed with bleeding canker, leads from the entrance (to which ornamental gates were added by the British Legion in 1932) to the central war memorial. Fleetwood Memorial Park is designed around a series of axial walks focused on the central memorial and includes an avenue dedicated to the Fallen of the First World War. An avenue of lime trees was planted from the Dartmouth Avenue entrance at Willenhall War Memorial Park (West Midlands) in the early 1930s. An avenue leads to the war memorial in Heanor Memorial Park (Derbyshire), laid out after the Second World War (Fig14). At Wickford Memorial Park, near Basildon (Essex), also laid out after 1945, the park was planted unusually with two rows, an inner row comprising smaller flowering trees.

Memorial trees were also planted singly or in informal groups in a number of parks. At Coventry some 249 trees were planted individually along the paths as memorials to the dead of the First World War, but the tradition has continued and there are now approximately 800 memorial trees not only to service dead but to civilians. Take-up in the 1920s may have been slow, as from the outset the Council charged for both tree and plaque; in 1923 the charge was 25 shillings (over £300 in today's prices). Chobham Recreation Ground in Surrey, purchased as a war memorial after the First World War, was subsequently planted with thirty-two chestnuts, one for each man who died in the Second World War, commemorated on a bronze plaque on the gate piers. The war memorial at Downham in Essex took the form of a nurses' home and also a planting of 27 oak trees for the 26 dead from three villages, the first tree being planted beside a memorial tablet with the full roll of honour.

Tree-planting was often ritualised as part of a local commemoration. At Fleetwood, the memorial avenue trees, one for each of the Fallen, were planted by the servicemen's children; similarly, at Downham, the individual oak trees were each planted by the next of kin with a name plate attached by a length of telephone cable cut from a reel brought back from France.

Name plaques were attached to memorial trees at many sites, whether planted in an avenue

or singly. Good examples survive at the War Memorial Parks in Coventry and the avenue at Wickford (at both, the plaques are of metal and mounted on low concrete plinths), but in most cases they have been removed or lost. Memorial trees, and in particular the use and disappearance of name plaques either attached or adjacent to trees, is a subject which deserves further research. As with war memorials and memorial parks in general, the deliberations of war memorial committees, most of whose proceedings survive in local record offices, are a rich source of detailed information which, apart from commendable examples of local history research, has scarcely been tapped.

1.7 Sports facilities

The other common characteristic of memorial parks is the provision made for sport, play and formal recreation. Facilities were provided for both veterans and the younger generation, and included bowling greens, tennis courts, football and cricket pitches, and playgrounds. Many memorial parks are now regarded or even renamed 'recreation grounds' in recognition of this dominant characteristic. In most parks over a certain size, a large proportion of the site was, and often still is, dedicated to such use. Sports pavilions often have a memorial function: at Padiham Memorial Park, which had been opened in 1921, the Second World War memorial was a new pavilion and sports club, with 54 individually dedicated seats around the cricket pitch, although these were in poor condition by the mid 1980s and subsequently removed. A memorial plaque on the pavilion reads: '1939-1945 / In memoriam / Ye that live on / Mid English pastures green / Remember us & think / What might have been'.

The strong emphasis on sport can be seen in numerous examples. Forster Memorial Park in the London Borough of Lewisham, donated by the local MP in memory of his two sons killed in the First World War, is a 17ha. site largely devoted to playing fields, although with some notable ancient woodland around its perimeter. North Walsham Park (Norfolk) is a 4.5ha site largely laid out for playing fields with a hedged enclosure around the war memorial. Oatlands War Memorial Playing Fields in Surrey (now Oatlands Recreation Ground), was laid out in 1919, alongside the War Memorial Allotments. The Mobbs Memorial, commemorating Edgar Mobbs, DSO, who played rugby for Northampton and England, in Northampton's Garden of Remembrance in Abington Square, features panels depicting both the battlefield and the rugby pitch.

1.8 Landscapes of remembrance

Although provision for formal sport and active recreation was the dominant feature in most war memorial parks, other kinds of terrain were also sometimes acquired as memorials. In 1921 Sir Thomas Rowbotham, former Mayor of Stockport (Greater Manchester), presented some thirty-six hectares to the town in memory of its war dead to form Woodbank Memorial Park. The 1949 town guide said the park was 'beautifully wooded and, skirted by the river Goyt, presents striking natural views. The bluebells in the woods are a feature almost unequalled in any public park in the country.'

At Radcliffe-on-Trent in Nottinghamshire a local landowner, Lisle Rockley, purchased some nine hectares to create a memorial to the men of the village and to his son. The land comprised chiefly 'a stretch of the cliffs a mile long, covered with trees and tangled undergrowth. Vistas have been cut through, waterfalls constructed by tapping hidden springs, dell walks made down to the river, and a grass promenade 36 ft. wide laid out along the top of the cliffs, with two small parks abutting. More than 10,000 ornamental shrubs, flowering trees and evergreens have been planted.'

'Natural landscapes' – places of beauty and contemplation – were also given *in memoriam*. In the Lake District the Fell and Rock Climbing Club donated 3,000 acres of land including Great Gable to the National Trust in memory of club members who had died in the war; Scafell, and Piel Island were similarly gifted. The War Memorials Archive records a further fourteen

examples of land donations as war memorials, mostly in the Home Counties, although these form a far from complete inventory.

1.9 Memorial parks and urban planning

In a limited number of instances, memorial parks were developed as part of a piece of large-scale of town-planning. At Fleetwood in Lancashire), a 7ha. site was laid out to designs by Sir Patrick Abercrombie in 1925-6 on the former grounds of Warrenhurst House as an integral part of a new residential development. Willenhall Memorial Park on Walsall's urban fringe was part of a bold new council housing scheme, aiming to create homes fit for heroes in a green setting. It was a Park and Garden City combining open space for informal recreation with areas of woodland, laid out on the site of former mine-workings. The work was overseen by a War Memorial and Town Development Committee, and Walsall was ahead of its time in seeing a park as a key part of good quality housing development. The land used for the Memorial Park at Wickford was acquired after the Second World War as part of a planned public housing development and earmarked for recreational purposes from an early stage. Early designs show a clear planned relationship between the housing and the park, with a central residential avenue leading to a community hall set on the edge of the park and tied into it with formal tree planting.

In a small-scale version of homes fit for heroes, some memorial parks were associated with cottage-housing designed for returning servicemen, often disabled. The 'City of Worcester Homes for Disabled Sailors and Soldiers' in Gheluvelt Park were integral to the park design from the outset (Fig15), while housing for elderly village residents was part of the plans for Pinner Memorial Park (London Borough of Harrow) created out of the West House estate. Thomas Mawson had championed the idea of housing for disabled veterans in *An Imperial Obligation* (1917), the book he produced after his son James was killed at Ypres. Mawson's model village included not only market gardens and allotments but also a recreation ground with bowling green, tennis courts and clubhouse as well as a war memorial in a formal garden setting located in a central position in the village, and gardens for the hospital to include a bowling green and flowerbeds.

In some instances, a group of war memorials was enabled by generous fund-raising. In Ilford for example, the £10,000 raised by the memorial appeal after the First World War was used to purchase the site for the War Memorial Gardens, to erect a monument, to build a children's wing to the hospital and to build a memorial hall. The park thus has a group value associated with these other memorials as well as its own specific significance. To modern eyes, some of these juxtapositions can seem incongruous, but recognising the extent and diversity of memorial parks and gardens is essential to understanding the nature of commemoration.

Figure 15
The City of Worcester Homes for Disabled Sailors and Soldiers were incorporated within the design of Gheluvelt Park from the outset.
© P L Chadwick

2 Change and the Future

Memorial parks now face the same threats as all parks maintained by local authorities; central government policy has resulted in unprecedented cuts to non-statutory services such as grounds maintenance, and these cuts are set to continue for at least another three years, by which time maintenance budgets will have been cut by 60-90 per cent from 2010 levels. Like all parks and like many other war memorials, their features are vulnerable to vandalism and metal-theft. In addition, many memorial parks, while highly significant in terms of their intangible heritage of civic commemoration and personal histories, were not only physically modest designs, but were often spaces dominated by formal recreational provision. Combined with their all being relatively recent in origin, this has meant that their historic landscape interest has been undervalued at a national level and is only now being addressed.

3 Further Reading

Very little has been published on war memorial parks and gardens, and they feature little in surveys of architectural and sculptural memorials, such as Alan Borg's *War Memorials from Antiquity to the Present* (1991), Derek Boorman's *At the Going Down of the Sun* (1988) or the more easily accessible publication *War Memorials in Britain* by Jim Corke (2005). Boorman shows an appreciation for a well-tended garden, but generally memorial parks and gardens are viewed as little more than the setting for the monument.
In (2014), the Garden History Society published a special edition of *Garden History* (42: supplement 1) commemorating the First World War, which includes ''A Living Monument': Memorial Parks of the First and Second World Wars' by David Lambert. Kristine F Miller's *Almost Home: The Public Landscapes of Gertrude Jekyll*, University of Virginia Press, 2013, includes a chapter on Jekyll's designs for the Commonwealth War Graves Commission cemeteries.

The best general account of war memorialisation is given in Alex King's *Memorials of the Great War in Britain: The Symbolism and Politics of Remembrance* (1998). Hazel Conway's 'Everyday Landscapes: Public Parks from 1930 to 2000', *Garden History 28:1* (2000), gives a useful summary of the shifting priorities in park design.

The UK War Memorials Database (http://www.ukniwm.org.uk/) administered by the Imperial War Museum has entries for over two hundred war memorial parks and gardens, which comprise a proforma with basic survey information and, where known, references to archival and photographic material. The North East War Memorials Project has a similarly impressive depth of local research (http://www.newmp.org.uk).

The War Memorials Trust, which promotes the protection and repair of all forms of war memorial, co-published with English Heritage, the Garden History Society and Historic Scotland *Conservation and Management of War Memorial Landscapes* (2012), which provides guidance on the treatment of landscape in war memorial conservation projects.

More has been written on memorial tree-planting. In the late 1990s, Paul Gough published a useful series of papers relating primarily to memorial landscapes on battlefield sites, such as 'The Sacred Turf: War Memorial Gardens as Theatres of War (and Peace)' in English Heritage, *Monuments and the Millennium* (2001), 228-36, and 'Conifers and Commemoration – the Politics and Protocol of Planting,' in *Landscape Research*, vol.21, no.1 (1996), 73-87.

A number of parks have been investigated by county gardens trusts, details of which are continuously uploaded to the database of Parks and Gardens UK (http://www.parksandgardens.org); a short but useful article on First World War memorial parks in Sussex was included in the 2014 *Yearbook* of the Association of Gardens Trusts. A good deal of information on individual memorial parks is included on the London Historic Parks and Gardens Trust database (http://www.londongardensonline.org.uk).

Some of the best historical material has been published by local historians online, where detailed accounts of some memorial parks and gardens can be found by a simple name search; for example the Fampoux Gardens in Bournemouth at http://www.wintonforum.co.uk/fampoux.html; Easingwold Memorial Park at http://www.easingwold.gov.uk/park_history.htm; or Earby Memorial Park at http://www.pendle.gov.uk/info/200032/deaths_funerals_and_cremations/94/bereavement_services/14. Also, a number of local authorities or Friends groups have uploaded the conservation management plan for a specific park, for example that for Herne Bay Memorial Park can be found at https://www.canterbury.gov.uk/leisure-countryside/things-to-do-in-the-district/parks-and-gardens/memorial-park

Many more narratives remain to be recovered, especially from local newspapers. Increasingly these are available online via the British Newspaper Archive (http://www.britishnewspaperarchive.co.uk/).

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We oppose the High Density and Medium Density Development in Windermere Road as residents.

We have lived in the area now for 13 years and have enjoyed the sense of community, heritage and significance in the area. We wish to preserve that going forwards.

A. <u>What is the memorial?</u>

1. With regard to Windermere Road and the associated other 14 avenues the first question to consider is what is the memorial?

Historical records

2. The information on the "Memorial Streets and Their Original Plantings and Dates Planted" [1]shows Windermere Road to have 64 Fraxinus Ornis planted in 1947. When considering the request it was initiated around 14 July 1943.

3. By 25 March 1946 there was a public meeting "to further the project that certain streets in the district to be planted with trees as memorials to the fallen servicemen of the district". The focus was on side streets, not likely to carry arterial traffic.[2] By 20 August 1946 trees were planted in five of the avenues.[3]

4. By 13 May 1946 Windermere Road was being considered.[4]

5. There was no mention in those reports of refining the memorial to the trees and consideration was given in the reports to the width of the road, the traffic density of the road, the minimum width of the footpath, with the focus of a Memorial Street.

6. Plaques were added to the streets by way of public subscription. The trees were paid or by "some contribution should be made forwards the costs by residents of the district"[5]

How other avenues are treated

7. Comparing other avenues such as ANZAC Avenue in Moreton Bay Queensland that Memorial Avenue included plantings of 1760 trees over the 10 miles at 1 pound per tree.[6] When dealing with subsequent years the article provides that in the late 1950s developers first began purchasing properties for subdivision on the Anzac Memorial Avenue. The Avenue has been widened, officially been reopened in 1993, had to trees removed in 2006, but the integrity of the street has been maintained.[7] In terms of protection is provided the Avenue was listed on the Queensland Heritage register on 5 February 2009 having satisfied the criteria that
    - it was a place of importance in demonstrating the evolutional pattern of Queensland's history,

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[1] list provided
[2] P2 "Memorial Street Trees in Papanui" report
[3] P3 "Memorial Street Trees in Papanui" report
[4] Ref 4/1863 13 May 1946
[5] P3 and 4 "Memorial Street Trees in Papanui"
[6] P6 of 13 Wikipedia extract Anzac Avenue
[7] P7 of 13 Wikipedia extract Anzac Avenue

- the place is important in demonstrating the principal characteristics of a particular cultural places,
- the place is important because of its aesthetic significance,
- and the place has a special association with life or work of a particular person, group or organisation of importance to Queensland's history.

8. When considering the aesthetic significance the Avenue "is important for visitors experienced while progressing along the route in the visual delight of stretches of striking plantings..."

9. Other significant memorial avenues such as King George V Avenue of Memorial English Oaks in Tamworth Australia was subject to threatened development. This was a memorial to the late King planting an avenue of English oak trees. When considering development it was found that a major subdivision of 500+ lots would cause increased traffic flow, eventual road widening, loss of trees as well as the loss of peace and tranquillity afforded by the trees and quiet location" [8]

10. There are substantial English Memorial avenues and trees. Implicit in these tree-lined streets as the quality of the avenues. When discussing "Change and the Future" :

    "like all parks and like many other war memorials, their features are vulnerable to vandalism and metal theft. In addition, many memorial parts, why highly significant in terms of their intangible heritage of civic commemoration and personal histories, were not only as a clean modest designs, but were often spaces dominated by formal recreation provision. Combined with their all being relatively recent in origin, this is meant that their historic landscape interest has been undervalued at a national level and now is only being addressed."[9]

11. New Zealand protection can be afforded under the Resource Management Act - this provides the protection of historic heritage from inappropriate subdivision, use and development.

6 Matters of national importance

In achieving the purpose of this A New Zealand protection sing functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights:

(h) the management of significant risks from natural hazards.

[8] P3 of 10 Wikipedia King George V memorial Avenue

[9] P 13 War Memorial Parks and Gardens (UK Article)

B. 2016 Evidence, Submissions and Findings

12. Applying these theories to Windermere Road , in 2016 The Independent Hearing Panel considered in a full hearing the significance of Windermere Road for medium density housing. They were of the view that it was a potential historic heritage site under section 6(f) of the Act as set out below. That suggestion would make the area inappropriate for subdivision, use and development.

13. The key aspects of the decision are set out below.

Date of hearing:	4 and 5 July 2016
Date of decision:	6 September 2016
Hearing Panel:	Sir John Hansen (Chair), Environment Judge Hassan, Ms Jane Huria, Ms Sarah Dawson, Dr Phil Mitchell

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DECISION 41

Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

Papanui South

[21] As we have noted, there was agreement relating to Papanui North and we have rezoned it RMD. Papanui South attracted a large number of submitters in opposition. Those submissions gave us a great deal of information that we had not previously received, particularly relating to the four war memorial streets in the area. The full history of these memorial streets, honouring the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website.14
[22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply.
[23] We heard impassioned pleas from a number of submitters living in these areas and received a closing on behalf of a number of them from Mr Cleary, who did not appear on their behalf at the hearing. To a large part Mr Cleary's closing is accepted by CCC. We are 14 All documentation received by the Independent Hearings Panel for the RMD hearing can be found at http://www.chchplan.ihp.govt.nz/hearing/additional-residential-medium-density-areas-linwoodeastgate-hornby-papanui-northlands/. 9 Additional Residential Medium Density Areas — Chapter 14 concerned that it seems to us in the main to attempt to re-litigate matters that have already been decided by the Panel when we dealt with character overlays as part of the Stage 2 Residential proposal. We are not aware that any of these submitters appeared or submitted on that proposal. The closing seems to be a submission that all these areas, or a large part of them, should attract a character overlay. In the two areas we are concerned with, only part of St James Avenue was covered by the character overlay. We have not had full evidence in this hearing.

Despite the indications in the Council's evidence for Decision 10: Residential — Stage 1 as to the potential fit with RMD criteria, it did not provide any evidence such that would support that as an appropriate zoning choice on this occasion. Housing New Zealand's evidence concerning this area was highly generic, and did not disclose any particular need, on its part, for RMD zoning. Nor do we have a satisfactory s 32 analysis, nor do we have scope to revisit the whole issue of character overlay for this area. The CCC submits that, although the character exists, RS zoning is sufficient to protect it. We have already referred to the potential for s 6(f) to be relevant, and RMD rezoning could jeopardise that. In any case, in an evidential sense, we readily conclude that RMD rezoning is unwarranted and, therefore, inappropriate.
[24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance.

[25] There are two areas, one to the east and one to the west of the railway line. The two memorial streets, Windermere Road and St James Avenue in the western sector, effectively transect the entire area that was notified. For those east of the railway line the two streets, Dormer Street and Perry Street, transect a considerable part of the notified area.

[26] We are satisfied to attempt to apply RMD to the remaining areas of both south Papanui sectors would lead to "pepper-potting", potentially poor streetscapes and a fractured urban setting.
[27] _____ in particular made an impassioned plea, as did others, as to the significant amenities of this area. Undoubtedly, there are amenities enjoyed by residents that are important to them. But we are not persuaded that they are unique. There are a number of other areas in Christchurch with similar urban form. 10 Additional Residential Medium Density Areas — Chapter 14
[28] However, because of the lack of evidential justification and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas.

Evidence from the IHP hearing

14. The evidence that the decision was based on is a matter of public record available on the Internet. Relevant extracts from the internet of expert evidence is set out below[10].

15. Dr Murray Williams provided expert evidence as a member of the Papanui Heritage group as to the has direct nature of the houses in the area. With regard to Windermere Road he confirmed Housing dates back to the 1880s and includes an eclectic mix of housing styles some dating from the late 20th century. However there are still examples of interwar bungalows and one superb example of a transitional villa at number 101 that was probably built in the late 19th century.

16. As a heritage expert at paragraph 7(m) of his evidence Dr Williams talked of the importance of the War Memorial and the uniqueness of the scope and nature of the scheme to Christchurch. To him

[10] evidence of Mike Davidson, chair on behalf of Shirley/Papanui community board, P Tucker and C Winefield, M Howley, Dr Murray Williams, and other submitters is attached

> "it was an effective way to beautify the suburb was suggesting themes of reflection and regeneration. Four of these streets Dormer and Perry streets, St James Avenue and Windermere Road are part of this memorial and it is obvious that the trees could be fracture dead by the proposed change in residential density. It is likely some of these trees could be removed to cater for access to smaller lots permitted under the rezoning. In my opinion if this were to occur, it would amount to a gesture of distributed respect in the war and allergist to demolishing and warm Oriel statue or obelisk"

17. His final conclusion was

> "approving the recommendation would result in the eventual loss of built heritage created over a period of hundred and 30 years. This would negatively fracture the character of significant areas of Papanui".

He makes comparisons to other areas that have had development noting

> "the remaining original character of that precinct will soon be obliterated"

and this underlines the importance of retaining the areas that have been recommended for a change in zoning both quite he also praises the diversification of houses and streetscapes to provide architectural history.[11]

18. Legal submissions filed by Mr Cleary of Anthony Harper considered that then legislative framework. At paragraph 6.12 of the submissions it is noted there is unchallenged evidence before the panel of the Papanui South range of character and amenity value. The focus of the submissions was whether the unchallenged evidence in relation to the special values of the area, including War Memorial Heritage characteristics and its existing high-quality ill perform are such that lower density RS zoning more appropriately protects and manages these values"

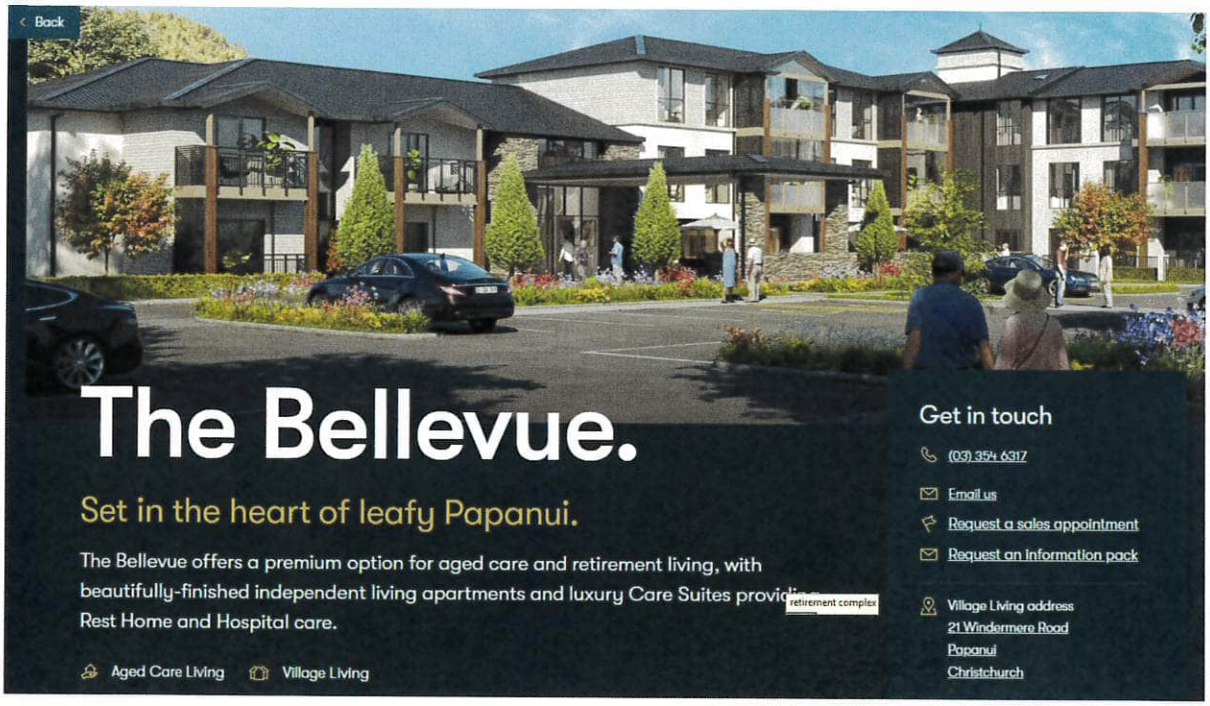
C. <u>Post 2016 Intensification of Windermere Road and area</u>

19. Since 2016 Windermere Road has come under more pressure with the rebuild of Te Ora Hau educational facility being rebuilt including increased classrooms. Significant events occur quite often.

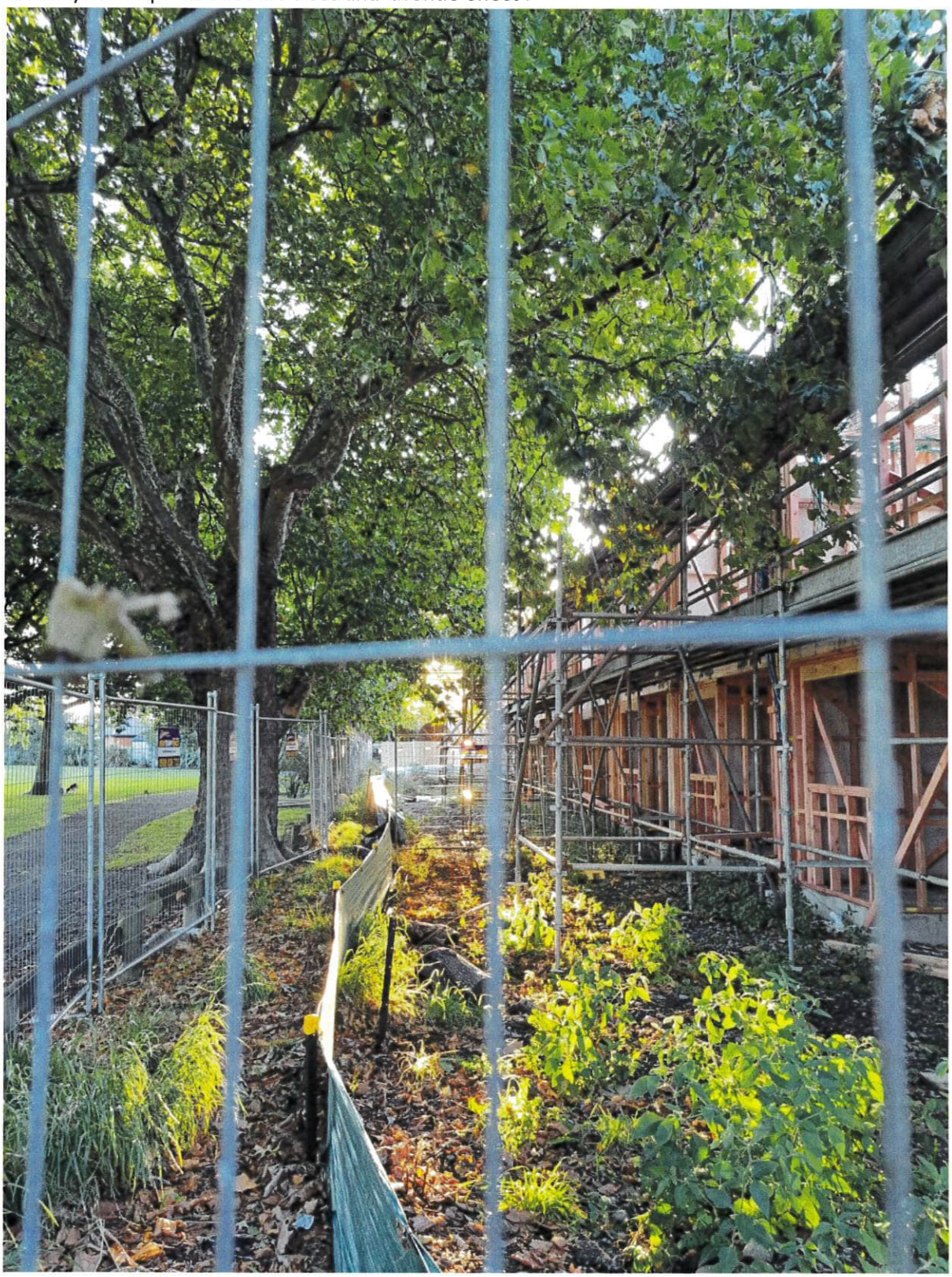
[11] paragraphs 7(h), 7(m), 8 and 9 Dr Murray Williams

TE
ORA
HOU
LWU147

20. The rebuild of the substantial 2 to 3 story Bellevue retirement complex has significantly increased traffic density through staff, visitors and residents. The previous building was destroyed in the earthquakes. The photo below does not show the new wing that is being built on Windermere Road to the rear that is roughly the same size as the existing structure.



21. The area is being impacted in other ways through density in terms of housing at 2 storey level. An example of the aesthetic clash between trees and building is set out below with development on the Harewood Road side of St James Park. This is a 2 storey development I believe. Imagine a 6 storey development and the trees and 'avenue effect'.

22. 

D. <u>What standard has CCC applied?</u>

23. The Christchurch District Plan – Scheduled Heritage Place Heritage Assessment – Statement of Significance – Heritage Item Number 1459 as set below.In this document the matters that are of significance are the trees and plaques being of high social and historical significance.

- The "Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui district".

- Further it is a living memorial - "the Papanui RSA have expressed their value of the memorials for the community and the city and there are regular commemorative events associated with the avenues and the trees".

- The architectural and aesthetic significance for their landscape values.

- Housing is relevant - "the Memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style"

24. The conclusion is that: -

> "the Papanui War Memorial avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on-site"[12]

25. I suggest this standard is similar to overseas views and Dr Williams and the IHP decision.

[12] P1 and to Christchurch district plan – scheduled heritage place Heritage assessment – statement of significance heritage item number 1459

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1459
PAPANUI WAR MEMORIAL AVENUES - ALPHA AVENUE, CLAREMONT AVENUE, CONDELL AVENUE, DORMER STREET, GAMBIA STREET, HALTON STREET, HARTLEY AVENUE, KENWYN AVENUE, LANSBURY AVENUE, NORFOLK STREET, PERRY STREET, SCOTSTON AVENUE, ST JAMES AVENUE, TILLMAN AVENUE, TOMES ROAD, WINDERMERE ROAD, CHRISTCHURCH

Photo- Christchurch City Council heritage files

The Papanui War Memorial Avenues are of overall High Significance to Christchurch and Banks Peninsula.

The Papanui War Memorial Avenues, 16 Streets with trees and plaques, are of high historical and social significance for their association with World War II, and its impact on Christchurch communities. The trees are associated with Harry Tillman, the Christchurch and Papanui Beautifying Associations and the Papanui Returned Services Association, who requested between 1943-1946 that Council plant memorial trees in a variety of species in Papanui streets as a living memorial to the memory of fallen soldiers. Council planted and agreed to maintain the trees, and residents of the Papanui District were required to contribute to the costs of the trees as well as the plaques. The local RSA also contributed to costs.

The Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui District. Over time they have come to be identified by parts of the community as memorials to fallen servicemen from the Christchurch District. Members of the Papanui community, and the Papanui RSA have expressed their value of the memorials for the community and the city, and there are regular commemorative events associated with the avenues and trees.

The Papanui War Memorial Avenues are of architectural and aesthetic significance for their landscape values. The different species of trees were chosen by Reserves Superintendent Maurice

Barnett for their suitability for Papanui soils. The trees create a strong aesthetic for the 16 streets due to their scale, colour, texture and seasonal change. This varies street by street due to the different species planted. Bronze plaques with the inscription 'Papanui Memorial Avenue to the fallen 1939-1945' hung from simple metal brackets mark the beginning and in some cases each end of the avenues.

The Papanui War Memorial Avenues are of technological and craftsmanship significance for the range of different species of trees that are represented in the streets, specifically chosen for their physical characteristics and the soils in the area. There is also technological value evident in the planting and maintenance methods and techniques used.

The Papanui War Memorial Avenues are of high contextual significance for the groups of tree species planted in each individual street, and for the relationship of the 16 streets to one another in terms of their proximity and similarities. The streets, plaques and trees contribute to the unique identity of this part of Papanui, and are recognised local landmarks. The memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style.

The Papanui War Memorial Avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on the site.

References – Christchurch City Council Heritage Files

REPORT DATED: 10 JUNE 2022

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CCC applied a different test

26. However CCC adopted a restricted view. Correspondence by email from CCC indicates the elements that were to be protected where the trees, the plaques and the "Avenue effect" but that high and medium density would be permitted with no protection for the avenue itself.

27. The email suggested the housing and the avenues were evaluated is not meeting the criteria required for a protection as a residential Heritage area. This is disputed.

28. This leads to 2 issues. The "Avenue effect" requires an Avenue in our submission. Looking at the precedents above and definitions above an Avenue is something that provides aesthetic significance and is dependent not only the trees and plaques but the street itself.

29. Breaking this in parts - the trees, the plaques, the housing, the architecture and aesthetic value were of importance in CCCs report above. No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements.

30. I requested an Official Information Act request to find out more about how CCC had come to the conclusion that the trees and plaques would sit alongside high-density and medium density housing without impacting on the Avenue effect. That was requested on 27 February 2023 and no information has been provided. The assumption therefore is that this information is unchallenged. As it is placed on the CCC website with regard to identifying why Windermere Road is a heritage area this assumption seems reasonable.

31. Looking at comparisons: -

    - the steps that have been taken overseas to preserve the Avenue has included preserving the avenue along with the trees and the plaques.

    - Memorial Avenue to the airport has not been included in the development and presumably the rationale for its exclusion is its layout and Memorial status. It is similar to that of Windermere Road. It is a Memorial Avenue with an Avenue effect.

32. The criticism that the housing lacks aesthetic value – I suggest the housing is of aesthetic significance and of historical value going forwards based on expert reporting and the IHP decision.

33. We rely on the document above from CCC that concludes the Avenue, along with its housing, is or architectural significance.

34. We refer to the findings of Dr Williams. It was recorded in the submissions the Papanui evidence was unchallenged. Dr Williams expert evidence is that Windermere Road does contain housing that qualifies and in fact is important for heritage consistent with the report writer above.

35. The findings of the Independent hearing panel are relevant particular with regard to the comments around section 6(f) of the RMA.

E. <u>What evidence is there the integrity of the memorial avenues will be maintained without protection against housing density?</u>

36. We suggest the Avenue effect will deteriorate - with high-density development and medium density development on Windermere Road traffic will increase and car parking and congestion. It is already a through road often used by commuters to avoid Harewood Road/Grahams Road corner in the rush hour. Waimairi school traffic continues to park on the street. The loading has increased with Te Ora Hau and Bellevue retirement complex and apartments. This will increase as the retirement complex and apartments new wing is finished.

37. The sheer height and imposing nature of high density and medium density buildings will impact on the aesthetics and architectural integrity. The photo of the small St James Park development shows the impact of development against the trees. The modern housing will lack character and erode the character housing stock.

38. The impact of building works, Sewerage Works, driveway works will impact on the trees. Already with houses being built have been issues with developers wanting to remove or closely encroach on trees.

39. Quite simply, the Avenue effect will be lost. The close proximity of trees and high-density apartment blocks or multi-storey houses will be inconsistent with the memorial effect.

40. Very little has been done to date to lift profile of the significant living memorials and despite that CCC conclude there is " regular commemorative events associated with the avenues and the trees".

41. Windermere Road is a significant area. It is of value to all who have had family lost in the Wars. It has a friendly sense of community and some families have lived there for some generations. The street trees are something we as residents in our home are aware of the proud to be associated with. It would be of great benefit to know as a resident the history was being protected. It should be allowed to "live" going forwards. The pressure for development needs to be balanced with heritage as the commentary above suggests.

42. It is our submission that an avenue effect includes the trees and plaques but essential to the character is the avenue and housing that the trees rely on – without that it will be a street with some trees dwarfed by huge buildings. In my view it will irreversibly diminish the memorial. There are examples of development of 2 storey housing units that can be consistent with both increasing density and preserving character that should be a first resort.

PK Tucker and CS Winefield

THE INDEPENDENT HEARING PANEL AT CHRISTCHURCH

UNDER

The Resource Management Act 1991 and the Canterbury Earthquake (Christchurch Replacement District Plan (Order 2014

IN THE MATTER OF

of the Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

SUBMITTER

MS PK TUCKER & DR CS WINEFIELD

STATEMENT OF EVIDENCE OF PK TUCKER/CS WINEFIELD

DATED THIS DAY 15TH DAY JUNE 2016

Executive Summary

1. Our property is out of the consultation zone -not "(ii) within 800 metres walkable distance of each of the facilities identified in Police 14.1.1.2(a) of the Decision Version".

2. The character of our home and our street is not suitable for RMD due to its character and amenity and open space quality

3.Redevelopment is likely to be piecemeal and sporadic based on the nature of our community

4. There are good close cheaper viable alternatives.

Specific Plan provision to which submission relates:

Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

Relief sought:

That no change is made to the residential zoning of Papanui (Northlands) area that is subject to this proposal

Reasons

Policy

1. We refer to paragraph 4.3 to 4.6 of the Evidence of Ms Oliver and in particular the requirement at 4.3 that the basis for notified RMD was that "(ii) within 800 metres walkable distance of each of the facilities identified in Police 14.1.1.2(a) of the Decision Version". By Google Maps our home 1.7 kilometres from "Northlands Mall" and in our view therefore outside the consultation area as that facility is outside the 800m radius.

Character

2. We refer to paragraph 3.1 (d) of the Evidence of Ms Schroeder dated 9 June 2016. RMD is not supported on the basis of:

   "the disjointed resultant urban form and the presence of character values that have been previously identified through a character assessment and are supported by submitters."

3. At paragraphs 9.2 and 9.3 Ms Schroeder sets out that there is recognisable "character and amenity" within the area including Windermere road. She confirms within Windermere Road there are a number of mature trees and "open space quality".

4. Applying this to our evidence our home is on the original section, setback from the street, with a tree lined front border with mature trees Our neighbours have mature trees as well which enhance our enjoyment of the property. (**Exhibit A**).

5. We have a Cherry Blossom half way down our drive right on the neighbours boundary - it is a mature tree of many years (**Exhibit B**) . We all enjoy the beautiful tree during is seasonal cycle. It would not survive medium density housing development close to the boundary. We were advised post earthquake the roots would travel well under both houses and therefore it was secure and not in danger of falling over. The process of digging up the section next door would kill it in my view.

6. We have a significant elm tree in the backyard.(**Exhibit C**). It is proximate to the left side boundary and the rear of the section. If either St James or Windermere boundaries were to redevelop with the scale of earthworks required to implement a full medium density development the tree would likely die. Its roots must span under all 3 sections for a significant distance. The view from our balcony over the rear section is such that you can see through the back yard a vista of trees right through to St James Park. (**Exhibit D**) The open feel was a factor in purchasing the property. The monarch butterflies populate our section - probably from the St James park trees (usually holding thousands of butterflies each season).

7. The street trees provide unique character as a living war memorial. This will be discussed in other briefs but of relevance to our situation, our children attend Waimairi School (Tillman Avenue). The principle has explained to the assembly the importance of the trees and the memorial nature in the 2014 centenary celebrations as I am told by my eldest aged 11. I have seen the children often undertake significant research around ANZAC issues. Our children are aware of the significance of the trees and the plaque on our street. They are aware of the significance of the memorial rose garden in St James park and attend the Anzac parade leaving from there. St James Avenue is shut for the occasion. We have seen many other Windermere school families at these ANZAC parades. The living memorial is therefore being passed down the generations.

8. Windermere Home, retirement village, is a quiet addition to our street. The villas are inhabited post earth quake. The residents' villas have a large grass setback - many have small cottage or basket gardens. It is a quiet safe place for them to live. Increased housing density along with increased population, traffic, and associated issues may impact on their quiet enjoyment.

Valuation evidence

9. We refer paragraph 4.1 and 4.2 of the evidence of the evidence of Mr Blake dated 9 June 2016. Factors regarding properties being made available include that many residents locate to specific properties to establish a home for non financial reasons - such owners being unlikely to be motivated by financial gain. Investment in the properties is a factor against moving, and density of housing is not necessarily linked to increased value.

10. We refer to Ms Oliver's evidence at paragraph 7.4 as to rate of change and her concern even if zoned RMD "some notified areas/streets may only see very sporadic and scattered multiunit redevelopment over a long period (ie 20 years or longer)". Applying this to the properties in Windermere Road we know a number are owned by families with school age children who attend Waimairi School, then Heaton or Cobham intermediate. We have met at least 8 families within our children's narrow 2 year age band covering primary and intermediate school choices (9 - 11 yrs) in our street. Our decision was influenced by school locality rather simply economic gain. The result is a settled community in that respect. Unless there is a dramatic turn of events we are unlikely to shift during schooling years. It is then proximate to the university.

11. Regarding improvements - we have upgraded our property post earthquake particularly in terms of driveways and path, interior painting and exterior painting and roof maintenance. Our then neighbours at number 58 took the opportunity to substantially redevelop the interior living area and external deck. Two properties further to the left towards Blighs Road are building extensions. These families have pre school children. Given the investment they are unlikely to move.

12. Density and value - our home would qualify as 'well maintained family bungalow, 50 to 60 years old, on an average sized street amongst a group of similar residences" thus in terms of paragraph 4.14 (c) of Mr Blake's evidence - "very unlikely" to be redeveloped. It is a weather board/brick 1965 1 ½ storey home, developed and extended in 1983, renovated in 2004 ish.

13. We chose the area in part as it was a desirable street. The appearance and quality of the housing stock was appealing. In our view the area is 'improving' in quality. With the high level of infilling in Merivale and Fendalton, it is one of the few areas were a family home and family section, likely to improve in value, remain available without exorbitant cost. It is our view the value of our property will improve without development as it becomes a rare commodity - a true family home in a nice community. The increase in rateable value has been dramatic since we purchased 6 years ago, with a substantial increase in market value of around a 30% in terms of purchase price and potential sale price.

14. Referring to the graph at paragraph 6.9 of Mr Blake's evidence, with such a high proportion of unlikely and highly unlikely (50%) and on 7% as very likely or likely there may be an adverse impact of land banking. The other impact with such a low percentage may be sporadic development.

15. We note the concerns in Ms Oliver's evidence at paragraph 7.3 and 7.10 of slow or sporadic development - with "fewer opportunities in Papanui South East and South West for redevelopment the outcome with the adverse impact on the neighbourhood character." The trend in Auckland is for the investors to flock to cheaper suburbs (**Exhibit E**). Applying this to

our home and our understanding of our neighbours properties, this concern could apply.

16. As set out in paragraph 4.12 of Mr Blake's evidence - development is more likely to occur with large parcels of land. As set out in Ms Olliver's evidence at paragraph 3.4:-

    "It is my opinion that other areas around Papanui are better suited for comprehensive redevelopments, these being the principle types of developments sought in a RMD zone."

17. Applying this to the immediate vicinity of Northlands, for example Housing New Zealand have a large holding in northern Papanui, in the streets very close to Langdons Road and Northlands - much close than Windermere Road. Google maps places our home 1.7 kilometres to "Northlands Mall" and places those streets closer - Primrose Street 1.6km, Oaklands Street 1.4km, Morrison Avenue 1.5km, Hoani Street 1.2km, Chapel Street 800metres. The Housing New Zealand ownership component is high:

    a. Primrose Street - 44 titles - 16 Housing New Zealand
    b. Oakland Street - 37 titles - 22 Housing New Zealand
    c. Morrison Avenue - 66 titles - 11 Housing new Zealand, 3 CCC
    d. Hoani Street -100 titles - 35 Housing New Zealand, 1 rest home, ,4 consecutive titles owned by two people, 2 sets of 2 consecutive titles by a group, multiple titles owned by companies or due to solicitor involvement and multiple owners - likely trusts. (Exhibit C) Perhaps evidence of land banking given proximate redevelopment on Langdons Road?

18. The Housing New Zealand section size is large on the above titles, many in consecutive ownership. The majority between 600 - 800 sq metres. In terms of development the value of a sample is dramatically lower than our Windermere Road property. Taking valuations from two properties in each street owned by Housing New Zealand the average value is around $280,000 for 600-750 sq m sections, (**Exhibit F**) compared to $590,000 for our 766sq m property. I do not know the details but I believe that the policy is already in place to develop Housing New Zealand houses on large sections into multiple units.

19. Referring to Ms Oliver's evidence at paragraph 3.4 - effective affordable development requires scale. A development such as Doncaster Developments Limited in Rangiora for example - ended 140-160 houses to provide affordable social housing. (**Exhibit G**) The Housing New Zealand holdings provide more scope for block development particularly by Housing New Zealand and a chance to provide affordable housing - unlikely if a comparatively expensive property is developed. The LURP housing Fact Sheet 2 highlights the need for affordable housing. (**Exhibit H**)

20. There has been recent development in Windermere Road - the properties next to Te Ora Hau - a set of nice new single storey, reasonably high density homes between Condell Ave and Windermere Road. This is in keeping with the nature of the area and is unobtrusive to the character of the street.

11 metre height limit

21. 11metre vs 8 metre height limit - we do not agree with the proposal to change the zoning of southwest Papanui, including Windermere Road but should the proposal be accepted, we disagree with the 11 metre height limit. We consider the Christchurch City Council ("CCC") consulted us on the basis of an 8 metre height limit. We refer to the grounds filed in our Memorandum to the Hearing Panel.

22. We refer to paragraph 5.3 of the evidence of Mr Jolly dated 9 June 2016 and the specific concern of the potential abrupt change in both building height and boundary set backs between new development and adjacent existing single storey houses.

23. Applying this, our home is 1 ½ storey. It would be dramatically effected if an 11 metre building with limited set back was erected on any of our boundaries. At the front is would mean overlooking the front lawn area of our home and kitchen, at the back, it would compromise privacy substantially and limit activities freely undertaken in the backyard due to close proximity of houses. The left hand side of our property is reasonably close to a boundary fence and the cooler side of the house. An 11 metre building would over shadow our home substantially, making the side bedroom extremely dark and uninhabitable.

24. We also refer to Ms Ollvier's evident at paragraph 7.36 - redevelopment in Papanui south is likely to be slow (7.10) . As set out above our evidence is of a stable community, improving housing quality and reasons beyond financial motivation to stay. The impact of RMD on our street would therefore be unlikely to meet the present need and therefore in our view be an unnecessary step. The change of zone by itself would have an adverse impact on the decisions to stay or purchase in the area.

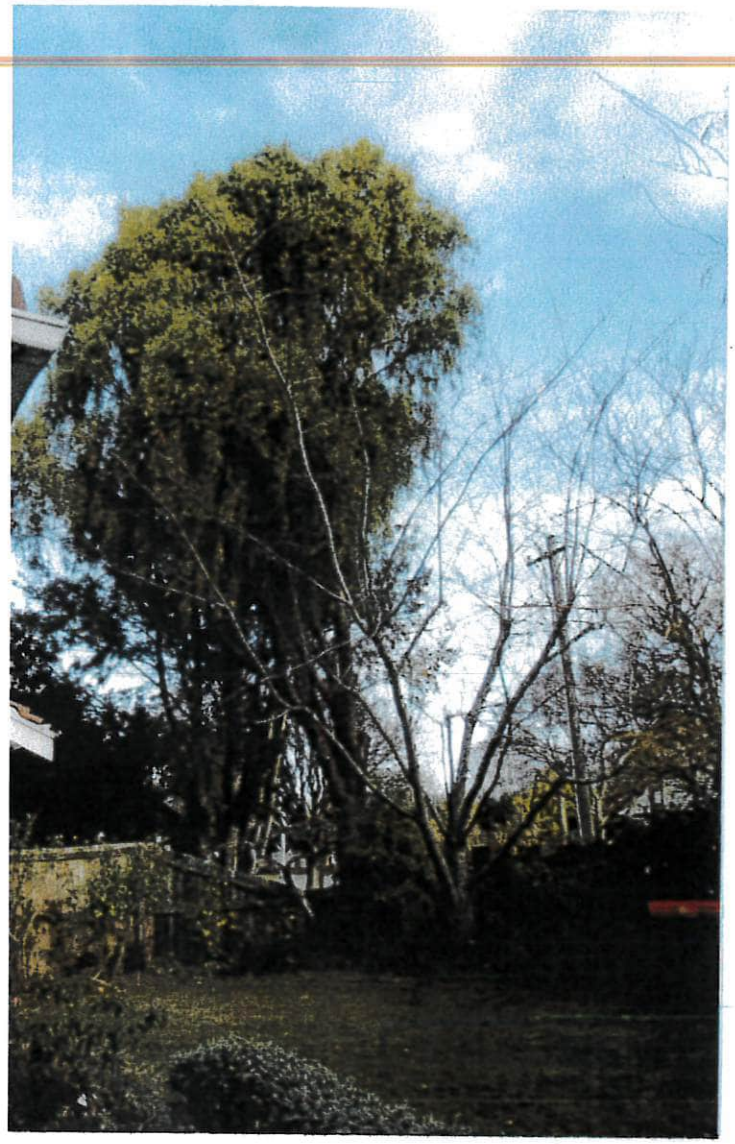
Dated this 15th day of June 2016

PK Tucker

PP

CS Winefield

Exhibit A 50 Wi[illegible]



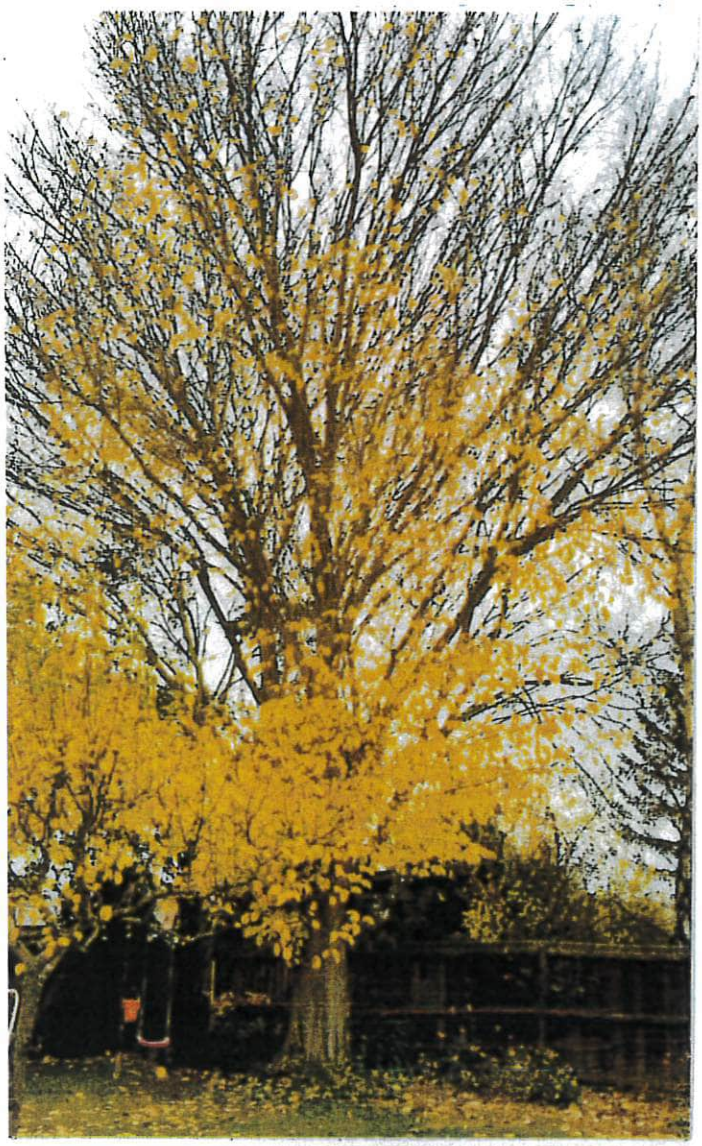


Exhibit D – St James Park view

Property

Acknowledgments B6
Administration B9
Adult Entertainment B10
Adult Massage B10
Adult Vacancies B9
Appliances (Whiteware) B10
Auctions B10
Auctions Livestock/Plant B10
Building Supplies B10
Business Opportunities C7
Business Services B11
Businesses for Sale C7
Caravans and Trailers B10
Cars for Sale B10
Cars under $5000 ..... B10
Cars Wanted B10
Commercial & Industrial C7-C10
Commercial Vehicles B10
Deaths B6
Educational Vacancies B9
Engineering & Science B9
Entertainment B7
Escorts B10
Financial B10
Firewood B10
Flatmates Wanted C4
Funeral Directors B6
Gardening, Plants B10
Government B9
Health Appointments B9
Hospitality & Tourism B9
In Memoriam B6
Key Appointments B8
Livestock B10
Media/Entertainment B9
Motoring Parts B10
New Homes & Showhomes C4-C5
Personal B10

Investors flock to cheaper 'burbs

Some Auckland rents can't cover an investment home buyer's costs – so they're broadening their scope, writes **Susan Edmunds**

Property investors searching for yield are flocking to cheaper Auckland suburbs.

Data from University of Auckland property lecturer Michael Rehm and PhD student Ozgur Yildirim shows that in the first half of 2015, investors made up a significant proportion of South Auckand sales.

Eighty per cent of sales in Otara were to investors, up from 62 per cent in 2010.

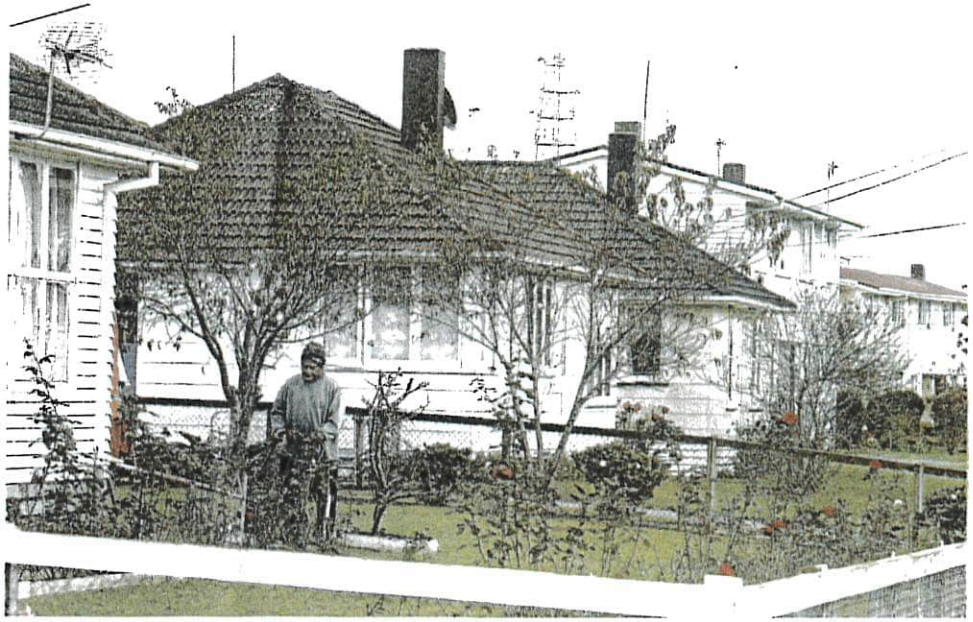
That was followed by nearby Manurewa North, where 68 per cent of sales were to investors.

Apartments were also popular. Just over 80 per cent of Newmarket unit and apartment sales were to landlords in the same period. Across Auckland, investors were responsible for 54 per cent of all sales in the first half of last year, up from 43 per cent in 2010.

Sales to investors have been under scrutiny for some time. The Reserve Bank estimates that across Auckland, investors accounted for about 40 per cent of all residential purchases in 2015.

It has emphasised its concerns about high levels of investor participation in the market and the impact that could have on financial stability.

Rehm said he knew there would be some differences between suburbs. But he had been surprised by the level of investor activity in places such as Otara.



Cheaper suburbs such as Otara offer investors better yields. Rents are not high enough in other suburbs to cover the cost of servicing the mortgage on a house in many parts of the city.

The statistic did not indicate that 80 per cent of all properties were owned by landlords – rather that 80 per cent of the turnover was going to them.

He said some could be investors selling to investors.

The median price of freestanding homes purchased by investors was $695,000, whereas the median for owner-occupiers was $810,000, Rhem found.

For apartments and units, the median prices for investor and owner-occupant buyers were $470,000 and $555,000, respectively.

David Whitburn, of Fuzo Property and former president of the Auckland Property Investors Association, said investors were driven to cheaper suburbs such as Otara looking for yield.

Rents are not high enough in other suburbs to cover the cost of servicing the mortgage on a house in many parts of the city.

Barfoot & Thompson data shows the Auckland average sale price is $871,843 and the average rent $512 a week. That gives a rental yield of 3.06 per cent before costs are taken into account.

In Otara, the average sale price of $487,000 and rent of $435 gives a yield of 4.65 per cent.

The extent that investors were having an impact on house prices was not yet clear, Rehm said.

"But without them involved there would be fewer transactions and the volume of sales on its own has been shown to influence house prices. Having more transactions enables prices to go up.

"Investors are the marginal buyer, they don't have to be purchasing. My guess is they are probably having an effect [on house prices]."

> *"In general it's homeowners who get emotionally attached and are more likely to put in a silly bid."*
>
> David Whitburn
> Fuzo Property

But Whitburn said the extent that investors would compete against home owners was limited because most investors would have a set price they were willing to go to. They would not be able to make the deal work on higher prices.

"In general it's homeowners who get emotionally attached and are more likely to put in a silly bid."

He said investors had become more active in general over recent years as banks became more wiling to lend to them.

Rehm said if there was a debt-to-income ratio introduced, it would have a significant impact on investor activity.

He said he was doing work that indicated that few investors were making a good return after their costs were taken out of the equation.

He said claims that investors were not buying for capital gain were disingenuous.

"If property prices are falling, would they still invest?"

Evidence of P Tucker and C Winfield
Page 9 of 33

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
205274	Cassandra Phillipa Daly, Michael Robe	Live		Lot 1 Deposited Plan 350111	0.0466	Canterbury	
205275	Hong Zhang, Zhigang Song	Live		Lot 2 Deposited Plan 350111	0.0581	Canterbury	
CB12B/389	Amber Mary Pahl-Parkyn, Brian Norma	Live		Lot 1 Deposited Plan 18786	0.0774	Canterbury	
CB12B/390	Charlie George Pakira Hunia, Leigh Sh	Live		Lot 2 Deposited Plan 18786	0.0652	Canterbury	
CB12B/392	Peter David Davies	Live		Lot 4 Deposited Plan 18786	0.0622	Canterbury	
CB12B/394	Glen Michael Andrew	Live		Lot 6 Deposited Plan 18786	0.0650	Canterbury	
CB12B/396	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 18786	0.0652	Canterbury	
CB12B/397	Alice Tumbokon Oquendo, Luther Diag	Live		Lot 9 Deposited Plan 18786	0.0677	Canterbury	
CB25K/1169	Kathryn Ann Bunton	Live		Lot 75 Deposited Plan 17738	0.0705	Canterbury	
CB29K/1139	Baidyn Joseph Waaka	Live		Lot 82 Deposited Plan 17738	0.0710	Canterbury	
CB30B/467	Mitchell William Kedge, Sarah Jayne A	Live		Lot 64 Deposited Plan 17738	0.0677	Canterbury	
CB30B/889	Alice Tumbokon Oquendo, Luther Diag	Live		Lot 3 Deposited Plan 18786	0.0622	Canterbury	
CB30K/1209	Trevor William Tait	Live		Lot 83 Deposited Plan 17738	0.0786	Canterbury	
CB32B/1022	Rowan John Moss, Sonya May Pinnell	Live		Lot 71 Deposited Plan 17738	0.0806	Canterbury	
CB36B/330	Neketini Limited	Live		Lot 7 Deposited Plan 18786	0.0650	Canterbury	
CB37A/427	Ida Clancy, Wallace George Clancy	Live		Lot 5 Deposited Plan 18786	0.0650	Canterbury	
CB44B/1219	Housing New Zealand Limited	Live		Lot 4 Deposited Plan 77426	0.0697	Canterbury	
CB44B/1220	Housing New Zealand Limited	Live		Lot 5 Deposited Plan 77426	0.0592	Canterbury	
CB44B/1221	Housing New Zealand Limited	Live		Lot 6 Deposited Plan 77426	0.0477	Canterbury	
CB44B/1222	Housing New Zealand Limited	Live		Lot 7 Deposited Plan 77426	0.0471	Canterbury	
CB44B/1223	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 77426 valuation attached	0.0613	Canterbury	
CB4B/853	Aven Roy Placid	Live		Lot 62 Deposited Plan 17738	0.0693	Canterbury	
CB4B/854	Housing New Zealand Limited	Live		Lot 63 Deposited Plan 17738 valuation attached	0.0663	Canterbury	
CB4B/859	Housing New Zealand Limited	Live		Lot 68 Deposited Plan 17738	0.0850	Canterbury	
CB4B/860	Housing New Zealand Limited	Live		Lot 69 Deposited Plan 17738	0.0797	Canterbury	
CB4B/861	Housing New Zealand Limited	Live		Lot 70 Deposited Plan 17738	0.0703	Canterbury	
CB4B/863	Bruce Graham Leigh, Denise Claudette	Live		Lot 72 Deposited Plan 17738	0.0807	Canterbury	
CB4B/864	Housing New Zealand Limited	Live		Lot 73 Deposited Plan 17738	0.0658	Canterbury	
CB4B/865	Angela Maree Boskell, Brendon Leona	Live		Lot 74 Deposited Plan 17738	0.0764	Canterbury	
CB4B/867	Housing New Zealand Limited	Live		Lot 76 Deposited Plan 17738	0.0706	Canterbury	
CB4B/870	Housing New Zealand Limited	Live		Lot 79 Deposited Plan 17738	0.0794	Canterbury	
CB4B/871	Emma Gwen Bennett, Jonathan James	Live		Lot 80 Deposited Plan 17738	0.0792	Canterbury	
CB4B/872	Desmond Patrick McDonald, Margaret	Live		Lot 81 Deposited Plan 17738	0.0711	Canterbury	
CB4B/875	Gary Thomas Gillard	Live		Lot 84 Deposited Plan 17738	0.0706	Canterbury	
CB4B/876	Adrienne Carol Longley	Live		Lot 85 Deposited Plan 17738	0.0703	Canterbury	
CB4B/877	Housing New Zealand Limited	Live		Lot 86 Deposited Plan 17738	0.0792	Canterbury	
CB4B/878	Miaoqun Wu, Weisheng Qu	Live		Lot 87 Deposited Plan 17738	0.0746	Canterbury	
CB4B/879	Housing New Zealand Limited	Live		Lot 88 Deposited Plan 17738	0.0696	Canterbury	
CB4B/880	Kristian Reyes Carson	Live		Lot 89 Deposited Plan 17738	0.0696	Canterbury	
CB4B/881	Prom Chhom Uy, Tin Yi Theng	Live		Lot 90 Deposited Plan 17738	0.0658	Canterbury	
CB7C/1377	Housing New Zealand Limited	Live		Lot 5 Deposited Plan 24876	0.0645	Canterbury	
CB7C/1378	Housing New Zealand Limited	Live		Lot 6 Deposited Plan 24876	0.0650	Canterbury	

Primrose Street.

Exhibit F

Property Information

Property address	9 PRIMROSE ST, PAPANUI
Legal description	Lot 8 DP 77426
Property area (hectares)	
Valuation number	21921 28600
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$165,000
+ Value of improvements	$90,000
= Capital value	**$255,000**
Latest Property area (hectares)	0.0618

Rates information

Rate account number	73131864
Current rating year	2015/2016
Current year's rates	$1,587.30
Current year rates instalments	Instalment 1: $396.77 Instalment 2: $396.77 Instalment 3: $396.77 Instalment 4: $396.99
Previous year's rates	$1,488.64

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Property Information

Property address	5 PRIMROSE ST, PAPANUI
Legal description	Lot 63 DP 17738, RS 314
Property area (hectares)	
Valuation number	21921 28800
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$180,000
+ Value of improvements	$90,000
= Capital value	**$270,000**
Latest Property area (hectares)	0.0663

Rates information

Rate account number	73153957
Current rating year	2015/2016
Current year's rates	$1,662.59
Current year rates instalments	Instalment 1: $415.59 Instalment 2: $415.59 Instalment 3: $415.59 Instalment 4: $415.82
Previous year's rates	$1,558.00

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
CB23B/810	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 19437	0.0725	Canterbury	
CB23B/811	Wouming Xu, Yu Quan Xu	Live		Lot 3 Deposited Plan 19437	0.0725	Canterbury	
CB23B/812	Faleaoga Mulifusi Leota, Mafafa Leota	Live		Lot 4 Deposited Plan 19437	0.0748	Canterbury	
CB23B/813	Faleaoga Mulifusi Leota, Mafafa Leota	Live		Lot 5 Deposited Plan 19437	0.0682	Canterbury	
CB23B/814	Housing New Zealand Limited	Live		Lot 6 Deposited Plan 19437	0.0662	Canterbury	
CB23B/815	Housing New Zealand Limited	Live		Lot 7 Deposited Plan 19437	0.0710	Canterbury	
CB23B/816	Ernest Allan John Galbraith, Margaret	Live		Lot 8 Deposited Plan 19437	0.0723	Canterbury	
CB23B/817	Benjamin Robert Green, Melisa Jayne	Live		Lot 9 Deposited Plan 19437	0.0710	Canterbury	
CB23B/818	Housing New Zealand Limited	Live		Lot 10 Deposited Plan 19437	0.0647	Canterbury	
CB26F/651	Diane Enid Wilson	Live		Lot 1 Deposited Plan 19437	0.0650	Canterbury	
CB27A/106	Malinda Seiha Ouk	Live		Lot 124 Deposited Plan 17738	0.0713	Canterbury	
CB33B/187	Yan Qi Shen	Live		Lot 11 Deposited Plan 55889	0.0515	Canterbury	
CB39D/37	Housing New Zealand Limited	Live		Lot 96 Deposited Plan 17738	0.0786	Canterbury	
CB40D/922	Allan Bruce Finnie	Live		Lot 121 Deposited Plan 17738, Flat 1 Deposited Plan 56331 and (	0.0698	Canterbury	
CB40D/923	Janine Anne Thompson, Jarrod Mark S	Live		Lot 121 Deposited Plan 17738, Flat 2 Deposited Plan 70418 and (	0.0698	Canterbury	
CB4B/852	Housing New Zealand Limited	Live		Lot 61 Deposited Plan 17738	0.0792	Canterbury	
CB4B/882	Housing New Zealand Limited	Live		Lot 92 Deposited Plan 17738	0.0797	Canterbury	
CB4B/883	Housing New Zealand Limited	Live		Lot 93 Deposited Plan 17738	0.0766	Canterbury	
CB4B/884	Chunshui Hu, Hexiang Peng	Live		Lot 94 Deposited Plan 17738	0.0660	Canterbury	
CB4B/885	Housing New Zealand Limited	Live		Lot 95 Deposited Plan 17738	0.0711	Canterbury	
CB4B/887	Anna Rowena Romero, Roland Orfrec	Live		Lot 97 Deposited Plan 17738	0.0708	Canterbury	
CB4B/888	Housing New Zealand Limited	Live		Lot 98 Deposited Plan 17738	0.0784	Canterbury	
CB4B/889	Housing New Zealand Limited	Live		Lot 99 Deposited Plan 17738	0.0706	Canterbury	
CB4B/890	Housing New Zealand limited	Live		Lot 110 Deposited Plan 17738	0.0673	Canterbury	
CB4B/891	Housing New Zealand Limited	Live		Lot 111 Deposited Plan 17738 - Valuations attached	0.0749	Canterbury	
CB4B/892	Housing New Zealand Limited	Live		Lot 112 Deposited Plan 17738	0.0673	Canterbury	
CB4B/893	Housing New Zealand Limited	Live		Lot 113 Deposited Plan 17738 Valuation attached	0.0749	Canterbury	
CB4B/894	Housing New Zealand Limited	Live		Lot 114 Deposited Plan 17738	0.0673	Canterbury	
CB4B/895	Housing New Zealand Limited	Live		Lot 115 Deposited Plan 17738	0.0625	Canterbury	
CB4B/896	Darcy James Menzies Nicolson, Pene	Live		Lot 116 Deposited Plan 17738	0.0625	Canterbury	
CB4B/897	Keogh Hill Investments Limited	Live		Lot 117 Deposited Plan 17738	0.0625	Canterbury	
CB4B/898	Prestigious Property Enterprise Limite	Live		Lot 118 Deposited Plan 17738	0.0625	Canterbury	
CB4B/899	Housing New Zealand Limited	Live		Lot 119 Deposited Plan 17738	0.0688	Canterbury	
CB4B/900	Xiao Liang Liu	Live		Lot 120 Deposited Plan 17738	0.0726	Canterbury	
CB4B/902	Housing New Zealand Limited	Live		Lot 122 Deposited Plan 17738	0.0685	Canterbury	
CB4B/903	Housing New Zealand Limited	Live		Lot 123 Deposited Plan 17738	0.0688	Canterbury	
CB4B/906	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 20670	0.0744	Canterbury	

Oakland Street

H N2

Property Information

Property address	26 OAKLAND ST, PAPANUI
Legal description	Lot 113 DP 17738, RS 314
Property area (hectares)	
Valuation number	21921 22900
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$190,000
+ Value of improvements	$95,000
= Capital value	**$285,000**
Latest Property area (hectares)	0.0749

Rates information

Rate account number	73132310
Current rating year	2015/2016
Current year's rates	$1,737.89
Current year rates instalments	Instalment 1: $434.40 Instalment 2: $434.40 Instalment 3: $434.40 Instalment 4: $434.69
Previous year's rates	$1,627.39

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Monsoon Ave

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
117532	Christchurch City Council	Live		Lot 1 Deposited Plan 328776	0.0564	Canterbury	
383420	Soon Investments Limited	Live		Lot 1 Deposited Plan 396154	0.0076	Canterbury	
383421	Somi Dayal Gopal	Live		Lot 2 Deposited Plan 396154	0.0076	Canterbury	
446725		Live		Lot 2 Deposited Plan 82372	0.0517	Canterbury	
446796	Karen Amanda Ross	Live		Lot 1 Deposited Plan 412584	0.0450	Canterbury	
446797	Jan Katie Price, Mark Stephen Abraha	Live		Lot 4 Deposited Plan 412584	0.1220	Canterbury	
707145		Live		Lot 28 Deposited Plan 16706		Canterbury	
CB20A/824	Housing New Zealand Limited	Live		Lot 1 Deposited Plan 42228	0.0786	Canterbury	
CB20A/825	Danny Rajendra, Rudy Nicholas Rajer	Live		Lot 2 Deposited Plan 42228	0.0884	Canterbury	
CB22B/439	Housing New Zealand Limited	Live		Lot 10 Deposited Plan 16706	0.0928	Canterbury	
CB22B/444	Bill Reihana, Colleen Ann Sheehan	Live		Lot 17 Deposited Plan 16706	0.0834	Canterbury	
CB22B/445	Hailun Li, Xiaoling Shi	Live		Lot 18 Deposited Plan 16706	0.0834	Canterbury	
CB22B/446	Housing New Zealand Limited	Live		Lot 19 Deposited Plan 16706	0.0834	Canterbury	
CB22B/447	Ernest Kilian	Live		Lot 21 Deposited Plan 16706	0.0834	Canterbury	
CB22B/449	Christchurch City Council	Live		Lot 24 Deposited Plan 16706	0.0829	Canterbury	
CB25K/291	Lisa Jane Hoare, Lyall Fredrick Barrow	Live		Lot 29 Deposited Plan 16706	0.0829	Canterbury	
CB26B/810	Ernest Kilian	Live		Lot 22 Deposited Plan 16706	0.0832	Canterbury	
CB26K/140	Christchurch City Council	Live		Lot 4 Deposited Plan 17078	0.0794	Canterbury	
CB27K/656	Hyoung Mi Jin, Jong Tae Lee	Live		Lot 31 Deposited Plan 16706	0.0829	Canterbury	
CB29A/367	Alistair Colin Stuart	Live		Lot 56 Deposited Plan 17749	0.0612	Canterbury	
CB32F/306	Lynda Elizabeth Rae, Wayne Thomas	Live		Lot 33 Deposited Plan 16706	0.0829	Canterbury	
CB33F/1073	Mark Bruce Lawrence Smaill	Live		Lot 20 Deposited Plan 16706, Flat 2 Deposited Plan 57185 and S	0.0835	Canterbury	
CB34A/1220	Kevin Andrew Poll	Live		Lot 35 Deposited Plan 16706, Flat 1 Deposited Plan 57922	0.0898	Canterbury	
CB34A/1221	Nigel Paul Jason Guest	Live		Lot 35 Deposited Plan 16706, Flat 2 Deposited Plan 57922	0.0898	Canterbury	
CB34A/1222	Glenis Dawn Guest	Live		Lot 35 Deposited Plan 16706, Flat 3 Deposited Plan 57922 and G	0.0898	Canterbury	
CB35C/623	Yuan Wan Shan	Live		Lot 20 Deposited Plan 16706, Flat 1 Deposited Plan 60715	0.0835	Canterbury	
CB36A/96	Felicity Ita O'Malley, Stephen John He	Live		Lot 27 Deposited Plan 16706	0.0829	Canterbury	
CB36D/310	Ronald James McTaggart	Live		Lot 11 Deposited Plan 16706, Flat 1 Deposited Plan 62215	0.0834	Canterbury	
CB36D/311	Gaye Leanne Shearer, Michael Patrick	Live		Lot 11 Deposited Plan 16706, Flat 2 Deposited Plan 62215	0.0834	Canterbury	
CB39C/79	Housing New Zealand Limited	Live		Lot 57 Deposited Plan 17749	0.0612	Canterbury	
CB39D/32	Housing New Zealand Limited	Live		Lot 6 Deposited Plan 17749	0.0639	Canterbury	
CB41C/1078	Aaron John Tipene Roberts, Jana Dua	Live		Lot 5 Deposited Plan 17749, Flat 1 Deposited Plan 71914 and Ga	0.0738	Canterbury	
CB41D/49	Gordon James Sarchett, Judy Ann Sa	Live		Lot 12 Deposited Plan 16706	0.0834	Canterbury	
CB42A/655	Kerry Nicholas Balk	Live		Lot 5 Deposited Plan 17749, Flat 2 Deposited Plan 72731 and Po	0.0738	Canterbury	
CB42A/927	Robert James Williams	Live		Lot 30 Deposited Plan 16706, Flat 1 Deposited Plan 72852 and G	0.0829	Canterbury	
CB42A/928	Om Lata Prasad, Surran Prasad	Live		Lot 30 Deposited Plan 16706, Flat 2 Deposited Plan 72852	0.0829	Canterbury	
CB46B/735	TAT Enterprises Limited	Live		Lot 1 Deposited Plan 80784	0.0370	Canterbury	
CB46B/736	Sandra Lesley Thomas	Live		Lot 2 Deposited Plan 80784	0.0460	Canterbury	
CB47B/1233	William Patrick Carroll	Live		Lot 1 Deposited Plan 82186	0.0387	Canterbury	
CB47C/938	Editha Quimbo Flutey	Live		Lot 1 Deposited Plan 82372	0.0501	Canterbury	
CB581/51	Christine Mavis Ormandy	Live		Lot 34 Deposited Plan 16706	0.0830	Canterbury	
CB5A/705	Somi Dayal Gopal	Live		Part Lot 1 Deposited Plan 17541	0.0116	Canterbury	
CB5B/12	Richard John Anthony Hastings, Taka	Live		Lot 7 Deposited Plan 17749	0.0655	Canterbury	
CB5B/13	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 17749	0.0663	Canterbury	
CB5B/14	Justin Israel Anderson, Roriana Mary	Live		Lot 9 Deposited Plan 17749	0.0756	Canterbury	
CB5B/24	A Phong Vong, Geoffrey Childers Sau	Live		Lot 21 Deposited Plan 17749	0.0804	Canterbury	
CB5B/25	Chia-Chin Lin	Live		Lot 22 Deposited Plan 17749	0.0685	Canterbury	
CB5B/26	Housing New Zealand Limited	Live		Lot 23 Deposited Plan 17749 valuation attached	0.0718	Canterbury	
CB5B/27	Housing New Zealand Limited	Live		Lot 24 Deposited Plan 17749 valuation attached	0.0683	Canterbury	
CB5B/44	Cynthia Kristina Barrett	Live		Lot 44 Deposited Plan 17749	0.0928	Canterbury	
CB5B/46	Helen Rosalie Tyson	Live		Lot 46 Deposited Plan 17749	0.1212	Canterbury	
CB5B/47	Housing New Zealand Limited	Live		Lot 47 Deposited Plan 17749	0.0711	Canterbury	
CB5B/48	Housing New Zealand Limited	Live		Lot 48 Deposited Plan 17749	0.0713	Canterbury	

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
CB5B/50	Allan James Cassidy, Barbara Jane C	Live		Lot 50 Deposited Plan 17749	0.0754	Canterbury	
CB5B/51	Justine Lee Burt	Live		Lot 51 Deposited Plan 17749	0.0716	Canterbury	
CB5B/52	Christine Anne Reihana, Sonny Matika	Live		Lot 52 Deposited Plan 17749	0.0741	Canterbury	
CB5B/53	Housing New Zealand Limited	Live		Lot 53 Deposited Plan 17749	0.0779	Canterbury	
CB5B/55	Daniel Charles Thomas, Frances Rach	Live		Lot 55 Deposited Plan 17749	0.0706	Canterbury	
CB5B/60	Shane Isobel Herriot	Live		Lot 2 Deposited Plan 20428	0.0766	Canterbury	
CB5C/549	Richard William Walker	Live		Lot 26 Deposited Plan 16706	0.0830	Canterbury	
CB672/82	Norman Frederick Clark, Nyla Olga Cl	Live		Lot 43 Deposited Plan 17749	0.0680	Canterbury	
CB672/92	David Anderson Tait, Lorna Beryl Gard	Live		Lot 42 Deposited Plan 17749	0.0673	Canterbury	
CB696/10	B&D and B&J Limited	Part-Cancel		Lot 4-5 Deposited Plan 17541	0.0218	Canterbury	
CB737/3	B&D and B&J Limited	Part-Cancel		Lot 6 Deposited Plan 17541	0.0192	Canterbury	
CB784/58	Chi-Ju Lee, Chi-Yun Lee	Live		Lot 3 Deposited Plan 17381	0.0612	Canterbury	

Property Information

Property address	30 OAKLAND ST, PAPANUI
Legal description	Lot 111 DP 17738, RS 314
Property area (hectares)	
Valuation number	21921 23100
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$190,000
+ Value of improvements	$80,000
= Capital value	**$270,000**
Latest Property area (hectares)	0.0749

Rates information

Rate account number	73154490
Current rating year	2015/2016
Current year's rates	$1,662.59
Current year rates instalments	Instalment 1: $415.59 Instalment 2: $415.59 Instalment 3: $415.59 Instalment 4: $415.82
Previous year's rates	$1,558.00

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Evidence of P Tucker and C Winefield
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Property Information

Property address	42 MORRISON AVE, PAPANUI
Legal description	Lot 24 DP 17749, RS 112
Property area (hectares)	
Valuation number	21921 18100
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$180,000
+ Value of improvements	$95,000
= Capital value	**$275,000**
Latest Property area (hectares)	0.0683

Rates information

Rate account number	73154542
Current rating year	2015/2016
Current year's rates	$1,687.68
Current year rates instalments	Instalment 1: $421.88 Instalment 2: $421.88 Instalment 3: $421.88 Instalment 4: $422.04
Previous year's rates	$1,581.12

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Evidence of P Tucker and C Winefield
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Property Information

Property address	44 MORRISON AVE, PAPANUI
Legal description	Lot 23 DP 17749, RS 112
Property area (hectares)	
Valuation number	21921 18200
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$180,000
+ Value of improvements	$100,000
= Capital value	**$280,000**
Latest Property area (hectares)	0.0718

Rates information

Rate account number	73132327
Current rating year	2015/2016
Current year's rates	$1,712.78
Current year rates instalments	Instalment 1: $428.15 Instalment 2: $428.15 Instalment 3: $428.15 Instalment 4: $428.33
Previous year's rates	$1,604.25

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

North Street

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
335884	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 357937	0.0453	Canterbury	
335885	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 357937	0.0513	Canterbury	
442561	Celia Melgazo Purca, John Lindsay W	Live		Lot 1 Deposited Plan 411117	0.0450	Canterbury	
467187	Guang Jie Zhang, Hui Zhang	Live		Lot 3 Deposited Plan 417423	0.0487	Canterbury	
476042	Housing New Zealand Limited	Live		Lot 1 Deposited Plan 419973	0.0389	Canterbury	
476043	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 419973	0.0352	Canterbury	
476044	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 419973	0.0463	Canterbury	
480120	John Douglas Tooby	Live		Lot 2 Deposited Plan 420988	0.8383	Canterbury	
502954		Live		Lot 2 Deposited Plan 417423	0.0517	Canterbury	
648763	Golden Age Retirement Village Limited	Live		Lot 1 Deposited Plan 473883	1.0568	Canterbury	
CB1B/733	Geoffrey Maxwell Haywood, Tatiana A	Live		Lot 11 Deposited Plan 16540	0.0711	Canterbury	
CB30A/40	Iain Grant Fyfe, Jethro Malcolm Robins	Live		Lot 23 Deposited Plan 16540	0.0779	Canterbury	
CB31A/380	Dawn Margaret McLaughlan, Garry Pa	Live		Lot 9 Deposited Plan 16540	0.0698	Canterbury	
CB339/77	Barbara Johns	Live		Lot 30 Deposited Plan 587	0.0769	Canterbury	
CB33A/600	Jeremy Jack Pickles	Live		Lot 4 Deposited Plan 16858	0.0918	Canterbury	
CB33B/1034	Blockhouse Bay Trustee Limited	Live		Lot 31 Deposited Plan 587, Flat 1 Deposited Plan 56471	0.0976	Canterbury	
CB33B/1035	Malcolm Lutton, Pamela Margaret Lutt	Live		Lot 31 Deposited Plan 587, Flat 2 Deposited Plan 56471	0.0976	Canterbury	
CB33B/458	Anneliese Jagau, Hans Jagau	Live		Lot 1 Deposited Plan 36934, Flat 1 Deposited Plan 54023	0.0455	Canterbury	
CB33B/459	Anneliese Jagau, Hans Jagau	Live		Lot 1 Deposited Plan 36934, Flat 2 Deposited Plan 54023	0.0455	Canterbury	
CB33B/460	Anneliese Jagau, Hans Jagau	Live		Lot 2 Deposited Plan 36934, Flat 3 Deposited Plan 54024	0.0627	Canterbury	
CB33B/461	Anneliese Jagau, Hans Jagau	Live		Lot 2 Deposited Plan 36934, Flat 4 Deposited Plan 54024	0.0627	Canterbury	
CB34C/477	Melody-Ann Cole, Michael Craig Cole	Live		Lot 12 Deposited Plan 13886, Flat 1 Deposited Plan 58630 and G	0.0875	Canterbury	
CB34C/478	Son Thanh Bui	Live		Lot 12 Deposited Plan 13886, Flat 2 Deposited Plan 58630	0.0875	Canterbury	
CB35A/124	Jeffrey David Lamb, Misako Lamb	Live		Lot 29 Deposited Plan 17738	0.0708	Canterbury	
CB35B/1246	Nicol and Company Limited	Live		Lot 11 Deposited Plan 13886, Flat 1 Deposited Plan 60180 and G	0.0878	Canterbury	
CB35B/1247	Margot Lee White, Richard Dean Clapl	Live		Lot 11 Deposited Plan 13886, Flat 2 Deposited Plan 60180	0.0878	Canterbury	
CB35B/923	Leslie Allan Gourdie, Susanne Linda G	Live		Lot 18 Deposited Plan 15090	0.0920	Canterbury	
CB35D/210	Robert Hughburn Newth, Taupuru Ran	Live		Lot 1 Deposited Plan 16858	0.0725	Canterbury	
CB363/37	Cyril Payne, Jean Maxwell Payne	Live		Lot 10 Deposited Plan 587	0.1012	Canterbury	
CB36A/1178	Blockhouse Bay Trustee Limited, Willia	Live		Lot 1 Deposited Plan 61316	0.0453	Canterbury	
CB36B/873	Darren Robert Pierce	Live		Lot 2 Deposited Plan 61316, Flat 1 Deposited Plan 61831	0.0953	Canterbury	
CB36B/874	Debra Jane Mountney	Live		Lot 2 Deposited Plan 61316, Flat 2 Deposited Plan 61831	0.0953	Canterbury	
CB36B/875	Pauline Eleanor McGurrell	Live		Lot 2 Deposited Plan 61316, Flat 3 Deposited Plan 61831	0.0953	Canterbury	
CB37C/157	Housing New Zealand Limited	Live		Lot 1 Deposited Plan 64044	0.0732	Canterbury	
CB37C/158	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 64044	0.0478	Canterbury	
CB37C/159	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 64044	0.3913	Canterbury	
CB38C/478	Amanda Rae Lindebaum, Rory John D	Live		Lot 16 Deposited Plan 17738	0.0779	Canterbury	
CB39D/171	Emma Marie Dewhirst, Shaun Barry G	Live		Lot 2 Deposited Plan 55618	0.0501	Canterbury	
CB39D/172	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 55618	0.0752	Canterbury	
CB39D/173	Erez Damri	Live		Lot 5 Deposited Plan 55618	0.0500	Canterbury	
CB403/168	Paul Godfrey Burbury, Roger James B	Live		Lot 7 Deposited Plan 8720	0.0526	Canterbury	
CB411/293	Paul Godfrey Burbury, Roger James B	Live		Lot 5 Deposited Plan 8720	0.0516	Canterbury	
CB412/77	Catherine Joy Shanks, Charles Peter S	Live		Lot 4 Deposited Plan 8720	0.0511	Canterbury	
CB413/244	Anatori Investments Limited	Live		Lot 3 Deposited Plan 8720	0.0506	Canterbury	
CB41A/30	Hayley Racheal Remnant, Matthew Jo	Live		Lot 57 Deposited Plan 16540	0.0683	Canterbury	
CB42D/933	Kee Sing Wong, Siew Yung Chai	Live		Lot 17 Deposited Plan 15090, Flat 1 Deposited Plan 74294 and G	0.0830	Canterbury	
CB44A/40	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 76425	0.0417	Canterbury	
CB44A/41	Housing New Zealand LImited	Live		Lot 4 Deposited Plan 76425	0.0410	Canterbury	
CB44A/42	Housing New Zealand Limited	Live		Lot 5 Deposited Plan 76425	0.0483	Canterbury	
CB44C/384	Amanda Jane Robertson	Live		Lot 17 Deposited Plan 15090, Flat 2 Deposited Plan 77538 and G	0.0830	Canterbury	
CB45B/182	Mikhail Ivanovich Sych	Live		Lot 1 Deposited Plan 55099, Flat 1 Deposited Plan 78753 and Ga	0.0561	Canterbury	
CB45B/183	Mikhail Ivanovich Sych	Live		Lot 1 Deposited Plan 55099, Flat 2 Deposited Plan 78753, Garage	0.0561	Canterbury	
CB463/211	David John King, Susanne King	Live		Lot 11 Deposited Plan 587	0.1012	Canterbury	
CB46C/202	Ju Hyung Woo, Kyu Wool Choi	Live		Lot 15 Deposited Plan 17738			

Evidence of P Tickner and C Winfield
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CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
CB4B/838	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 83496	0.0337	Canterbury	
CB4B/839	Housing New Zealand Limited	Live		Lot 9 Deposited Plan 83496	0.0377	Canterbury	
CB492/278	Allan Gough, Purnell Creighton Truste	Live		Lot 1 Deposited Plan 12833	0.0607	Canterbury	
CB4B/726	Duncan Richard Clayton, Fern Every	Live		Lot 2 Deposited Plan 16858	0.0997	Canterbury	
CB4B/801	Rotary Trustee Limited, Ung Kim Moh	Live		Lot 9 Deposited Plan 17738	0.0842	Canterbury	
CB4B/802	Anantharajan Kasi Ratnam, Pei-Ling L	Live		Lot 10 Deposited Plan 17738	0.0706	Canterbury	
CB4B/803	Anne Barnes, Robert Charles Barnes	Live		Lot 11 Deposited Plan 17738	0.0744	Canterbury	
CB4B/804	Lise Jane Merritt, Rangimarie Lana De	Live		Lot 12 Deposited Plan 17738	0.0723	Canterbury	
CB4B/805	Benjamin Gerald Carrington, Nicola Ma	Live		Lot 13 Deposited Plan 17738	0.0731	Canterbury	
CB4B/806	Dale Wellings Priest, Lynette Janice P	Live		Lot 14 Deposited Plan 17738	0.0749	Canterbury	
CB4B/809	Housing New Zealand Limited	Live		Lot 17 Deposited Plan 17738	0.0789	Canterbury	
CB4B/810	Dennise Kathleen Head	Live		Lot 18 Deposited Plan 17738	0.0799	Canterbury	
CB4B/811	Michelle McClelland	Live		Lot 19 Deposited Plan 17738	0.0792	Canterbury	
CB4B/812	Jarrett Trustee Services Limited	Live		Lot 20 Deposited Plan 17738	0.0766	Canterbury	
CB4B/813	Housing New Zealand Limited	Live		Lot 21 Deposited Plan 17738	0.0731	Canterbury	
CB4B/814	Housing New Zealand Limited	Live		Lot 22 Deposited Plan 17738	0.0754	Canterbury	
CB4B/815	Housing New Zealand Limited	Live		Lot 23 Deposited Plan 17738	0.0774	Canterbury	
CB4B/816	Housing New Zealand Limited	Live		Lot 24 Deposited Plan 17738	0.0847	Canterbury	
CB4B/817	Housing New Zealand Limited	Live		Lot 25 Deposited Plan 17738	0.0771	Canterbury	
CB4B/818	Housing New Zealand Limited	Live		Lot 26 Deposited Plan 17738	0.0792	Canterbury	
CB4B/819	Housing New Zealand Limited	Live		Lot 27 Deposited Plan 17738	0.0703	Canterbury	
CB4B/820	Dale Wellings Priest, Lynette Janice P	Live		Lot 28 Deposited Plan 17738	0.0703	Canterbury	
CB4B/822	Housing New Zealand Limited	Live		Lot 30 Deposited Plan 17738 valuation attached	0.0718	Canterbury	
CB4B/823	Housing New Zealand Limited	Live		Lot 31 Deposited Plan 17738	0.0708	Canterbury	
CB4B/824	Housing New Zealand Limited	Live		Lot 32 Deposited Plan 17738	0.0751	Canterbury	
CB4D/565	Jody John Robinson	Live		Lot 19 Deposited Plan 15090	0.0921	Canterbury	
CB4D/567	Kapungri Trustee Limited	Live		Lot 21 Deposited Plan 15090	0.0921	Canterbury	
CB4D/568	Huihe Wu, Ruijie Wu, Songyi Wu	Live		Lot 22 Deposited Plan 15090	0.0921	Canterbury	
CB4D/578	Ning Li, Zhipeng Huang	Live		Lot 4 Deposited Plan 21236	0.0961	Canterbury	
CB5D/379	Xu Ji Li	Live		Lot 38 Deposited Plan 16540	0.0658	Canterbury	
CB5D/580	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 16540 valuation attached	0.0706	Canterbury	
CB5D/582	Heather Lee Bennetts	Live		Lot 10 Deposited Plan 16540	0.0711	Canterbury	
CB5D/583	Housing New Zealand Limited	Live		Lot 12 Deposited Plan 16540	0.0698	Canterbury	
CB5D/584	Housing New Zealand Limited	Live		Lot 13 Deposited Plan 16540	0.0711	Canterbury	
CB5D/588	Housing New Zealand Limited	Live		Lot 22 Deposited Plan 16540	0.0756	Canterbury	
CB5D/590	Housing New Zealand Limited	Live		Lot 24 Deposited Plan 16540	0.0938	Canterbury	
CB5D/591	Housing New Zealand Limited	Live		Lot 25 Deposited Plan 16540	0.0792	Canterbury	
CB5D/592	Housing New Zealand Limited	Live		Lot 26 Deposited Plan 16540	0.0771	Canterbury	
CB5D/599	Xiaoli He	Live		Lot 35 Deposited Plan 16540	0.0830	Canterbury	
CB5D/600	Peter Richard Evans, Vera Elizabeth E	Live		Lot 36 Deposited Plan 16540	0.0708	Canterbury	
CB5D/601	Housing New Zealand Limited	Live		Lot 37 Deposited Plan 16540	0.0708	Canterbury	
CB5D/602	Housing New Zealand Limited	Live		Lot 39 Deposited Plan 16540	0.0706	Canterbury	
CB5D/611	Housing New Zealand Limited	Live		Lot 56 Deposited Plan 16540	0.0782	Canterbury	
CB772/16	Feng Xia Guo	Live		Lot 3 Deposited Plan 16858	0.0688	Canterbury	
CB802/2	Beatrice Gertrude Mayell	Live		Lot 2 Deposited Plan 20548	0.0938	Canterbury	
CB802/3	Max Rate Investments Limited	Live		Lot 1 Deposited Plan 20548	0.0617	Canterbury	

Property Information

Property address	82 HOANI ST, PAPANUI
Legal description	Lot 8 DP 16540, PT RS 112
Property area (hectares)	
Valuation number	21921 9800
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$180,000
+ Value of improvements	$105,000
= Capital value	**$285,000**
Latest Property area (hectares)	0.0706

Rates information

Rate account number	73154560
Current rating year	2015/2016
Current year's rates	$1,737.89
Current year rates instalments	Instalment 1: $434.40 Instalment 2: $434.40 Instalment 3: $434.40 Instalment 4: $434.69
Previous year's rates	$1,627.39

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Property Information

Property address	88 HOANI ST, PAPANUI
Legal description	Lot 30 DP 17738, RS 314
Property area (hectares)	
Valuation number	21921 10100
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$180,000
+ Value of improvements	$90,000
= Capital value	**$270,000**
Latest Property area (hectares)	0.0718

Rates information

Rate account number	73132391
Current rating year	2015/2016
Current year's rates	$1,662.59
Current year rates instalments	Instalment 1: $415.59 Instalment 2: $415.59 Instalment 3: $415.59 Instalment 4: $415.82
Previous year's rates	$1,558.00

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
648763	Golden Age Retirement Village Limited	Live		Lot 1 Deposited Plan 473883	1.0568	Canterbury	
CB11K/1447	Umu Limited	Live		Lot 1 Deposited Plan 30282	0.0672	Canterbury	
CB16B/161	Dorothy Beatrice Clarke, Ivan James C	Live		Lot 2 Deposited Plan 30282, Flat 1 Deposited Plan 35542 and Ga	0.0913	Canterbury	
CB16B/162	Rachel Vanessa ARMON	Live		Lot 2 Deposited Plan 30282, Flat 2 Deposited Plan 35542 and Ga	0.0913	Canterbury	
CB330/176	Andrew Barry John Thompson, Doroth	Live		Lot 4 Deposited Plan 5589	0.0296	Canterbury	
CB392/57	The Board of Administration of the Met	Live		Part Rural Section 203	0.4047	Canterbury	
CB416/224	Erin Joy Holmes	Live		Lot 1 Deposited Plan 8720	0.0506	Canterbury	
CB423/284	Katherine Joan Bradley, Marcus Vizza	Live		Lot 2 Deposited Plan 8720	0.0506	Canterbury	
CB632/61	Me Jung Park, Seong Hwan You	Live		Lot 4 Deposited Plan 17555	0.0604	Canterbury	

Chapel Street

Property Information

Property address	35 CHAPEL ST, PAPANUI
Legal description	Lot 4 DP 17555
Property area (hectares)	
Valuation number	22182 6100
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$180,000
+ Value of improvements	$180,000
= Capital value	**$360,000**
Latest Property area (hectares)	0.0604

Rates information

Rate account number	73114817
Current rating year	2015/2016
Current year's rates	$2,114.39
Current year rates instalments	Instalment 1: $528.55 Instalment 2: $528.55 Instalment 3: $528.55 Instalment 4: $528.74
Previous year's rates	$1,974.26

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Evidence of P Tucker and C Winefield
Page 26 of 39
709

Property Information

Property address	27 CHAPEL ST, PAPANUI
Legal description	Lot 1 DP 8720
Property area (hectares)	
Valuation number	22182 3800
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	$170,000
+ Value of improvements	$155,000
= Capital value	**$325,000**
Latest Property area (hectares)	0.0506

Rates information

Rate account number	73114680
Current rating year	2015/2016
Current year's rates	$1,938.67
Current year rates instalments	Instalment 1: $484.62 Instalment 2: $484.62 Instalment 3: $484.62 Instalment 4: $484.81
Previous year's rates	$1,812.35

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW

TO: Environment Canterbury
Christchurch

By email only: LURP@ecan.govt.nz

Name: **Doncaster Developments Ltd**

Contact Address: PO Box 13-349
Christchurch

Phone Number: 03 3663729

Email: watson@sel.kiwi

Topic Area: Communities and Housing

Dated this 29th day of May 2015.

name Kim SANDERS

For Doncaster Developments Ltd

COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW

– COMMUNITIES AND HOUSING

Introduction

The parties are the owner of approximately 7.8 hectares of land situated at the northern end of Lehmans Road on the north-west edge or Rangiora. The land is zoned for rural-residential development at a permitted density of approximately one house per 5000 square metres (Res 4A zone in the Waimakariri District Plan). It is also subject to the north-west Rangiora Outline Development Plan (District Planning Map 155). The submitter is also the owner and developer of the adjacent residential land in north-west Rangiora, which now includes an area of medium density townhouse development, a shopping centre, pre school, church and off street storage for medium density housing.

The subject land is situated on the east side of Lehmans Road, south of the Rangiora racecourse and north-west of a line of electricity transmission lines. The land is physically well suited to development for housing and can be serviced. Road, pedestrian and cycle connectivity and open space are provided for in the Outline Development Plan.

The circumstances of the land and its suitability for medium density housing has changed since the preparation of the land use recovery plan. The land was previously seen as suitable for rural-residential density being on what was then the periphery of Rangiora and remote from services and amenities. The locality has undergone significant change and the subject land is now situated alongside residential development including medium density housing and generally constrained from becoming ad hoc urban growth by the established boundaries of Lehmans Road and the racecourse. It now links (and is within five minutes walking and cycling distance) of proposed open space, shops, restaurants, preschool, church and the area of medium density residential development and associated support facilities.

Consideration

The parties have been aware of the LURP provisions which support and encourage new opportunities for medium density and affordable housing. The parties have also assessed the provisions of the LURP which provide for exemplar housing projects, Action 8. No such projects were identified in the Waimakariri District and the comment is that the proposed land and its circumstances make it an outstanding and appropriate location for such. In particular it can satisfy the expected outcomes or criteria as follows.

(1) High quality, safe and accessible residential environments that address the neighbourhood context

The site is generally confined by residential development (medium and standard density) and can integrate well with the north Rangiora community. It is located along the 'urban' boundary but largely exists as part of the Rangiora unban area.

In addition a range of other features and amenities are now being established alongside the subject land.

(2) **Well-built and energy efficient**

The parties have already demonstrated the ability to develop to Home star 6 standards by reference to the medium density development alongside the site (50 affordable houses built or under construction).

(3) Innovation and comprehensive development

The land area is large enough to provide a significant contribution to the affordable housing market and can be designed as a comprehensive development of between 140 – 160 dwellings all with linkages to, and as part of the established community. The opportunity will be available for a range of ownership tenures, building styles, materials within neighbourhood communities or groups of 15-20 dwellings at a time.

(4) Appropriate to the locality

The site provides an outstanding opportunity to establish and utilise the potential of an area of land which is already a part of the north Rangiora urban community. Development of the land in the manner outlined will support and consolidate the local community and the service based activities either existing or consented for the area. The services (infrastructure) are available and the land is suitable in terms of geotechnical assessment.

(5) Diversity and Affordability

The parties have a demonstrated record of developing a range of house and section types and sizes which will deliver

- 2, 3 and 4 bedroom homes across a range of prices
- homes that are comfortable and affordable
- provision for a range of tenures
- a significant percentage of dwellings in the affordable market as set out in the LURP
- an ability to work with the local authority and finance institutions to achieve these outcomes and
- a range of house and land price packages
-

(6) Medium Density

The parties can provide for a range of densities appropriate to the Rangiora residential area and its role as a key Activity Centre, and have already demonstrated that ability with the adjoining and surrounding mixed housing density and community centre development.

COMMUNITIES AND HOUSING – WHAT MORE NEEDS TO BE DONE:

The parties to these comments have taken note of the matters raised in the Review Consultation Pamphlet (Communities and Housing). The opportunity identified in these comments will:

- Provide for medium density and affordable housing at a range of sizes to buy or rent
- Can be designed as a comprehensive development integrated into the existing residential community with a high level of connectivity be it pedestrian, cycle or public transport
- Will support establishing community services and facilities in the area, a number of which have been initiated by the submitting parties and supported by the Council, and
- is located on an area of land, the development opportunities for which have changed significantly over the last two years.

The circumstances of the land and the best use thereof represent an opportunity to introduce a number of sustainable and beneficial changes to the Rangiora area. These will support housing opportunity, house affordability and investment in the community, be it local services, expansion of amenities (open space) and a neighbourhood designed around a high level of connectivity for all modes of transport.

The action sought is to work with Environment Canterbury and Waimakariri District Council (and the rest of the partnership) to develop the provisions suitable for the land to be identified for an Exemplar Housing and subdivision brief. This would address all issues from

- House and section sizes
- Servicing and urban design
- Affordability
- Process
- Engagement with all interested authorities and any incentives or instruments of the designated affordable housing units.

The outcome would be the inclusion of the appropriate provision within the LURP when reviewed in August/September 2015.

Attachments:

(1) Site Plans

(2) Correspondence

Preliminary Draft

Land Use Recovery Plan

Te Mahere Whakahaumanu Tāone

FACT SHEET 2

Housing

Of the approximately 190,000 dwellings in greater Christchurch, around 91% were damaged as a result of the earthquakes. Thousands of houses and sections are either permanently or temporarily uninhabitable, creating a large demand for other existing houses, for rental accommodation, including social housing, and for new sections. The growing rebuild workforce is further increasing demand for housing. Some displaced households are encountering challenging circumstances trying to find affordable houses.

Housing supply

Housing demand is being met through the construction of new homes, households sharing homes or taking in boarders, residents leaving Christchurch permanently, and purpose-built worker accommodation, and other commercial accommodation.

Under a medium household growth scenario, greater Christchurch will need to accommodate an additional 36,150 households by 2028. The potential Greenfield housing supply (zoned and serviced) during this period is 42,606 Greenfield sections.

This indicates an abundance of Greenfield supply compared with the expected household growth, particularly because some of the household growth is likely to be provided for through infill and higher density housing development.

However, there is a real risk of a significant shortfall of temporary housing for workers and displaced households to 2016/17 as the residential rebuild gathers momentum.

Despite considerable areas of land being zoned for housing and provided with infrastructure, conversion of this land to sections and building of houses is not keeping pace with anticipated demand. There is a need to facilitate delivery of sections and housing through the Land Use Recovery Plan.

Housing choice

As a result of the earthquakes there has been a reduction in housing types available, particularly medium-density types of housing (such as terraces and townhouses) in the CBD and eastern suburbs. A larger proportion of new housing following the earthquakes is low-density Greenfield development. Incentives will be needed to encourage a range of housing types.

Medium-density housing in existing urban areas, particularly around Key Activity Centres, is an economically efficient form of urban development, utilising existing underground infrastructure, public transport and facilities and services.

There has been a significant loss of more affordable housing, social and rental accommodation. Christchurch City Council and Housing New Zealand own or lease more than 8,500 properties in Christchurch. Ninety-five per cent of these properties were damaged, requiring urgent repairs and replacement.

Housing quality

Greater Christchurch needs to remain a desirable place to live, work and visit. Vibrant, enjoyable and comfortable living environments will play an important role in the recovery. Examples include infrastructure and development layouts that promote active transport, inbuilt green technologies such as rainwater tanks, solar-water heating and small-scale energy generation, and biodiversity and attractive landscaping.

New and repaired buildings, and the spaces around them, should promote a distinctive sense of character and identity informed by the environment and local history, including cultural heritage and Ngāi Tahu values.

Challenges for housing

This Recovery Plan and the work arising from it therefore needs to:

- Maintain an overview of Christchurch housing demand and supply
- Increase certainty and reduce risk to shorten decision-making timeframes and reduce costs and prices
- Develop a better understanding of the issues that prevent sufficient supply to the housing market
- Address issues that are not or will not otherwise be addressed by the housing market
- Consider unintended consequences that may arise from decisions or actions that could be taken.

Responding to the housing challenge

The availability and choice of housing and quality of residential areas, limited or inappropriate housing choices for both permanently and temporarily displaced residents, as well as the temporary workforce, are issues that need resolving through a combination of the 15 responses to the three priorities.

Priority 5 – Increase housing supply to meet demand.

R17. Statutory Direction: Amendment as set out in R1 (see Fact Sheet 1) and District Plan amendments.

R18. Statutory Direction: Provide proposed Greenfield land-zoning provisions to the CER Minister in a manner that is aligned with the provision of core public and private infrastructure and services as set out in Annual Plans, Three Year Plans, Long Term Plans and the Canterbury Regional Land Transport Programme.

Selwyn District Outline Development Plan and rezoning provisions for Helpet Park (ODP Area 7), East Maddisons / Goulds Road (ODP Area 10) and Branthwaite Drive (ODP Area 11) to be provided to the CER Minister in 2013.

R19. Territorial authorities review existing residential density and development provisions to identify possible impediments to uptake of current intensification opportunities. Recommend process to the CER Minister to amend provisions to facilitate broader uptake of intensified development.

R20. Establish a process to work collaboratively with housing developers to identify ways to ensure that the timing of supply of sections matches demand (to address land banking), while ensuring associated public and private core infrastructure is provided as it is needed.

R21. Identify suitable government and council-owned land and initiate exemplar projects for redevelopment, especially medium density and/or Brownfield developments, and as a means to incentivise and promote such opportunities to developers and the housing market including through opportunities enabled by associated density provision amendments. This may focus on the 6,000 properties owned and leased by Housing New Zealand, and joint ventures as part of a package to deliver quality social and affordable housing.

Priority 6 – Increase housing choice to support the recovery.

R22. District Councils and CERA to identify and implement methods, in collaboration with developers, that incentivise development of undeveloped land in suitable existing urban areas (such as underwriting development), Infill areas and Greenfield areas (such as plan rules which nullify restrictive covenants), and also consider amending rating policies. This will include assessing the potential for affordable and social housing and the provision of permanent units that can be used for temporary accommodation in the short term.

R23. Statutory Direction: District Councils to review (including costs and opportunities) and provide to the CER Minister any changes to development contributions, policies and provisions to incentivise the delivery of a range of housing types in existing urban areas, particularly as part of comprehensive redevelopment of Brownfield land.

R24. Complete a housing market assessment (in collaboration with MBIE) to better understand present and future housing market supply and demand, to identify the appropriate mix and diversity of housing provision which will assist the prioritisation of existing zoned land and the consideration of whether to increase the density of suitable land.

R25. District Councils to identify and implement programmes through Annual Plans, Long Term Plans and Three Year Plans for public facilities, services and amenity improvements required to enhance redevelopment opportunities around targeted Key Activity Centres.

R26. Work in partnership with local and central government, not-for-profit organisations and the private sector to undertake developments (possibly as public/private partnerships and joint venture projects) that demonstrate economically viable and well-designed medium density housing in appropriate suburban locations.

R27. Statutory Direction: Provide proposed residential or mixed use District Plan provisions to the CER Minister that enable comprehensive developments in existing urban areas, including Brownfield sites on the basis of their size and/or location. Introduce a 'Floating' Zone for comprehensive redevelopments.

R28. Promote cost effective and innovative design, construction and development solutions to enable and support rebuilding.

R29. Statutory Direction: Review and, where necessary, amend District Plan policies and rules to provide for housing options on historic Māori Reservations, particularly Māori Reservation 873 (Tuahiwi).

R30. Statutory Direction: Review and where necessary provide to the CER Minister amended District Plan policies and rules to provide for housing options on historic Māori Reservations, particularly Māori Reservation 875 (Rāpaki).

Priority 7 – Restore and enhance the quality and sustainability of housing areas.

R31. Review existing guidance on urban design to ensure it provides clear, comprehensive guidance, and then ensure all development and redevelopment of housing considers such urban design that is made available by the local authority.

For more information
Email **lurp@ecan.govt.nz**
or visit **www.developingchoices.org.nz**

THE INDEPENDENT HEARING PANEL AT CHRISTCHURCH

UNDER

The Resource Management Act 1991 and the Canterbury Earthquake (Christchurch Replacement District Plan (Order 2014

IN THE MATTER OF

of the Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

SUBMITTER

RMD 76

STATEMENT OF EVIDENCE OF CATH CHRISTIE

DATED THIS DAY OF 15th JUNE 2016

1. **Executive Summary**

I am opposed to the Residential Chapte 14 proposal.

2. **Specific Plan provision to which submission relates:**

   a. Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

3. **Relief sought:**

   a. that no change is made to the residential zoning of Papanui (Northlands) area that is subject to this proposal

4. **Reasons**

(a) The medium density housing will have a detrimental effect on the community

(b) The amenity value will be lost being the architecture existing & the trees of the area & change of lifestyle

(c) Development will lessen the parking areas diminishing street parking for residents.

C V Christie

Name

Date 15 June 2016

Attachments
1.
2.
3.

THE INDEPENDENT HEARING PANEL AT CHRISTCHURCH

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(c) Development will lessen the parking areas diminishing street parking for residents.

C V Christie

Name

Date 15 June 2016

Attachments
1.
2.
3.

CHRISTCHURCH REPLACEMENT DISTRICT PLAN

HEARINGS ON *THE RESIDENTIAL CHAPTER 14 PROPOSAL ADDITIONAL RESIDENTIAL MEDIUM DENSITY AREAS FOR LINWOOD (EASTGATE), HORNBY, PAPANUI (NORTHLANDS)*

STATEMENT IN SUPPORT OF MARGARET ANN HOWLEY RMD 130

PREPARED ON BEHALF OF THE ABOVE SUBMITTER BY SELF,

DATE *15th JUNE 2016*

Specific Plan provision to which the submission relates: *Rezoning of the following areas to a Residential Medium Density (RMD) Zone*

(a) Papanui – including the whole or parts of the following streets:

i. (Papanui North) Vagues Road, Meadow Street, Apollo Place, Shearer Avenue and Main North Road;

ii. (Papanui South East) Rayburn Avenue, Dormer Street, Perry Street, Paparoa Street, Blighs Road and Watford Street and

iii. (Papanui South West) Windermere Road, Dalriada Street, Bellvue Avenue and St James Avenue

Relief sought: *We seek the removal of Papanui South-east and Papanui South West from the proposed rezoning to Residential Medium Density and that those areas are then zoned Residential Suburban.*

: Rezoning of the following areas to a Residential Medium Density (RMD) Zone

(a) Papanui – including the whole or parts of the following streets:

i. (Papanui North) Vagues Road, Meadow Street, Apollo Place, Shearer Avenue and Main North Road;

~~*ii. (Papanui South East) Rayburn Avenue, Dormer Street, Perry Street, Paparoa Street, Blighs Road and Watford Street and*~~

~~*iii. (Papanui South West) Windermere Road, Dalriada Street, Bellvue Avenue and St James Avenue*~~

Reasons:

1. **This area of Papanui has a strong vibrant community with a well-developed local identity and a strong sense of belonging. This gives the residents a strong sense of wellbeing one they take with them and share with others during their daily lives.**

2. **St James Avenue has a Resident's Association that is active over the wider area of South Papanui and has taken the lead over recent years to protect the community from activity that was causing harm and distress to not only St James Residents but the wider community as well. Other streets in the area maintain email networks that work in with the Residents Association to keep the community informed. The email networks are a quick instant way for residents to communicate, not only for serious issues like this but for the mundane such as lost or found pets.**

3. As a community it has developed organisations such as the Papanui Youth Development Trust which works alongside the traditional education system to foster a strong sense of self believe in our young. It aims to give them a strong set of guidelines so they can take their place in any community as fully achieving well rounded young adults that respect the communities within which they live. They do this well.

4. Papanui has residents that have been here for decades as well as young families that have recently moved here. The area is revitalising on its own, there is infill housing taking place at a rate that the community can adapt and adjust to and older housing being upgraded to modern standards to provide warm comfortable homes. The community takes great joy in the young families making their homes with us.

5. Within Papanui there is a network of 15 streets planted with avenues of trees shortly after WWII to form living memorials to the fallen. These trees were planted after the RSA Papanui wrote to the Christchurch City Council requesting this happen. There are 15 streets in all each bearing plaques at each end dedicating them to the fallen of WWII. The main avenue is St James and from here promptly at 9.30am every ANZAC day the Papanui RSA ANZAC Parade marches from the street. People from all areas of Christchurch and overseas visitors line the street as the Parade leaves then fall in after it. The number of citizens that do this is often several thousand.

6. The Memorial Streets in the proposed zone are Windermere Street, St James Avenue, Dormer and Perry Street. These trees currently have scant protection and it is feared that they will fall to the developer's chainsaws to make way for access to new developments. This will amount to authorised vandalism; it is hard to imagine anywhere else that such a War Memorial would be placed at risk. This living memorial network is now part of the identity of Papanui. New residents to the area are very clear that they are one of the reasons they seek out this area.

7. There are numerous large mature trees in Papanui and these coupled with the street trees make it a pleasant place to be, the trees muffle the road noise, absorb pollution and provide homes for a large bird and insect population. We are very privileged to have in St James Park a large tree that the monarch butterfly has chosen to make its winter home in such numbers that at times it looks clothed in orange leaves. This tree is only one of a large number of stately trees in this park

8. The built amenity, Papanui housing, is of a style and nature that generally has an intimate relationship with the street making those streets usually tree lined very pleasing to be in. People garden here, take a pride in their homes, the large grass road berms are well kept. The houses are well maintained and show a pride in belonging. It simply put is a great place to be which is why people move here and stay for decades. Papanui housing shows the history of its settlement, one that started at the same time as Christchurch. The character of this housing is

mainly intact and with the loss of much of Christchurch's built heritage this makes this suburbs special character of greater importance to the city than previously.

9. **The Memorial Trees in St James Avenue were a significant factor in my husband and me choosing to live in Papanui. We jumped at the chance in 2009 of being able to buy an early kauri villa. We had nearly completed a significant renovation on it when the 2010 Earthquake struck. We were struck dumb with disbelief when we realised that our treasured home was broken. The community that surrounded us took us in and supported us. When the decision was made that the home was unsafe and needed demolition and on building insurance we were left with a significant loss. We never considered moving elsewhere even though rebuilding meant depleting our life savings at retirement age. We made a considerable investment in building a home that could cope with my inevitable need of a wheel chair and all that goes with that. We also decided to build as kind to the environment as possible and have one very expensive eco house that is easy for me to live in. It is doubtful if we would have been able to invest family trust monies as well so heavily in Papanui if it was known that the zoning of the area was up for possible change.**

10. **The LURP states that 'Recovery is concerned with all aspects of the wellbeing of communities including the social, cultural, economic and environmental aspects that contribute to the quality of life for residents and visitors. This is not limited to earthquake damaged areas but is also concerned with restoring and enhancing greater Christchurch to achieve recovery from the earthquakes in all respects. Therefore it is difficult to understand the desire to rezone this area and destroy what the LURP is trying so hard to achieve.**

Signed: Margaret Howley

Date: *15th June 2016*

BEFORE THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN HEARINGS PANEL

UNDER	The Resource Management Act 1991 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014
AND	
IN THE MATTER	of the Residential Chapter 14 Proposal – Additional Residential Medium Density areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

SUBMISSIONS ON BEHALF OF MARGARET HOWLEY, PHILLIPA TUCKER & ORS
15 JULY 2016

Anthony Harper

Solicitor Acting: Gerard Cleary
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Introduction

1 These submissions are filed on behalf of the following submitters on the Additional RMD Proposal for Papanui:

- Stuart Crichton (RMD114);
- Michael Hillard (RMD93);
- Jeanette Spencer (RMD93);
- Valarie Sykes (RMD111);
- Neil Davidson (RMD85);
- Anna Hall (Group submission RMD 82)
- Christopher Winefield and Philippa Tucker (RMD89);
- Susan Dawber (Group submission RMD82);
- Mary Scales (RMD129);
- Leah Scales (RMD102);
- Graeme Keeley (RMD70);
- Margaret Howley (RMD130); and
- Paul Scott (FS27).

(Collectively the "Papanui Residents")

2 The Papanui Residents have been financially constrained as to the extent of evidence and legal assistance they could provide at the recent hearing. Effectively, their case has been limited to the expert evidence of Dr. Williams, together with the lay evidence of a number of the Papanui Residents themselves. The Panel will no doubt have noted the extent of local knowledge contained within this well-informed lay evidence.

3 The Papanui Residents have engaged in prior consultation with the Council on the appropriateness of RMD zoning for Papanui and have been involved in mediation on the current proposal.

4 The general position of the Papanui Residents is that they oppose the RMD Zoning for Papanui South and Papanui South West (together "Papanui South"). As such, they support the recommendations of Ms Oliver in her evidence in chief and rebuttal.

5 The case for the Papanui Residents can be summarised as follows:

5.1 The Objectives and Policies of Chapter 6 of the Regional Policy Statement do not require the Panel to rezone Papanui South as RMD;

5.2 When read as a whole, the Strategic Directions and Residential Objectives and Police make it neither necessary nor more appropriate to rezone Papanui South as RMD.

5.3 The locational criteria for supporting the establishment of new RMD Zones in Policy 14.1.1.2 are a starting point for a decision on whether it is appropriate to rezone Papanui South. A further granular assessment is required. In that respect:

(a) The Papanui Residents agree with the assessments by Ms Oliver and Ms Schroeder that the character and amenity values of Papanui South make an RMD zone inappropriate.

(b) The valuation analysis of Papanui undertaken by Mr. Blake is inadequate as it fails to address relevant matters identified in evidence for the Residential Stage 1 hearing. As a consequence, there is a high probability that Mr. Blake's evidence overstates the likelihood of redevelopment for medium density within Papanui South ;

5.4 On the basis of significant new information, the Panel can find that Papanui South has values which are worthy of identification, and which are more appropriately managed by the Residential Suburban Zoning.

5.5 If the Panel decide to rezone part or all of Papanui South as RMD, the Papanui Residents support the amended map identifying Langdons Road as an appropriate location from which to apply the 800m locational criterion.

5.6 The Papanui Residents oppose the 11 metre height limit overlay sought by Housing New Zealand.

6 GIVING EFFECT TO THE INTENSIFICATION PROVISIONS OF CHAPTER 6 OF THE CANTERBURY REGIONAL POLICY STATEMENT

6.1 Objective 6.2.2 – *Urban Form and settlement pattern* sets a goal of consolidation and intensification of existing urban areas, by amongst others:

(1) aiming to achieve the following targets for intensification as a proportion of overall growth

through the period of recovery:

(a) 35% averaged over the period between 2013 and 2016

(b) 45% averaged over the period between 2016 to 2021

(c) 55% averaged over the period between 2022 and 2028;

(2) providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around

the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;

6.2 "*Intensification*" for the purposes of this Objective is identified as:" *an increase in the residential household yield within existing urban areas*. For the purposes of the Replacement Plan, the Objective therefore applies (at least) across all residential zones, Residential Suburban and Residential Suburban Density Transition included.

6.3 Priority areas for achieving higher density living environments are in and around the Central City, Key Activity Centres, larger neighbourhood centres, and in greenfield priority areas and brownfield sites.

6.4 In respect of greenfield priority areas, the Panel has yet to make a decision on whether to enable higher densities within, for example, the North Halswell Residential New Neighbourhood Zone. From counsel's involvement on behalf of another client, it is understood there is no opposition to this enablement, at least in a policy sense.

6.5 It is also understood that the ability to provide for higher densities within greenfield priority areas has not been factored into any of intensification capacity analysis undertaken for the Residential Stage 1 hearing. It is suggested therefore that, if the Panel is minded to remove Papanui South from the proposed RMD area, any potential reduction in medium density zoning capacity is likely to be compensated for in North Halswell, if not elsewhere.[1]

6.6 Objective 6.2.3 *Sustainability* relevantly states that recovery and rebuilding is undertaken in a way that *retains identified areas of special amenity and heritage values*. The explanation states:

Intensification and consolidation of residential development in Christchurch needs to protect areas of special amenity and historic heritage value, as these contribute to the areas's identity and character. For Greater Christchurch particular attention should be paid to the provision of open space, maintenance and promotion of a sense of identity and character, and the availability of community and recreation facilities and appropriately located business centres, so as to ensure the maintenance and/ or provision of high quality living environments.

6.7 Policy 6.3.1 *Development within the Greater Christchurch area* repeats that Key Activity Centres provide a focus for commercial activities and residential intensification. This focus is broadened in a subsequent Policy 6.3.7 - *Residential location, yield and intensification* to refer to the other areas identified in Objective 6.2.2. Methods of implementation include a

[1] For example, and subject to resolving the issue of scope, other areas identified in submissions may well compensate for the potential reduction.

requirement on Council to identify areas in district plans that are suitable for urban intensification, including brownfield redevelopment.

6.8 The principal reasons and explanation for Policy 6.3.7 include the following:

....Further work will be required to increase intensification, and work towards accommodating future growth. Certain areas in Christchurch City have been identified for more intensive residential use for many years. Other suitable areas may be identified, including the redevelopment of brownfields sites for residential or mixed-use activities.

6.9 Applying all of the above to the present circumstances, it is submitted that in order to give effect to the RPS, there is no mandatory requirement in the Replacement Plan to rezone Papanui South even if it were to be geographically described as being "*around*" the Papanui KAC. By way of simple comparison, areas for intensification have not been specifically identified unlike residential Greenfield Priority Areas (Map A), which must be rezoned in the Replacement Plan to give effect to the RPS and the companion Land Use Recovery Plan (LURP).

6.10 In contrast to, for example, the language of avoidance used prolifically within Chapter 6, the *"aim to achieve"* wording of Objective 6.2.2 in respect of intensification targets is far from prescriptive. Rather, the wording can be described as aspirational as indeed are the targets themselves. Similarly, the implementing Policy 6.3.7 does not state that new areas of intensification must be identified; rather, other <u>suitable</u> areas <u>may</u> be identified.

6.11 Furthermore, Objective 6.2.3 makes it clear that intensification is not to be achieved at all costs; rather it must protect areas that have special amenity character and heritage. Intensification is therefore likely to be inappropriate in locations where protection of these values is not achievable.

6.12 The unchallenged evidence before the Panel is of course that Papanui South has a range of character and amenity values that, in my submission, make a Residential Suburban zoning more appropriate than a RMD zoning for this area. Understandably, the Panel has commented adversely on the timing of receipt of this evidence i.e it should have been produced by the Council at the Residential Stage 1 hearing. As is discussed below, this belated receipt of important new evidence is not fatal to the case for the Papanui Residents.

7 OBJECTIVES AND POLICIES OF THE STRATEGIC DIRECTIONS AND RESIDENTIAL CHAPTERS

7.1 Relevant Objectives within the Strategic Directions Chapter include Objective 3.3.4 and 3.3.7:

3.3.4 Objective - Housing capacity and choice

(a) For the period 2012 to 2028, an additional 23,700 dwellings are enabled through a combination of residential intensification, brownfield and greenfield development; and

(b) There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including:

(i) a choice in housing types, densities and locations; and

(ii) affordable, community and social housing and papakāinga.

3.3.7 Objective Urban growth, form and design

A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:

(a) Is attractive to residents, business and visitors; and

(b) Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and

...

(d) Increases the housing development opportunities in the urban area to meet the intensification targets specified in the Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 (1); particularly:

(i) in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), larger neighbourhood centres, and nodes of core public transport routes; and

(ii) in those parts of Residential Greenfield Priority Areas identified in Map A, Chapter 6 of the Canterbury Regional Policy Statement; and

(iii) in suitable brownfield areas; and

(e) Maintains and enhances the Central City, Key Activity Centres and Neighbourhood Centres as community focal points; and

(f) Identifies opportunities for, and supports, the redevelopment of brownfield sites for residential, business or mixed use activities; and

...

7.2 Within the Residential Chapter, relevant objectives and policies include of course Objective 14.1.1 relating to housing supply. This Policy is to be implemented by, amongst others, Policy 14.1.12 *Establishment of New Medium Density Residential Areas:*

14.1.1.2 Policy - Establishment of new medium density residential areas

a. Support establishment of new residential medium density zones to meet demand

for housing in locations where the following amenities are available within 800

metres walkable distance of the area:

i. a bus route;

ii. a Key Activity Centre or larger suburban commercial centre;

iii. a park or public open space with an area of at least 4000m2; and

iv. a public full primary school, or a public primary or intermediate school.

7.3 Also of relevance is Objective 14.1.4:

14.1.4 Objective - High quality residential environments

a. High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.

7.4 The above Objective is supported by a range of policies, including Policy 14.1.4.2 relevant to medium density development.

14.1.4.2 Policy - High quality, medium density residential development

a. Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character), through:

i. consultative planning approaches to identifying particular areas for residential intensification and to defining high quality, built and urban design outcomes for those areas;

ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;

iii. providing design guidelines to assist developers to achieve high quality, medium density development;

iv. considering input from urban design experts into resource consent applications;

v. promoting incorporation of low impact urban design elements, energy and water efficiency, and life-stage inclusive and adaptive design; and

vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites.

7.5 In addition, there are a range of further policies dealing with specific intensification mechanism and also provision of housing opportunities for the aged. All of these other policies are positively implemented by rules that are vastly more permissive than the previous City Plan.

7.6 At the hearing, witnesses on behalf of Housing New Zealand (HNZ) were questioned on HNZ's base position that areas which meet the locational criteria in Policy 14.1.1.2 must be zoned as RMD.[2] The answers provided by both Ms. Rennie or Ms Styles did not support their client's position:

MS SCOTT: No, sir. If I can turn you, Ms Rennie, to the policy 14.1.1.2. So sub clause (a) that sets out what we call the locational criteria. The first words of that policy, they say, the policy uses the words "support establishment of new Residential Medium Density zones", do you see those words there?

MS RENNIE: Yes.

MS SCOTT: They don't say, do they, that the Council must rezone all land that meets that criteria?

MS RENNIE: No, that is not what is says. It says "support establishment of new residential density zoned to meet demand for housing within 800 metres" of those range of considerations.

[2] Opening submissions on behalf of Housing New Zealand at paragraph 29

MS SCOTT: So do you agree with me that policy 14.1.1.2(a) is not the only relevant consideration that the Council must take into account when rezoning land to RMD?

MS RENNIE: This is the policy which enables the establishment of new residential medium density areas.

MS SCOTT: Yes, and then the Council must consider other relevant objectives and policies in both chapter 3, the strategic directions, and elsewhere in chapter 14, do you agree with that?

MS RENNIE: This is one of a number of policies, yes.[3]

....

MS SCOTT: And Mr Jolly for the Council. You understand that the Council's position is that the locational criteria should not be the sole driver for rezoning to RMD but that all relevant objectives and policies must be considered and balanced. You understand that is the Council's position?

MS STYLES: I understand.

MS SCOTT: The section 32 evaluation requires as to zoning further consideration in terms of detailed matters of urban form, effects on character and amenity and the specific needs of local communities by way of example?

MS STYLES: Yes.

....

MS SCOTT: Thank you, so in terms of the Panel's decision-making on the appropriate zoning the locational criteria are not the only relevant factor, it must go beyond that policy and consider other relevant objectives and policies, correct?

MS STYLES: I believe that a hierarchical approach needs to be taken looking at the objectives and policies from the strategic objectives down through, but that policy 14.1.1.2 provides the locational criteria where RMD should or should not be depending on which part of that policy you are looking at. Beyond that there are a whole range of other considerations but that is the primary focus on location.[4]

7.7 Consistent with the approach adopted by the Council in opening and through its cross-examination, it is submitted that the concessions made by HNZ's

[3] Transcript at Page 107
[4] Transcript at Page 122

witnesses that a range of other factors and policies must be considered as part of the s 32 & 32AA analysis is appropriate.

7.8 The s 32 analysis must take into account factors such as the appropriateness of a chosen location in terms of feasibility and efficiency of a proposed rezoning. Matters such as the special characteristics and heritage and amenity of a candidate area must also be addressed, otherwise a decision-maker is left within incomplete information as to whether or not a proposed RMD zoning is the most appropriate method for implementing all relevant objectives and policies. The results of the consultation process undertaken by the Council must also be considered, as is anticipated by Policy 14.1.4.2. In that respect, the views expressed by those most directly affected do not support the change to the character of the Papanui South area that would be wrought by an RMD zoning.

7.9 Objective 3.3.7 recognises the need for a high quality urban environment, one that appropriately manages areas of special character and amenity (3.3.7 b). As such, the values associated with Papanui South should be taken into account in deciding whether or not a RMD zoning for Papanui South is more appropriate than the Residential Suburban Zone in implementing this Objective. To repeat, the unchallenged evidence regarding the special values of this area, including its war memorial heritage characteristics and its existing high quality built form, are such that the lower density RS zoning more appropriately protects or manages these values.

7.10 Equally, it is submitted that there is no evidence, persuasive or otherwise, that the Residential Suburban zoning of Papanui South will in any way compromise the housing supply Objective 3.3.4. Nor is there evidence that the monitoring requirements in Chapter 14 will not address any negligible reduction in RMD capacity should the relatively limited area that is Papanui South be zoned as Residential Suburban.

7.11 Further, the acceptance by Ms Rennie that Policy 14.1.1.2 does not mean that the Panel must rezone Papanui South must also be correct. The wording of that particular Policy is not couched in directive terms, rather it refers to supporting the establishment of RMD zones to meet demand for housing.

8 ADEQUACY OF VALUATION ANALYSIS TO SUPPORT THE LIKELIHOOD OF REZONING AT PAPANUI

8.1 The Panel has of course already heard substantial evidence on the issue of intensification, in particular for the Residential Stage 1 hearing. All the

evidence concluded that, for a whole host of reasons, delivering medium to high-density residential development is certainly challenging.[5]

8.2 A consideration of what areas should be identified for intensification involves a filtering exercise, to adopt the term used by Mr. Schellekens on behalf of the Crown. Mr. Schellekens' high-level evidence provided just such a filtering exercise. Given his particular expertise, this analysis was based on feasibility considerations, as opposed to a planning analysis of locational factors.

8.3 A particularly important factor identified in Mr. Schellekens' evidence was the extent of on-site capitalisation which would make acquisition for redevelopment non-viable. On that, Mr. Schellekens was of the opinion that if the value of improvements on an otherwise developable site exceeded 25% (later adjusted by agreement with Dr. Fairgray to 27.5%) of the capital values, this would directly impact on and strain already challenging development economics.

8.4 Mr. Schellekens' evidence included a number of area specific case studies for, amongst others, Riccarton and Papanui.

8.5 As to Papanui, he first commented on its demographics[6]:

Characteristics of Papanui

Despite being only 2kms further away from the CBD than Riccarton, Papanui has a significantly different demographic profile. According to the 2013 census, the median age is 42.0 years (compared to 38.6 years in Christchurch City). 20.1% of people in Papanui are aged 65 years and over, compared with 15.0% in Christchurch City.

Couples with children make up 44.2% of all families in Papanui, (compared to 39.8% of all families Christchurch City) and 67.3% of households own their dwelling compared to 64.8% in Christchurch City.

These statistics imply materially fewer renters than in Riccarton, and an older and more family dominated market. This drives a different demand which is more likely to support lower density townhouse typologies. In relative terms, standalone dwellings on their own sites will be preferred in this market.

The sales data I have analysed supports this conclusion. Since Sept 2012, there have been no sales of new multi-unit developments and significant subdivisions in Papanui. Of the 10 sales recorded of buildings built after 2010,

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[5] See, for example evidence of Mr. Schellekens at para 4.9 : "*I conclude in the CBRE Report that there are many challenges associated with medium to high density residential development feasibility reflecting a complex matrix of issues associated with land cost, construction costs and market acceptability of built product.*

[6] Appendix JBJS3 of Evidence of John Schellekens at page 44

all were developed on individual freehold vacant lots. The average lot size was 485sqms implying an achieved density of 20.6h/ha. The average sale price for each stand-alone dwelling was $691,000 incl. GST and the average floor area was 185sqms.

8.6 This was followed by an analysis of 10 newly constructed dwellings in Papanui, Mr. Schellekens concluding that the available data for Papanui ...*does highlight the challenge of feasibly building even freestanding homes (for which there is strong demand) in already established locations where land is scarce prices* [sic] *accordingly*[7].

8.7 Mr. Mitchell, another witness for the Crown, referred to the need to consult with the development community. He also emphasised the apparent futility of zoning areas as RMD unless this was in locations that could be profitably developed:

MR MITCHELL: Well in that context no, it does not, because I suppose I am looking at it from the point of view of if you actually want intensification to occur you have to ensure it is in locations where developers can make a profit. So if the developers cannot make a profit they will not go there and they will not build anything. So you can have all the RMD zone you want in locations spread across the city, but unless you put it in locations which can be profitably developed, nothing is going to happen.[8]

8.8 The above evidence indicates, firstly, that from an economic feasibility perspective Papanui South is likely to be too challenging economically to be considered as an appropriate candidate for RMD zoning. Mr. Schellekens evidence is effectively saying that there is no market demand for intensified development in Papanui; the demographics show a dominance of a family market and there are feasibility challenges associated with the high land values within this area.

8.9 Secondly, it is submitted that in assessing the appropriateness or otherwise of Papanui South, there has been a failure to date to engage with development community in order to identify locations that can be profitably developed to use Mr. Mitchell's words.

8.10 Finally, nowhere in the evidence of Mr. Blake is there any explicit regard paid to the key factor of on- site capitalisation of land i.e whether the ratio of value of improvements is more or less than the 27.5% figure agreed by Fairgray and Schellekens. This factor should have been readily ascertainable. Its absence represents a significant gap in the evidence.

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[7] Evidence of John Schellekens at paragraph 17.11
[8] Residential Stage 1 Transcript at 353

9 BELATED NATURE OF THE EVIDENCE RECEIVED ON THE VALUES OF PAPANUI SOUTH

9.1 During the hearing, the Panel Chair commented on a number of occasions regarding the belated nature of evidence in respect of the values of Papanui South.

9.2 For example:

SJH: Ms Scott, I indicated earlier that we had never heard any of this history until we got to this Hearing. Has any consideration been given to some effigies as long as they align with the objectives and policies we must give effect to with these sorts of areas?

It seems to me that some of this has arisen by the insistence that heritage and character get split apart and treated separately which I still struggle – can some consideration be given to this? Because if we had been told all of this right at residential one, only speaking for myself, I am not quite sure we would have been here about this area today.

9.3 The Papanui Residents agree with the sentiment expressed by the Chair that had earlier consideration being given to the values of the Papanui South, the extent of potential RMD zoning for Papanui is likely to have been reduced to take into account the particular values and characteristics of the area. [9]

9.4 In terms of the reference to "*effigies*" in the transcript, this is interpreted as suggesting some form of identification of the values associated with Papanui South in the Replacement Plan.

9.5 The Panel has already made a decision on the St James Avenue Character Area, a decision which was open to it on the evidence available at the time of the Residential Stage 1 hearing, albeit in hindsight it is clear the evidence leading to this decision was far from complete.

9.6 It is submitted that, notwithstanding this earlier decision, it remains open to the Panel to nevertheless exclude Papanui South from RMD zoning on the basis of its recognised values. This would align with the higher order Objective 6.2.3 of Chapter 6 and Objective 3.3.7 (b).

9.7 A residual question, and one which is open to interpretation, is whether for the purposes of Objective 3.3.7 (b) these values must be already identified in the Replacement Plan before a decision is made as to whether or not a particular form of zoning is more appropriate?

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[9] I am informed by my clients that evidence on the war memorial nature of a number of the streets in Papanui South was made available during the earlier consultation exercise which Council undertook prior to the notification of Residential Stage 1.

9.8 There can be no argument that the uncontested values of the Papanui South area have been identified in real terms. More particularly, they have been identified in the evidence now before you, which in turn forms part of your s 32AA analysis. It is submitted accordingly that where areas with special characteristics are identified as part of this analysis, this is sufficient for the purposes of Objective 3.3.7 (b).

9.9 Moreover, the ultimate obligation of the Panel is to make a decision that accords with Part II of the Act, a decision that engages the provisions of section 7 in respect of maintenance of amenity values and the quality of the environment.

9.10 It remains open for the Panel to direct that a further additional proposal be notified to enable the specific identification of Papanui South as a character area. Equally, the Council could initiate the same on its own initiative. Neither step is however necessary should the Panel simply decide to retain the Residential Suburban Zone as originally notified for the area in Stage 1: Residential. At a later date, the Council could then choose to undertake a plan change exercise to further enhance the protection of the values of Papanui.

10 THE ALTERNATIVE MAP - MEASURING THE 800M CRITERION FROM LANGDONS ROAD

10.1 At the request of His Honour, Judge Hassan, the Council has prepared and circulated an updated map identifying Langdons Road as the centre point for measuring the 800m criterion under Policy 14.1. The Papanui Residents agree that this is a more logical starting point given that it is adjacent to Northlands Mall.

10.2 If the Panel's decision is to rezone part of Papanui South as RMD (which is opposed), the Papanui Residents partially support this alternative map. They request the following changes:

(a) Exclusion of the portion of St James Avenue. This small front section of the street shown in the map prepared by the Council is where the ANZAC Parade has always traditionally begun and contains the trees planted as memorial in 1947;

(b) The areas of Dormer and Perry Street should also be removed out of respect for their war memorial status;

(c) The area shown as including Watford Street should be removed. It would represent an isolated and small RMD area and would not lead to a cohesive zoning; and

(d) Bellevue Avenue between St James Avenue and the railway underpass should be removed as it would represent an inconsistent and isolated RMD.

10.3 A map identifying the above requested changes is attached to these Submissions.

11 THE APPROPRIATENESS OF THE 11 HEIGHT OVERLAY SOUGHT BY HOUSING NEW ZEALAND

11.1 It is submitted that HNZ has not established a compelling case that an 11 metre height limit is necessary in order to achieve the 30 households/per hectare density average set out in Policy 6.3.7(4)(b) of Chapter 6 RPS for intensification development outside the Central City.

11.2 Appendix B to Ms Oliver's evidence gave the perfect example of Riccarton where densities in the order of 40 households per hectare have been achieved even with an 8m height limit.

11.3 It is submitted that common sense would indicate that the primary planning tool for achieving the specified density would invariably be minimum allotment size, which in the case of the RMD zoning is specified as 200m^2. Simple mathematics applied, it is submitted that this creates the potential for a household/per hectare average that is well in excess of 30, even accounting for other built form standards such as setbacks and access.

11.4 The Papanui Residents consider that if the Panel's decision is to rezone Papanui South as RMD (which is opposed), an 8m height limit would be a more appropriate method of achieving the objectives and policies, when considered in the round. An 8m height limit would more appropriate recognise and provide for the special characteristics of the Papanui South area.

11.5 In respect of Papanui South, the Papanui Residents do not support Ms Oliver's suggested alternative of an 11 metre height limit for sites in excess of 1500m^2, as buildings of this scale would be incongruous with the values of Papanui South. Further, the evidence regarding existing allotment size indicates that this height bonus would apply to very few, if any, sites. The height bonus would therefore be futile absent amalgamation of sites.

11.6 If minded, it is of course open to the Panel to have a mixed overlay for Papanui with areas other than Papanui South having a higher 11 metre height limit.

G J Cleary
On behalf of the Papanui Residents
15 July 2016

Christchurch City Council | District Plan Review

Papanui — Land parcels within 800 metre walkable distance from the intersection of Langdons Road and Main North Road

N

CHRISTCHURCH REPLACEMENT DISTRICT PLAN

HEARINGS ON THE RESIDENTIAL CHAPTER 14 PROPOSAL – ADDITIONAL RESIDENTIAL MEDIUM DENSITY AREAS FOR PAPANUI

Shirley/Papanui Community Board Submission RMD 61

STATEMENT OF EVIDENCE OF MIKE DAVIDSON, CHAIR, ON BEHALF OF THE SHIRLEY/PAPANUI COMMUNITY BOARD.
15 JUNE 2016

Relief Sought

The Shirley/Papanui Community Board requests that the three Residential Medium Density zones identified within the Papanui area of Chapter 14 of the Proposed District Plan be removed from the Proposed District Plan and that the zoning of these areas remain as it is within the existing District Plan.

Reasons

The Shirley/Papanui Community Board wishes to support the submissions from the community that noted:

- The special character of St James Avenue (Special Amenity Area, SAM 16)
- St James Avenue as a green belt along with St James Park
- Loss of tree cover and reduction in vegetation due to increased section coverage
- The historical significance of heritage architecture and war memorial trees in St James Avenue and links to St James Church
- A substantial portion of St James Avenue is a 'Floor level and Fill Management Area' (Natural Hazard Planning Map 24, Stage 3) where Dudley Creek crosses St James Avenue.
- Increased on-street parking demand on streets in Papanui, expecially those within walking distance of Northlands Mall

The Shirley/Papanui Community Board (SPCB)wishes to support the following points from Statements of Evidence.

1. **Likelihood of Development**

   The SPCB supports the points noted in the Statement of Evidence (William Blake on behalf of CCC) on Valuations the RMD zone in Papanui is already substantially developed with existing

housing that has a remaining economic life. The houses and flats within this area represent the highest and best use of the land. The end price received for any development of this land would probably not justify the removal of demolition of existing improvements.

The Papanui area has few vacant sections or properties with dilapidated buildings.

The analysis supplied in the Valuations evidence shows that only 7% of Papanui South West (10 properties), 15% of Papanui North (25 properties) and 3% of Papanui South East (5 properties) is likely or very likely to be redeveloped.

In all, only 40 properties were identified as likely or very likely to be developed. It should also be noted that in all of the areas identified above there has been some intensification already with some larger sections already subdivided and new houses or units built.

The SPCDB notes that this type of development is already allowed for the current Council District Plan.

2. **Papanui West (Northlands area)**

The SPCB supports the exemption from the RMD zone of properties affected by the 200-year floodplain (as listed in the Statement of Evidence on Urban Design by Josephine Schroder on behalf of CCC) due to the filling and development of these properties affecting other low-lying properties in the area.

The SPCB also supports the exemption of the Papanui West (from the Urban Design Evidence) from the proposed RMD zoning and notes the number of submissions asking for St James Avenue and surrounding streets to the west be exempted due to their amenity value and character.

3. **Papanui South East (West of Papanui Road)**

The SPCB notes that further investigation is needed to determine which parts of this area would benefit from a RMD zone e.g. Papanui Road. Areas such as the east side of Papanui Road with a special character (small bungalows in garden settings) should retain their existing zoning (Statement of Evidence Urban Design by Josephine Schroder on behalf of CCC and Statement of Evidence Planning by Sarah-Jane Oliver on behalf of CCC).

Papanui South West (East of Papanui Road)

The SPCB agrees that this is an area with a defined character of bungalows in garden settings and street tree plantings and to retain these qualities the proposed RMD zoning should be rejected and the existing RSZ and RSDT zonings should be retained (Statement of Evidence Urban Design by Josephine Schroder on behalf of CCC).

4. **Parking Issues**

The SPCB notes the number of requests made from the community for the changing of all-day parking on residential streets in Papanui to a mixture of all-day parking and 120 minute parking due to the unavailability of parking on the residential streets due to parking by workers at nearby businesses including:

- Papanui Cluster area - installation of 12 areas of P120 parking and 4 sections of no stopping
- Matsons Ave - installation of 3 areas of P120 parking and no stopping at the intersection
- Sawyers Arms Road - removal of P30 parking opposite Couplands Bakery
- Shearer Street - Installation of 2 sections of P120 parking and no stopping at the end of the road to provide a turning area
- Blair Avenue - Installation of No stopping at the end of the road to provide a turning area
- Sails Street - Out for consultation for the installation of 2 P120 parking areas
- St James Ave - Soon will be out for consultation on the installation of 3 P120 parking areas.

Any increase in housing intensification within the Papanui area will result in an increase in demand for on-street parking.

In Conclusion

The SPCB rejects the RMD proposal to rezone large areas of Papanui to an RMD zone. This blanket approach does not allow for the careful consideration of areas of special amenity and character (e.g.St James Avenue) and their exemption from the RMD zoning.

The Board also notes that the existing District Plan zoning in Papanui allows some intensification as the opportunity arises and given the figures above showing the low likelihood of properties being available for redevelopment this existing zoning is appropriate.

I wish to speak at the hearing in support of this Statement.

Signed

Mike Davidson

Chair, Shirley/Papanui Community Board

16 June 2016

THE INDEPENDENT HEARING PANEL AT CHRISTCHURCH

UNDER

The Resource Management Act 1991 and the Canterbury Earthquake (Christchurch Replacement District Plan (Order 2014

IN THE MATTER OF

of the Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

EXPERT EVIDENCE OF DR MURRAY WILLIAMS

DATED THIS ~~13~~ 16TH DAY OF JUNE 2016

Executive Summary

- My belief is that the current proposal to change the zoning of specified areas in Papanui, specifically South West Papanui and South East Papanui from Residential Suburban to Medium Density will change the nature of these areas, a process that will be irreversible.

- These areas contain well maintained exemplars of built heritage ranging from the classic square houses of the late 1890s to *circa* 1905, the bay villas of the period *circa* 1910-1916, the Californian bungalows of the 1920s, the English bungalows of the 1930s and the more individual modern architectural designs over the last 20 years.

- The loss of these buildings would destroy much of the rich character that makes Papanui such a popular suburb. Character, in this context means the presence of distinctive qualities that make it worthwhile to preserve these examples of built heritage for the appreciation and edification of present and future generations.

- The proposal will also have a negative effect on four memorial streets that currently contribute to the historical context for the area.

Specific Plan provision to which evidence relates:

Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

Expert qualifications

1. I believe I have the background necessary to establish that I have expertise with regards to the above issue.

2. Most of my life has been spent living in or on the fringes of Papanui. I was educated at Paparoa Street Primary and Papanui High School.

3. I have been a member of the Papanui Heritage Group since 2006 and Chairman since 2015. This group has a strong focus on the researching and publication of matters of local historical interest.

4. I have written three booklets published by the PHG, two on historic houses in Papanui and one on the changes to the structure of local government in the area. I also write a monthly column in the *Nor'west News* featuring items of general historical interest. I have recently completed *Timber Town to City*

Suburb: an illustrated history of Papanui, the first general history written about this suburb. Publication date is September 2016.

5. I have an academic interest in architectural history and hold two post graduate degrees in Art History from the University of Canterbury BA (Hons) and a Ph.D. both specialising in architectural history. I also hold the degree of MA (Hons) in History.

Expert Evidence Comments

6. In accordance with the Code of Conduct as relates to Expert Witnesses, section 7 - Environment Court of New Zealand: Practice Note 2014 I make the following comments. The ambit of the evidence given is within my expertise. The data and information and facts have been obtained from research I have undertaken as set out above. My assumptions are based on that information. I have not omitted to consider material facts known to me that might alter or detract from my evidence. The literature I rely on is based on my own extensive booklets and research. In obtaining information I have visited the affected streets, obtained relevant photographs. I was contacted by Mrs Howley of the St James Residents Association to volunteer to provide this opinion.

Evidence

7. My observations of the evidence are:

   a. St James Avenue is the key street in the area designated as South West Papanui that runs west of the northern railway line (south of St James' Park) to Windermere Road. St James Avenue predates the development of St James' Park but provides an ideal south-western frame for this popular amenity that was established in 1924.

   b. The street retains some excellent examples of square houses, so termed for their square or, more accurately, rectangular footprint. These dwellings were constructed of timber with a corrugated iron roof and featured verandas trimmed with cast iron 'fretwork'. The central front

door led off the veranda to a passage way that bisected the house. Examples can be seen at numbers 73 and 97. **Exhibit 1 & Exhibit 2**

c. Bay villas featured tall gables accentuated with timber shingles or weatherboard panel work and were also constructed of timber with corrugated iron roofs. Builders of these houses used plan books that featured a large number of subtle variations on the basic model. This allowed for some differentiation in presentation based on the generic design. The best examples are at numbers 74 and 109. **Exhibit 3 & Exhibit 4**

d. Inter-war bungalows are also represented in this street. The vernacular materials, timber and corrugated iron were still in evidence. The Californian style featured a gabled roof and retained the use of timber cladding highlighted by the use of wooden shingles. These houses featured deep porches that were attractive and functional and the previous fixation that the front door should always face the street was relaxed in some versions. Again, differentiation was achieved the by use of plan books. **Exhibit 5 & Exhibit 6**

e. The lower profile English bungalow of the 1930s featured a hipped roof system rather than gables and distinctive fenestration with liberal use of box windows of varying sizes. **Exhibit 7**

f. St James Avenue also features modern houses constructed from the 1980s to the present day. Some of these have referenced the vernacular building materials and they have been designed to complement the existing housing stock in the neighbourhood without descending to slavish imitation. **Exhibit 8**

g. St James Avenue is already recognised as a Special Amenity Area on the CCC Plan. New work should reflect the character of the street and includes a requirement to consider placement of garages, types of fences and set back from the road.

h. Windermere Road also dates to the 1880s and also includes an eclectic mix of housing styles, some dating from the late twentieth century. There are some examples of post-earthquake construction. However there are still examples of inter-war bungalows and one superb example of a transitional villa at number 101 that was probably built in the late nineteenth century.

i. An especially interesting feature of this street is the site once occupied by Loreto College (1930-78) a preparatory school for boys who continued their education at St Bede's College. The school was associated with a convent staffed by the Sisters of Mercy, a well-known teaching order. Some of this site is now occupied by the Te Ora Hou Trust but evidence of the original buildings of this complex still exists, for example, the villa that was used as the convent and a timber chapel which features Gothic fenestration and an apse. **Exhibit 9.**

j. The second area of concern in Papanui is designated as South East Papanui. It is broadly delineated by the south side of Blighs Road from the railway to Rayburn Avenue and includes blocks on both sides of Papanui Road along a southern boundary broadly defined by Hawthorne Street and Paparoa Street.

k. The segment to the east of Papanui Road is impressive for its array of inter-war bungalows in streets developed in the 1920s, especially Perry and Dormer Streets and Rayburn Avenue. In most cases, these houses have been superbly maintained and when modified have been altered sensitively. Examples are the English bungalow and its Californian precursor at numbers 33 and 28 Dormer Street respectively. **Exhibit 10.** In the few cases, when there has been redevelopment, sound architectural design has resulted in referencing the existing style of the neighbourhood an indication of the extent to which property owners value the existing character of the street. **Exhibit 11**

l. The west side of Papanui Road, the south side of Blighs Road and the northern most block of Watford Street include a range of styles popular over the last 140 years and are generally well maintained. The buildings on the south side of Blighs Road provide a counterpoint to two impressive art-deco houses on the north side of this street. (NB the north side of this street is not in the area recommended for re-classification)

m. Immediately after World War Two, a movement led by individual members of the Papanui community and the RSA, lobbied for the introduction of a unique type of memorial to those who had made the ultimate sacrifice. The concept was that a selection of Papanui streets would be planted in kerb-side trees so that they would effectively become living memorials. Eventually 15 streets were chosen, each of them marked by a bronze plaque.

n. The scope and nature of this scheme is certainly unique to Christchurch and it was an effective way to beautify the suburb while suggesting themes of reflection and regeneration. Four of these streets, Dormer and Perry Streets, St James Avenue and Windermere Road are part of this memorial and it is obvious that the trees could be affected by the proposed change in residential density. It is likely some of these trees could be removed to cater for access to the smaller lots permitted under the re-zoning. In my opinion, if this were to occur, it would amount to a gesture of disrespect for those killed in the war analogous to demolishing a memorial statue or obelisk.

o. The plaque on St James Avenue, a street planted in scarlet oaks in 1947 from the corner of Harewood Road to the point where the street turns south. **Exhibit 12.** Approximately 20% of these trees would be under threat if the recommendation were to be accepted.

p. Windermere Road was planted with Fraxinus Ornus (ash) in 1947. Most of these trees would be at risk with the exception of the south

east portion of the street that terminates just north of the intersection of St James Avenue and a short part of the west side of the street at the intersection with Dalriada Street. Dormer Street was planted in Liquid Amber and Acer Saccharinum (Maple) in 1947. All the trees in this street would be under threat. Perry Street was planted with Gingko and Quercus Lusitanica (a species of oak) 1945-47, the western portion of this street down to the intersection with Rayburn Avenue would be under threat. (Evidence of original planting from CCC Minutes 1947, Bk 4)

Summary.

8. Approving the recommendation would result in the eventual loss of built heritage created over a period of 130 years. This would negatively affect the character of significant areas of Papanui.

9. The only other part of this suburb that fulfilled a similar function was the original 'Horner block', i.e. the streets bounded by Horner and Proctor Streets and Grants and Papanui Roads. Since the turn of this century, developers have begun to transform this area into one dominated by infill housing, small apartments and town houses. It seems fair to assume that the remaining original character of that precinct will soon be obliterated and this underlines the importance of retaining the areas that have been recommended for a change in zoning.

10. The diversity of houses and streetscapes of these neighbourhoods offer the opportunity to present and future citizens to appreciate that architectural history is a route to learning about wider social change, a process reinforced by the existence of the memorial streets. The re-zoning of these areas would result in the increasing blandness and homogenisation of a suburb that is as old as the city of Christchurch itself.

Dr Murray Williams

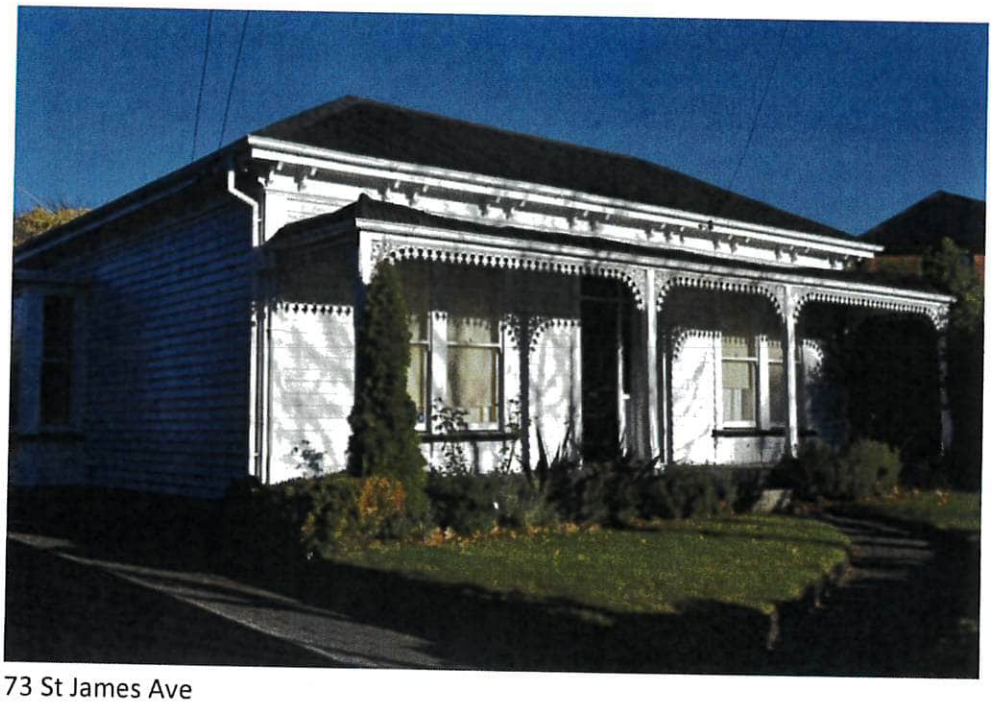
16/6/16.

Date

F:\wp\PT\D\N0340tl2.doc

Photographs: by Graeme Keeley taken Monday 6 June 2016

Exhibit 1



73 St James Ave

Exhibit 2

97 St James Ave

Exhibit 3

74 St James Ave

Exhibit 4

109 St James Ave

Exhibit 5

29 St James Ave

Exhibit 6

63 St James Ave

Exhibit 7

41 St James Ave

Exhibit 8

66 St James Ave

Exhibit 9

77 Windemere Rd

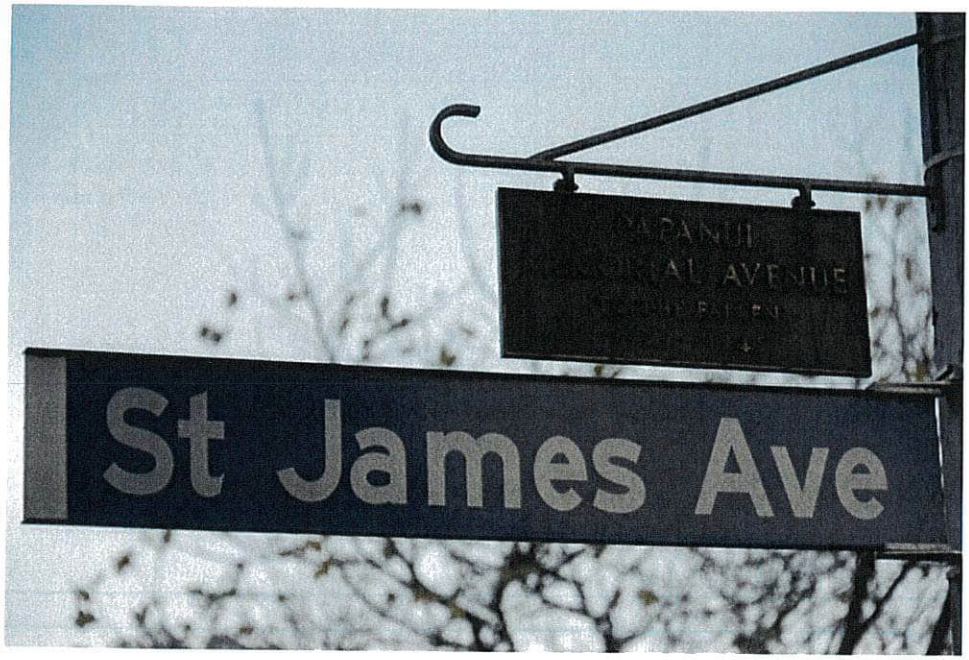
Exhibit 10

38 Dormer St

Exhibit 11

11 Dormer St

Exhibit 12



St James Ave Memorial Plaque

Save time and do it online

ccc.govt.nz/haveyoursay

Have your say
Housing and Business Choice Plan Change 14 and Heritage Plan Change 13

Clause 6 of Schedule 1 Resource Management Act 1991

Before we get started we'd like to ask a few questions about you. This helps us better understand who we are hearing from.

Gender: ☐ Male ☐ Female ☐ Non-binary/another gender

Age: ☐ Under 18 years ☐ 18-24 years ☐ 25-34 years ☐ 35-49 years ☐ 50-64 years ☐ 65-79 years ☐ over 80 years

Ethnicity: ☐ New Zealand European ☐ Māori ☐ Pacific Peoples ☐ Asian ☐ Middle Eastern/Latin American/African ☐ Other European ☐ Other

* *Required information*

Name* P Tucker and C Winehead

[redacted] Postcode* _____

Email pktucker@hotmail.com Phone no. _____

If you are responding on behalf of a recognised organisation, please provide:

Organisation's name _____

Your role _____

Trade competition and adverse effects* *(select appropriate)*

☐ I could / ☑ could not gain an advantage in trade competition through this submission.

If you are a person who could gain an advantage in trade competition through this submission, are you directly affected by an effect of the proposed plan change/part of the plan change that –

(a) adversely affects the environment, and

(b) does not relate to the trade competition or the effects of trade competition? ☐ Yes ☐ No

* A person who could gain an advantage in trade competition through the submission may make a submission only if you answered Yes to the above, as per clause 6(4) of Schedule 1 of the Resource Management Act 1991.

Please indicate by ticking the relevant box whether you wish to be heard in support of your submission*

☑ I wish to speak in support of my submission on Plan Change 13

☑ I wish to speak in support of my submission on Plan Change 14

☐ I do not wish to speak.

Joint submissions *(Please tick this box if you agree)*

☐ If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this submission, please attach them to this form and indicate below*

☑ Yes, I have attached extra sheets. ☐ No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter)

A signature is not required if you make your submission by electronic means.

Signature [signature] Date 12.5.23

Have your say
Housing and Business Choice Plan Change 14

The specific provisions of the plan change that my submission relates to are as follows:*
(Please continue on separate sheet(s) if necessary.)

Chapter 13 - Amend → Residential Heritage Area.
Chapter 14 - Oppose HRZ MRZ
please see attached submission and annexures.

My submission is that:*
(You should clearly state whether you support or oppose the specific proposed provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

We wish to amend Chapter 13 and oppose chapter 14. We live in Windermere Rd. We believe the street should have the status of S6(f) RMA based on previous IHP decision. Increased density will destroy the character of the Papanui street but also devalue and minimise the war memorial status.

I seek the following decision from the Council:*
(Please give precise details stating what amendments you wish to see made to the proposed Plan Change. Please continue on separate sheet(s) if necessary.)

1. Chapter 13 - extend protection to include the entire ~~of~~ Windermere Road as a place of significant heritage protection.

2. Chapter 14 - no change to current zoning for housing density

Have your say
Heritage Plan Change 13

The specific provisions of the plan change that my submission relates to are as follows:*
(Please continue on separate sheet(s) if necessary.)

To extend protection of Windermere Road from trees / plaques to the avenue itself - to retain the integrity of a war memorial.

My submission is that:*
(You should clearly state whether you support or oppose the specific proposed provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

Please see attached.

I seek the following decision from the Council:*
(Please give precise details stating what amendments you wish to see made to the proposed Plan Change. Please continue on separate sheet(s) if necessary.)

To extend Plan change 13
Sub chapter 9.3
Historic Heritage Statements

to extend scope of protection from what we believe is trees/plaques in Windermere Road to the entire street and houses making HRZ/MRZ inappropriate.

Submissions:

We have lived in the area now for 13 years and have enjoyed the sense of community, heritage and significance in the area. We wish to preserve that going forwards.

We with to amend Chapter 13 to include Windermere Road as a significant heritage area including the avenue, housing trees and plaques and believe it should have the protection analogous to section 6(f) Resource Management Act.

We oppose chapter 14 with the selection of Windermere Road for a high density/medium density. We do not consider it is appropriate given our distance from Northlands – exceeding the 600metres. The character of the neighbourhood, the history and significance if it, the housing stock, make it unsuitable for commercial development on this scale. We oppose any change in housing density.

We are not alone and refer to the IHP decision, previous expert evidence and submissions, overseas management of tree lined memorial avenues, CCC heritage advice and the RMA. The CCC approach is inconsistent with these findings in our submission.

We oppose the High Density and Medium Density Development in Windermere Road as residents.

A. What is the memorial?

1. With regard to Windermere Road and the associated other 14 avenues the first question to consider is what is the memorial?

Historical records

2. The information on the "Memorial Streets and Their Original Plantings and Dates Planted" [1]shows Windermere Road to have 64 Fraxinus Ornis planted in 1947. When considering the request it was initiated around 14 July 1943.

3. By 25 March 1946 there was a public meeting "to further the project that certain streets in the district to be planted with trees as memorials to the fallen servicemen of the district". The focus was on side streets, not likely to carry arterial traffic.[2] By 20 August 1946 trees were planted in five of the avenues.[3]

4. By 13 May 1946 Windermere Road was being considered.[4]

5. There was no mention in those reports of refining the memorial to the trees and consideration was given in the reports to the width of the road, the traffic density of the road, the minimum width of the footpath, with the focus of a Memorial Street.

6. Plaques were added to the streets by way of public subscription. The trees were paid or by "some contribution should be made forwards the costs by residents of the district"[5]

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[1] list provided
[2] P2 "Memorial Street Trees in Papanui" report
[3] P3 "Memorial Street Trees in Papanui" report
[4] Ref 4/1863 13 May 1946
[5] P3 and 4 "Memorial Street Trees in Papanui"

How other avenues are treated

7. Comparing other avenues such as ANZAC Avenue in Moreton Bay Queensland that Memorial Avenue included plantings of 1760 trees over the 10 miles at 1 pound per tree.[6] When dealing with subsequent years the article provides that in the late 1950s developers first began purchasing properties for subdivision on the Anzac Memorial Avenue. The Avenue has been widened, officially been reopened in 1993, had to trees removed in 2006, but the integrity of the street has been maintained.[7] In terms of protection is provided the Avenue was listed on the Queensland Heritage register on 5 February 2009 having satisfied the criteria that
    - it was a place of importance in demonstrating the evolutional pattern of Queensland's history,
    - the place is important in demonstrating the principal characteristics of a particular cultural places,
    - the place is important because of its aesthetic significance,
    - and the place has a special association with life or work of a particular person, group or organisation of importance to Queensland's history.

8. When considering the aesthetic significance the Avenue "is important for visitors experienced while progressing along the route in the visual delight of stretches of striking plantings..."

9. Other significant memorial avenues such as King George V Avenue of Memorial English Oaks in Tamworth Australia was subject to threatened development. This was a memorial to the late King planting an avenue of English oak trees. When considering development it was found that a major subdivision of 500+ lots would cause increased traffic flow, eventual road widening, loss of trees as well as the loss of peace and tranquillity afforded by the trees and quiet location" [8]

10. There are substantial English Memorial avenues and trees. Implicit in these tree-lined streets as the quality of the avenues. When discussing "Change and the Future" :

    "like all parks and like many other war memorials, their features are vulnerable to vandalism and metal theft. In addition, many memorial parts, why highly significant in terms of their intangible heritage of civic commemoration and personal histories, were not only as a clean modest designs, but were often spaces dominated by formal recreation provision. Combined with their all being relatively recent in origin, this is meant that their historic landscape interest has been undervalued at a national level and now is only being addressed."[9]

11. New Zealand protection can be afforded under the Resource Management Act - this provides the protection of historic heritage from inappropriate subdivision, use and development.

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[6] P6 of 13 Wikipedia extract Anzac Avenue
[7] P7 of 13 Wikipedia extract Anzac Avenue
[8] P3 of 10 Wikipedia King George V memorial Avenue
[9] P 13 War Memorial Parks and Gardens (UK Article)

6 Matters of national importance

In achieving the purpose of this A New Zealand protection sing functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights:

(h) the management of significant risks from natural hazards.

B. 2016 Evidence, Submissions and Findings

12. Applying these theories to Windermere Road , in 2016 The Independent Hearing Panel considered in a full hearing the significance of Windermere Road for medium density housing. They were of the view that it was a potential historic heritage site under section 6(f) of the Act as set out below. That suggestion would make the area inappropriate for subdivision, use and development.

13. The key aspects of the decision are set out below.

Date of hearing:	4 and 5 July 2016
Date of decision:	6 September 2016
Hearing Panel:	Sir John Hansen (Chair), Environment Judge Hassan, Ms Jane Huria, Ms Sarah Dawson, Dr Phil Mitchell

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DECISION 41

Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

Papanui South

[21] As we have noted, there was agreement relating to Papanui North and we have rezoned it RMD. Papanui South attracted a large number of submitters in opposition. Those submissions gave us a great deal of information that we had not previously received, particularly relating to the four war memorial streets in the area. The full history of these memorial streets, honouring

the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website.14
[22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply.
[23] We heard impassioned pleas from a number of submitters living in these areas and received a closing on behalf of a number of them from Mr Cleary, who did not appear on their behalf at the hearing. To a large part Mr Cleary's closing is accepted by CCC. We are 14 All documentation received by the Independent Hearings Panel for the RMD hearing can be found at http://www.chchplan.ihp.govt.nz/hearing/additional-residential-medium-density-areas-linwoodeastgate-hornby-papanui-northlands/. 9 Additional Residential Medium Density Areas — Chapter 14 concerned that it seems to us in the main to attempt to re-litigate matters that have already been decided by the Panel when we dealt with character overlays as part of the Stage 2 Residential proposal. We are not aware that any of these submitters appeared or submitted on that proposal. The closing seems to be a submission that all these areas, or a large part of them, should attract a character overlay. In the two areas we are concerned with, only part of St James Avenue was covered by the character overlay. We have not had full evidence in this hearing. Despite the indications in the Council's evidence for Decision 10: Residential — Stage 1 as to the potential fit with RMD criteria, it did not provide any evidence such that would support that as an appropriate zoning choice on this occasion. Housing New Zealand's evidence concerning this area was highly generic, and did not disclose any particular need, on its part, for RMD zoning. Nor do we have a satisfactory s 32 analysis, nor do we have scope to revisit the whole issue of character overlay for this area. The CCC submits that, although the character exists, RS zoning is sufficient to protect it. We have already referred to the potential for s 6(f) to be relevant, and RMD rezoning could jeopardise that. In any case, in an evidential sense, we readily conclude that RMD rezoning is unwarranted and, therefore, inappropriate.
[24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance.

[25] There are two areas, one to the east and one to the west of the railway line. The two memorial streets, Windermere Road and St James Avenue in the western sector, effectively transect the entire area that was notified. For those east of the railway line the two streets, Dormer Street and Perry Street, transect a considerable part of the notified area.

[26] We are satisfied to attempt to apply RMD to the remaining areas of both south Papanui sectors would lead to "pepper-potting", potentially poor streetscapes and a fractured urban setting.
[27] _____ in particular made an impassioned plea, as did others, as to the significant amenities of this area. Undoubtedly, there are amenities enjoyed by residents that are important to them. But we are not persuaded that they are unique. There are a number of other areas in Christchurch with similar urban form. 10 Additional Residential Medium Density Areas — Chapter 14
[28] However, because of the lack of evidential justification and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas.

Evidence from the IHP hearing

14. The evidence that the decision was based on is a matter of public record available on the Internet. Relevant extracts from the internet of expert evidence is set out below[10].

15. Dr Murray Williams provided expert evidence as a member of the Papanui Heritage group as to the has direct nature of the houses in the area. With regard to Windermere Road he confirmed Housing dates back to the 1880s and includes an eclectic mix of housing styles some dating from the late 20th century. However there are still examples of interwar bungalows and one superb example of a transitional villa at number 101 that was probably built in the late 19th century.

16. As a heritage expert at paragraph 7(m) of his evidence Dr Williams talked of the importance of the War Memorial and the uniqueness of the scope and nature of the scheme to Christchurch. To him

> "it was an effective way to beautify the suburb was suggesting themes of reflection and regeneration. Four of these streets Dormer and Perry streets, St James Avenue and Windermere Road are part of this memorial and it is obvious that the trees could be fracture dead by the proposed change in residential density. It is likely some of these trees could be removed to cater for access to smaller lots permitted under the rezoning. In my opinion if this were to occur, it would amount to a gesture of distributed respect in the war and allergist to demolishing and warm Oriel statue or obelisk"

17. His final conclusion was

> "approving the recommendation would result in the eventual loss of built heritage created over a period of hundred and 30 years. This would negatively fracture the character of significant areas of Papanui".

He makes comparisons to other areas that have had development noting

> "the remaining original character of that precinct will soon be obliterated"

and this underlines the importance of retaining the areas that have been recommended for a change in zoning both quite he also praises the diversification of houses and streetscapes to provide architectural history.[11]

18. Legal submissions filed by Mr Cleary of Anthony Harper considered that then legislative framework. At paragraph 6.12 of the submissions it is noted there is unchallenged evidence before the panel of the Papanui South range of character and amenity value. The focus of the submissions was whether the unchallenged evidence in relation to the special values of the area, including War Memorial Heritage characteristics and its existing high-quality ill perform are such that lower density RS zoning more appropriately protects and manages these values"

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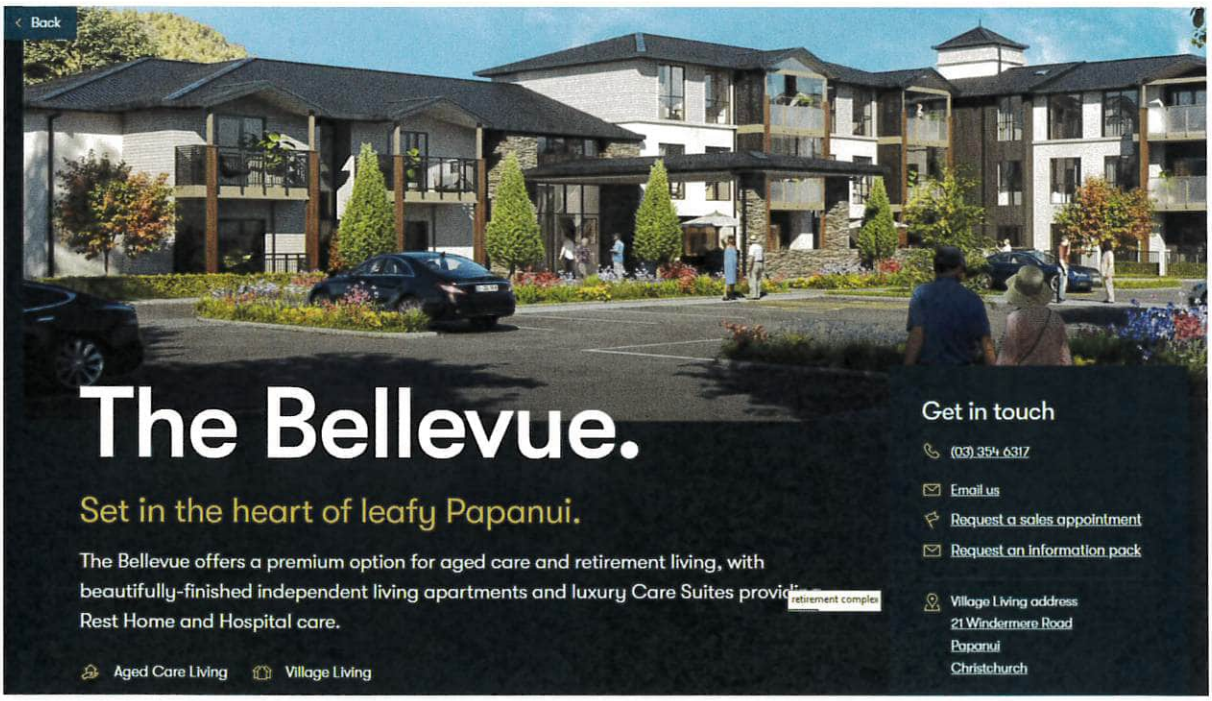
[10] evidence of Mike Davidson, chair on behalf of Shirley/Papanui community board, P Tucker and C Winefield, M Howley, Dr Murray Williams, and other submitters is attached

[11] paragraphs 7(h), 7(m), 8 and 9 Dr Murray Williams

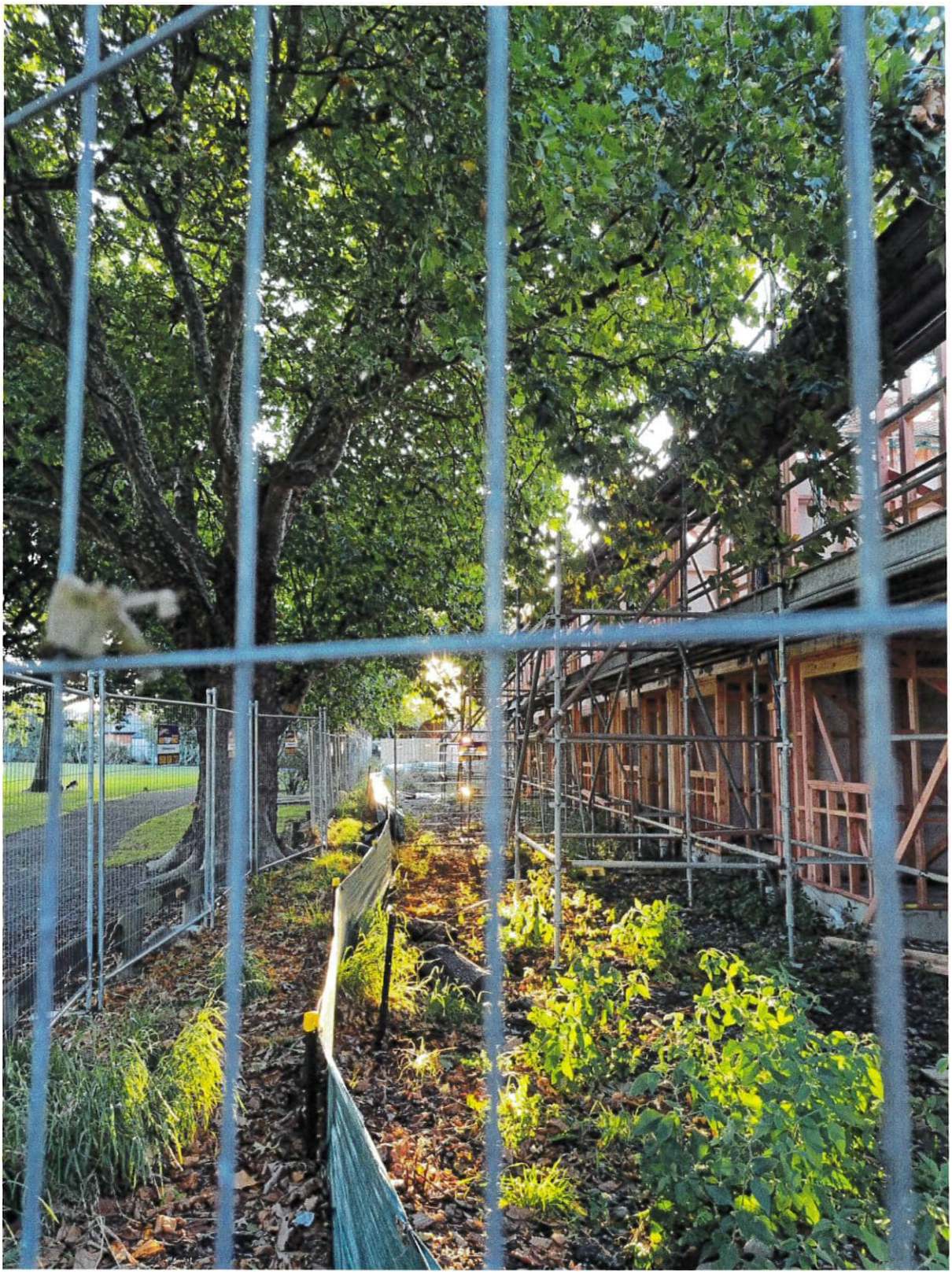
C. Post 2016 Intensification of Windermere Road and area

19. Since 2016 Windermere Road has come under more pressure with two significant developments in one small street. The rebuild of Te Ora Hau educational facility including increased substantial classrooms has had impact. Significant events occur quite often.

20. The rebuild of the substantial 2 to 3 story Bellevue retirement complex has significantly increased traffic density through staff, visitors and residents and is only half built. The photo below does not show the new wing that is being built on Windermere Road to the rear that is roughly the same size as the existing structure.



21. The area is being impacted in other ways through density in terms of housing at 2 storey level. An example of the aesthetic clash between trees and building is set out below with development on the Harewood Road side of St James Park. This is a 2 storey development I believe. With only this height the impact is quite substantial but imagine a 6 storey development and the trees and 'avenue effect'.

22. 

D. <u>What standard has CCC applied?</u>

23. The Christchurch District Plan – Scheduled Heritage Place Heritage Assessment – Statement of Significance – Heritage Item Number 1459 as set below.In this document the matters that are of significance are the trees and plaques being of high social and historical significance.

- The "Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui district".

- Further it is a living memorial - "the Papanui RSA have expressed their value of the memorials for the community and the city and there are regular commemorative events associated with the avenues and the trees".

- The architectural and aesthetic significance for their landscape values.

- Housing is relevant - "the Memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style"

24. The conclusion is that: -

> "the Papanui War Memorial avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on-site"[12]

25. I suggest this standard is similar to overseas views and Dr Williams and the IHP decision.

[12] P1 and to Christchurch district plan – scheduled heritage place Heritage assessment – statement of significance heritage item number 1459

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1459
PAPANUI WAR MEMORIAL AVENUES - ALPHA AVENUE, CLAREMONT AVENUE, CONDELL AVENUE, DORMER STREET, GAMBIA STREET, HALTON STREET, HARTLEY AVENUE, KENWYN AVENUE, LANSBURY AVENUE, NORFOLK STREET, PERRY STREET, SCOTSTON AVENUE, ST JAMES AVENUE, TILLMAN AVENUE, TOMES ROAD, WINDERMERE ROAD, CHRISTCHURCH

Photo- Christchurch City Council heritage files

The Papanui War Memorial Avenues are of overall High Significance to Christchurch and Banks Peninsula.

The Papanui War Memorial Avenues, 16 Streets with trees and plaques, are of high historical and social significance for their association with World War II, and its impact on Christchurch communities. The trees are associated with Harry Tillman, the Christchurch and Papanui Beautifying Associations and the Papanui Returned Services Association, who requested between 1943-1946 that Council plant memorial trees in a variety of species in Papanui streets as a living memorial to the memory of fallen soldiers. Council planted and agreed to maintain the trees, and residents of the Papanui District were required to contribute to the costs of the trees as well as the plaques. The local RSA also contributed to costs.

The Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui District. Over time they have come to be identified by parts of the community as memorials to fallen servicemen from the Christchurch District. Members of the Papanui community, and the Papanui RSA have expressed their value of the memorials for the community and the city, and there are regular commemorative events associated with the avenues and trees.

The Papanui War Memorial Avenues are of architectural and aesthetic significance for their landscape values. The different species of trees were chosen by Reserves Superintendent Maurice

Barnett for their suitability for Papanui soils. The trees create a strong aesthetic for the 16 streets due to their scale, colour, texture and seasonal change. This varies street by street due to the different species planted. Bronze plaques with the inscription 'Papanui Memorial Avenue to the fallen 1939-1945' hung from simple metal brackets mark the beginning and in some cases each end of the avenues.

The Papanui War Memorial Avenues are of technological and craftsmanship significance for the range of different species of trees that are represented in the streets, specifically chosen for their physical characteristics and the soils in the area. There is also technological value evident in the planting and maintenance methods and techniques used.

The Papanui War Memorial Avenues are of high contextual significance for the groups of tree species planted in each individual street, and for the relationship of the 16 streets to one another in terms of their proximity and similarities. The streets, plaques and trees contribute to the unique identity of this part of Papanui, and are recognised local landmarks. The memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style.

The Papanui War Memorial Avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on the site.

References – Christchurch City Council Heritage Files

REPORT DATED: 10 JUNE 2022

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CCC applied a different test

26. However CCC adopted a restricted view. Correspondence by email from CCC indicates the elements that were to be protected where the trees, the plaques and the "Avenue effect" but that high and medium density would be permitted with no protection for the avenue itself.

27. The email suggested the housing and the avenues were evaluated is not meeting the criteria required for a protection as a residential Heritage area. This is disputed.

28. This leads to 2 issues. The "Avenue effect" requires an Avenue in our submission. Looking at the precedents above and definitions above an Avenue is something that provides aesthetic significance and is dependent not only the trees and plaques but the street itself.

29. Breaking this in parts - the trees, the plaques, the housing, the architecture and aesthetic value were of importance in CCCs report above. No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements.

30. I requested an Official Information Act request to find out more about how CCC had come to the conclusion that the trees and plaques would sit alongside high-density and medium density housing without impacting on the Avenue effect. That was requested on 27 February 2023 and no information has been provided. The assumption therefore is that this information is unchallenged. As it is placed on the CCC website with regard to identifying why Windermere Road is a heritage area this assumption seems reasonable. I would like to chance to respond to any information I do receive with an updated submission.

31. Looking at comparisons: -

    - the steps that have been taken overseas to preserve the Avenue has included preserving the avenue along with the trees and the plaques.

    - Memorial Avenue to the airport has not been included in the development and presumably the rationale for its exclusion is its layout and Memorial status. It is similar to that of Windermere Road. It is a Memorial Avenue with an Avenue effect.

32. The criticism that the housing lacks aesthetic value – I suggest the housing is of aesthetic significance and of historical value going forwards based on expert reporting and the IHP decision.

33. We rely on the document above from CCC that concludes the Avenue, along with its housing, is or architectural significance.

34. We refer to the findings of Dr Williams. It was recorded in the submissions the Papanui evidence was unchallenged. Dr Williams expert evidence is that Windermere Road does contain housing that qualifies and in fact is important for heritage consistent with the report writer above.

35. The findings of the Independent hearing panel are relevant particular with regard to the comments around section 6(f) of the RMA. Section 6 (f) is similar to findings of others above that the development including subdivision and integrity of the memorial are inconsistent. I am not aware this has been addressed.

E. What evidence is there the integrity of the memorial avenues will be maintained without protection against housing density?

36. We suggest the Avenue effect will deteriorate - with high-density development and medium density development on Windermere Road traffic will increase and car parking and congestion. It is already a through road often used by commuters to avoid Harewood Road/Grahams Road corner in the rush hour. Waimairi school traffic continues to park on the street. The loading has increased with Te Ora Hau and Bellevue retirement complex and apartments. This will increase as the retirement complex and apartments new wing is finished.

37. The sheer height and imposing nature of high density and medium density buildings will impact on the aesthetics and architectural integrity. The photo of the small St James Park development shows the impact of development against the trees. The modern housing will lack character and erode the character housing stock.

38. The impact of building works, Sewerage Works, driveway works will impact on the trees. Already with houses being built have been issues with developers wanting to remove or closely encroach on trees.

39. Quite simply, the Avenue effect will be lost. The close proximity of trees and high-density apartment blocks or multi-storey houses will be inconsistent with the memorial effect.

40. Very little has been done to date to lift profile of the significant living memorials and despite that CCC conclude there is " regular commemorative events associated with the avenues and the trees".

41. Windermere Road is a significant area. It is of value to all who have had family lost in both first and second World Wars. It is part of a sequence linking the cemetery, St James park trees and memorial rose garden to the wider Papanui Avenues with their specific plantings. Windermere Road has a friendly sense of community and some families have lived there for some generations. The street trees are something we as residents we are aware of , and roud to be associated with. It would be of great benefit to know, as residents, the history was being protected, retained and enhanced. It should be allowed to "live" going forwards. The pressure for development needs to be balanced with heritage as the commentary above suggests.

42. It is our submission that an avenue effect includes the trees and plaques but essential to the character is the avenue and housing that the trees rely on – without that it will be a street with some trees dwarfed by huge buildings. In my view it will irreversibly diminish the memorial and is inconsistent with the duty to preserve our heritage. There are examples of development of 2 storey housing units that can be consistent with both increasing density and preserving character that should be a first resort

PK Tucker and CS Winefield

Save time and do it online

ccc.govt.nz/haveyoursay

Have your say

Housing and Business Choice Plan Change 14 and Heritage Plan Change 13

Clause 6 of Schedule 1 Resource Management Act 1991

Before we get started we'd like to ask a few questions about you. This helps us better understand who we are hearing from.

Gender: ☐ Male ☐ Female ☐ Non-binary/another gender

Age: ☐ Under 18 years ☐ 18-24 years ☐ 25-34 years ☐ 35-49 years ☐ 50-64 years ☐ 65-79 years ☐ over 80 years

Ethnicity: ☐ New Zealand European ☐ Māori ☐ Pacific Peoples ☐ Asian ☐ Middle Eastern/Latin American/African ☐ Other European ☐ Other

* *Required information*

Name* P Tucker and C Winehead

[redacted] Postcode* _____

Email pktucker@hotmail.com Phone no. _____

If you are responding on behalf of a recognised organisation, please provide:

Organisation's name _____

Your role _____

Trade competition and adverse effects* *(select appropriate)*

☐ I could / ☑ could not gain an advantage in trade competition through this submission.

If you are a person who could gain an advantage in trade competition through this submission, are you directly affected by an effect of the proposed plan change/part of the plan change that –

(a) adversely affects the environment, and

(b) does not relate to the trade competition or the effects of trade competition? ☐ Yes ☐ No

* A person who could gain an advantage in trade competition through the submission may make a submission only if you answered Yes to the above, as per clause 6(4) of Schedule 1 of the Resource Management Act 1991.

Please indicate by ticking the relevant box whether you wish to be heard in support of your submission*

☑ I wish to speak in support of my submission on Plan Change 13

☑ I wish to speak in support of my submission on Plan Change 14

☐ I do not wish to speak.

Joint submissions *(Please tick this box if you agree)*

☐ If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this submission, please attach them to this form and indicate below*

☑ Yes, I have attached extra sheets. ☐ No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter)

A signature is not required if you make your submission by electronic means.

Signature [signature] Date 12.5.23

Have your say

Housing and Business Choice Plan Change 14

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

(Please continue on separate sheet(s) if necessary.)

Chapter 13 - Amend → Residential Heritage Area.
Chapter 14 - Oppose HRZ MRZ
please see attached submission and annexures.

My submission is that:*

(You should clearly state whether you support or oppose the specific proposed provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

We wish to amend Chapter 13 and oppose chapter 14. We live in Windermere Rd. We believe the street should have the status of S6(f) RMA based on previous IHP decision. Increased density will destroy the character of the Papanui street but also devalue and minimise the war memorial status.

I seek the following decision from the Council:*

(Please give precise details stating what amendments you wish to see made to the proposed Plan Change. Please continue on separate sheet(s) if necessary.)

1. Chapter 13 - extend protection to include the entire ~~of~~ Windermere Road as a place of significant heritage protection.

2. Chapter 14 - no change to current zoning for housing density

Have your say
Heritage Plan Change 13

The specific provisions of the plan change that my submission relates to are as follows:*
(Please continue on separate sheet(s) if necessary.)

To extend protection of Windermere Road from trees / plaques to the avenue itself - to retain the integrity of a war memorial.

My submission is that:*
(You should clearly state whether you support or oppose the specific proposed provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

Please see attached.

I seek the following decision from the Council:*
(Please give precise details stating what amendments you wish to see made to the proposed Plan Change. Please continue on separate sheet(s) if necessary.)

To extend Plan change 13
Sub chapter 9.3
Historic Heritage Statements

to extend scope of protection from what we believe is trees/plaques in Windermere Road to the entire street and houses making HRZ/MRZ inappropriate.

Submissions:

We have lived in the area now for 13 years and have enjoyed the sense of community, heritage and significance in the area. We wish to preserve that going forwards.

We with to amend Chapter 13 to include Windermere Road as a significant heritage area including the avenue, housing trees and plaques and believe it should have the protection analogous to section 6(f) Resource Management Act.

We oppose chapter 14 with the selection of Windermere Road for a high density/medium density. We do not consider it is appropriate given our distance from Northlands – exceeding the 600metres. The character of the neighbourhood, the history and significance if it, the housing stock, make it unsuitable for commercial development on this scale. We oppose any change in housing density.

We are not alone and refer to the IHP decision, previous expert evidence and submissions, overseas management of tree lined memorial avenues, CCC heritage advice and the RMA. The CCC approach is inconsistent with these findings in our submission.

We oppose the High Density and Medium Density Development in Windermere Road as residents.

A. What is the memorial?

1. With regard to Windermere Road and the associated other 14 avenues the first question to consider is what is the memorial?

Historical records

2. The information on the "Memorial Streets and Their Original Plantings and Dates Planted" [1]shows Windermere Road to have 64 Fraxinus Ornis planted in 1947. When considering the request it was initiated around 14 July 1943.

3. By 25 March 1946 there was a public meeting "to further the project that certain streets in the district to be planted with trees as memorials to the fallen servicemen of the district". The focus was on side streets, not likely to carry arterial traffic.[2] By 20 August 1946 trees were planted in five of the avenues.[3]

4. By 13 May 1946 Windermere Road was being considered.[4]

5. There was no mention in those reports of refining the memorial to the trees and consideration was given in the reports to the width of the road, the traffic density of the road, the minimum width of the footpath, with the focus of a Memorial Street.

6. Plaques were added to the streets by way of public subscription. The trees were paid or by "some contribution should be made forwards the costs by residents of the district"[5]

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[1] list provided
[2] P2 "Memorial Street Trees in Papanui" report
[3] P3 "Memorial Street Trees in Papanui" report
[4] Ref 4/1863 13 May 1946
[5] P3 and 4 "Memorial Street Trees in Papanui"

How other avenues are treated

7. Comparing other avenues such as ANZAC Avenue in Moreton Bay Queensland that Memorial Avenue included plantings of 1760 trees over the 10 miles at 1 pound per tree.[6] When dealing with subsequent years the article provides that in the late 1950s developers first began purchasing properties for subdivision on the Anzac Memorial Avenue. The Avenue has been widened, officially been reopened in 1993, had to trees removed in 2006, but the integrity of the street has been maintained.[7] In terms of protection is provided the Avenue was listed on the Queensland Heritage register on 5 February 2009 having satisfied the criteria that
    - it was a place of importance in demonstrating the evolutional pattern of Queensland's history,
    - the place is important in demonstrating the principal characteristics of a particular cultural places,
    - the place is important because of its aesthetic significance,
    - and the place has a special association with life or work of a particular person, group or organisation of importance to Queensland's history.

8. When considering the aesthetic significance the Avenue "is important for visitors experienced while progressing along the route in the visual delight of stretches of striking plantings..."

9. Other significant memorial avenues such as King George V Avenue of Memorial English Oaks in Tamworth Australia was subject to threatened development. This was a memorial to the late King planting an avenue of English oak trees. When considering development it was found that a major subdivision of 500+ lots would cause increased traffic flow, eventual road widening, loss of trees <u>as well as the loss of peace and tranquillity afforded by the trees and quiet location</u>" [8]

10. There are substantial English Memorial avenues and trees. Implicit in these tree-lined streets as the quality of the avenues. When discussing "Change and the Future" :

    "like all parks and like many other war memorials, their features are vulnerable to vandalism and metal theft. In addition, many memorial parts, why highly significant in terms of their intangible heritage of civic commemoration and personal histories, were not only as a clean modest designs, but were often spaces dominated by formal recreation provision. Combined with their all being relatively recent in origin, <u>this is meant that their historic landscape interest has been undervalued at a national level and now is only being addressed</u>."[9]

11. New Zealand protection can be afforded under the Resource Management Act - this provides the protection of historic heritage from inappropriate subdivision, use and development.

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[6] P6 of 13 Wikipedia extract Anzac Avenue
[7] P7 of 13 Wikipedia extract Anzac Avenue
[8] P3 of 10 Wikipedia King George V memorial Avenue
[9] P 13 War Memorial Parks and Gardens (UK Article)

6 Matters of national importance

In achieving the purpose of this A New Zealand protection sing functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights:

(h) the management of significant risks from natural hazards.

B. 2016 Evidence, Submissions and Findings

12. Applying these theories to Windermere Road , in 2016 The Independent Hearing Panel considered in a full hearing the significance of Windermere Road for medium density housing. They were of the view that it was a potential historic heritage site under section 6(f) of the Act as set out below. That suggestion would make the area inappropriate for subdivision, use and development.

13. The key aspects of the decision are set out below.

Date of hearing:	4 and 5 July 2016
Date of decision:	6 September 2016
Hearing Panel:	Sir John Hansen (Chair), Environment Judge Hassan, Ms Jane Huria, Ms Sarah Dawson, Dr Phil Mitchell

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DECISION 41

Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

Papanui South

[21] As we have noted, there was agreement relating to Papanui North and we have rezoned it RMD. Papanui South attracted a large number of submitters in opposition. Those submissions gave us a great deal of information that we had not previously received, particularly relating to the four war memorial streets in the area. The full history of these memorial streets, honouring

the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website.14
[22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply.
[23] We heard impassioned pleas from a number of submitters living in these areas and received a closing on behalf of a number of them from Mr Cleary, who did not appear on their behalf at the hearing. To a large part Mr Cleary's closing is accepted by CCC. We are 14 All documentation received by the Independent Hearings Panel for the RMD hearing can be found at http://www.chchplan.ihp.govt.nz/hearing/additional-residential-medium-density-areas-linwoodeastgate-hornby-papanui-northlands/. 9 Additional Residential Medium Density Areas — Chapter 14 concerned that it seems to us in the main to attempt to re-litigate matters that have already been decided by the Panel when we dealt with character overlays as part of the Stage 2 Residential proposal. We are not aware that any of these submitters appeared or submitted on that proposal. The closing seems to be a submission that all these areas, or a large part of them, should attract a character overlay. In the two areas we are concerned with, only part of St James Avenue was covered by the character overlay. We have not had full evidence in this hearing. Despite the indications in the Council's evidence for Decision 10: Residential — Stage 1 as to the potential fit with RMD criteria, it did not provide any evidence such that would support that as an appropriate zoning choice on this occasion. Housing New Zealand's evidence concerning this area was highly generic, and did not disclose any particular need, on its part, for RMD zoning. Nor do we have a satisfactory s 32 analysis, nor do we have scope to revisit the whole issue of character overlay for this area. The CCC submits that, although the character exists, RS zoning is sufficient to protect it. We have already referred to the potential for s 6(f) to be relevant, and RMD rezoning could jeopardise that. In any case, in an evidential sense, we readily conclude that RMD rezoning is unwarranted and, therefore, inappropriate.
[24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance.

[25] There are two areas, one to the east and one to the west of the railway line. The two memorial streets, Windermere Road and St James Avenue in the western sector, effectively transect the entire area that was notified. For those east of the railway line the two streets, Dormer Street and Perry Street, transect a considerable part of the notified area.

[26] We are satisfied to attempt to apply RMD to the remaining areas of both south Papanui sectors would lead to "pepper-potting", potentially poor streetscapes and a fractured urban setting.
[27] _____ in particular made an impassioned plea, as did others, as to the significant amenities of this area. Undoubtedly, there are amenities enjoyed by residents that are important to them. But we are not persuaded that they are unique. There are a number of other areas in Christchurch with similar urban form. 10 Additional Residential Medium Density Areas — Chapter 14
[28] However, because of the lack of evidential justification and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas.

Evidence from the IHP hearing

14. The evidence that the decision was based on is a matter of public record available on the Internet. Relevant extracts from the internet of expert evidence is set out below[10].

15. Dr Murray Williams provided expert evidence as a member of the Papanui Heritage group as to the has direct nature of the houses in the area. With regard to Windermere Road he confirmed Housing dates back to the 1880s and includes an eclectic mix of housing styles some dating from the late 20th century. However there are still examples of interwar bungalows and one superb example of a transitional villa at number 101 that was probably built in the late 19th century.

16. As a heritage expert at paragraph 7(m) of his evidence Dr Williams talked of the importance of the War Memorial and the uniqueness of the scope and nature of the scheme to Christchurch. To him

> "it was an effective way to beautify the suburb was suggesting themes of reflection and regeneration. Four of these streets Dormer and Perry streets, St James Avenue and Windermere Road are part of this memorial and it is obvious that the trees could be fracture dead by the proposed change in residential density. It is likely some of these trees could be removed to cater for access to smaller lots permitted under the rezoning. In my opinion if this were to occur, it would amount to a gesture of distributed respect in the war and allergist to demolishing and warm Oriel statue or obelisk"

17. His final conclusion was

> "approving the recommendation would result in the eventual loss of built heritage created over a period of hundred and 30 years. This would negatively fracture the character of significant areas of Papanui".

He makes comparisons to other areas that have had development noting

> "the remaining original character of that precinct will soon be obliterated"

and this underlines the importance of retaining the areas that have been recommended for a change in zoning both quite he also praises the diversification of houses and streetscapes to provide architectural history.[11]

18. Legal submissions filed by Mr Cleary of Anthony Harper considered that then legislative framework. At paragraph 6.12 of the submissions it is noted there is unchallenged evidence before the panel of the Papanui South range of character and amenity value. The focus of the submissions was whether the unchallenged evidence in relation to the special values of the area, including War Memorial Heritage characteristics and its existing high-quality ill perform are such that lower density RS zoning more appropriately protects and manages these values"

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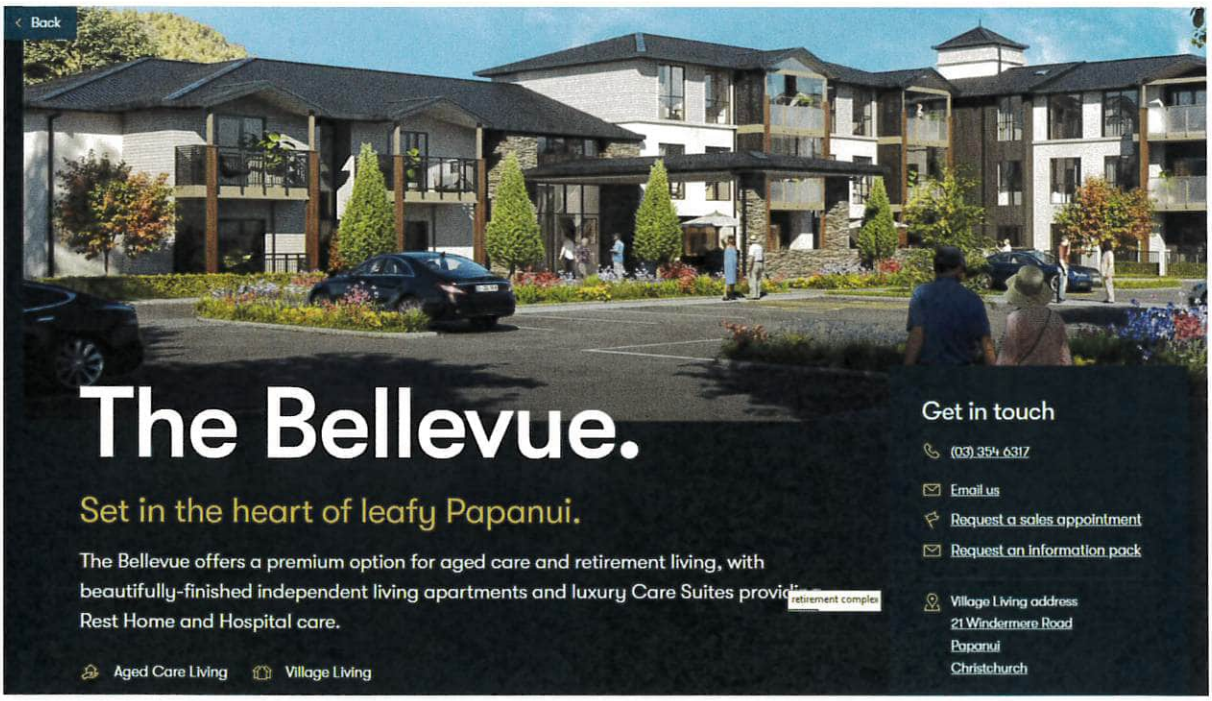
[10] evidence of Mike Davidson, chair on behalf of Shirley/Papanui community board, P Tucker and C Winefield, M Howley, Dr Murray Williams, and other submitters is attached

[11] paragraphs 7(h), 7(m), 8 and 9 Dr Murray Williams

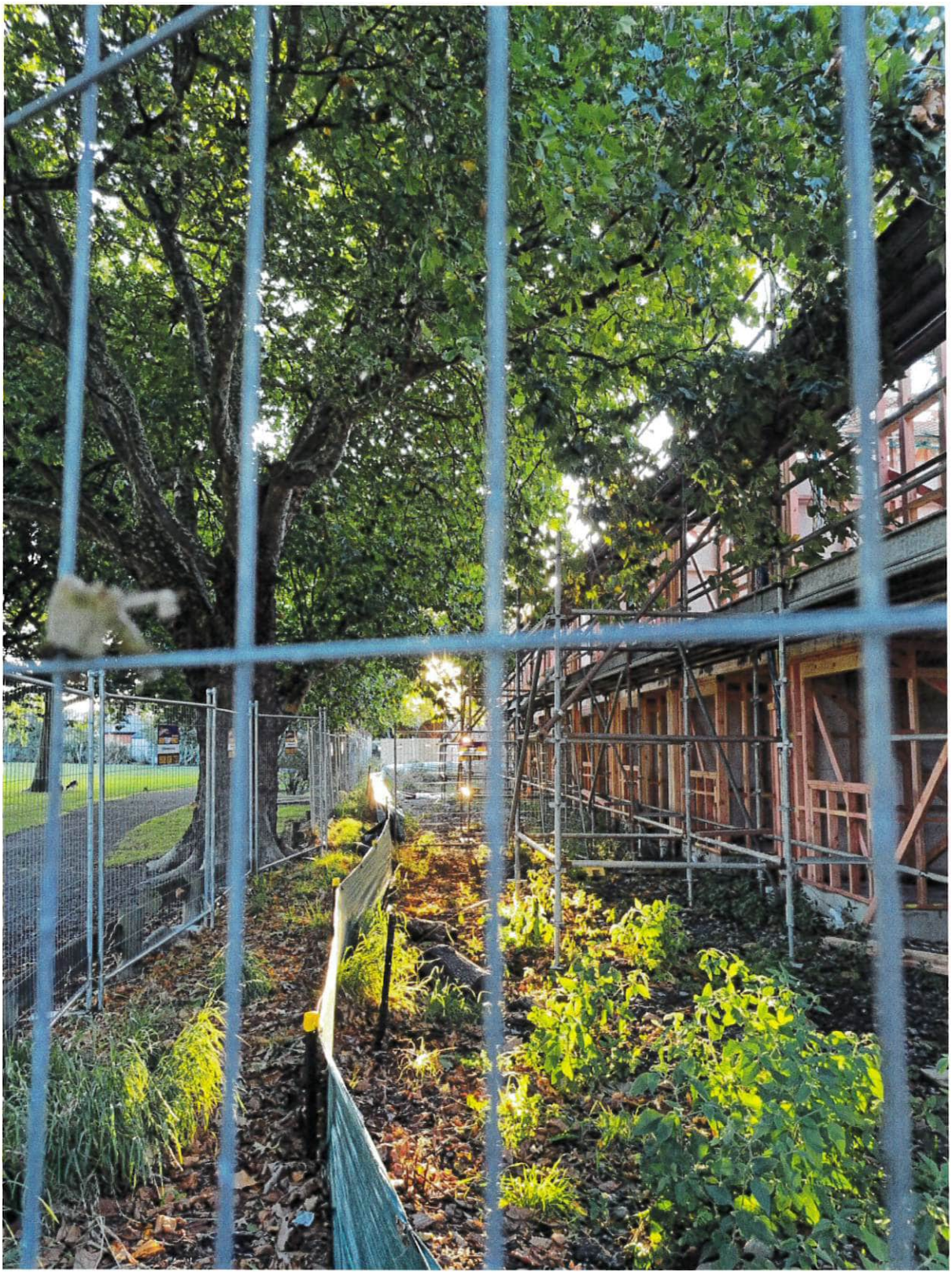
C. Post 2016 Intensification of Windermere Road and area

19. Since 2016 Windermere Road has come under more pressure with two significant developments in one small street. The rebuild of Te Ora Hau educational facility including increased substantial classrooms has had impact. Significant events occur quite often.

20. The rebuild of the substantial 2 to 3 story Bellevue retirement complex has significantly increased traffic density through staff, visitors and residents and is only half built. The photo below does not show the new wing that is being built on Windermere Road to the rear that is roughly the same size as the existing structure.



21. The area is being impacted in other ways through density in terms of housing at 2 storey level. An example of the aesthetic clash between trees and building is set out below with development on the Harewood Road side of St James Park. This is a 2 storey development I believe. With only this height the impact is quite substantial but imagine a 6 storey development and the trees and 'avenue effect'.

22. 

D. <u>What standard has CCC applied?</u>

23. The Christchurch District Plan – Scheduled Heritage Place Heritage Assessment – Statement of Significance – Heritage Item Number 1459 as set below.In this document the matters that are of significance are the trees and plaques being of high social and historical significance.

- The "Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui district".

- Further it is a living memorial - "the Papanui RSA have expressed their value of the memorials for the community and the city and there are regular commemorative events associated with the avenues and the trees".

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Photo- Christchurch City Council heritage files

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The Papanui War Memorial Avenues are of architectural and aesthetic significance for their landscape values. The different species of trees were chosen by Reserves Superintendent Maurice

Barnett for their suitability for Papanui soils. The trees create a strong aesthetic for the 16 streets due to their scale, colour, texture and seasonal change. This varies street by street due to the different species planted. Bronze plaques with the inscription 'Papanui Memorial Avenue to the fallen 1939-1945' hung from simple metal brackets mark the beginning and in some cases each end of the avenues.

The Papanui War Memorial Avenues are of technological and craftsmanship significance for the range of different species of trees that are represented in the streets, specifically chosen for their physical characteristics and the soils in the area. There is also technological value evident in the planting and maintenance methods and techniques used.

The Papanui War Memorial Avenues are of high contextual significance for the groups of tree species planted in each individual street, and for the relationship of the 16 streets to one another in terms of their proximity and similarities. The streets, plaques and trees contribute to the unique identity of this part of Papanui, and are recognised local landmarks. The memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style.

The Papanui War Memorial Avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on the site.

References – Christchurch City Council Heritage Files

REPORT DATED: 10 JUNE 2022

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CCC applied a different test

26. However CCC adopted a restricted view. Correspondence by email from CCC indicates the elements that were to be protected where the trees, the plaques and the "Avenue effect" but that high and medium density would be permitted with no protection for the avenue itself.

27. The email suggested the housing and the avenues were evaluated is not meeting the criteria required for a protection as a residential Heritage area. This is disputed.

28. This leads to 2 issues. The "Avenue effect" requires an Avenue in our submission. Looking at the precedents above and definitions above an Avenue is something that provides aesthetic significance and is dependent not only the trees and plaques but the street itself.

29. Breaking this in parts - the trees, the plaques, the housing, the architecture and aesthetic value were of importance in CCCs report above. No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements.

30. I requested an Official Information Act request to find out more about how CCC had come to the conclusion that the trees and plaques would sit alongside high-density and medium density housing without impacting on the Avenue effect. That was requested on 27 February 2023 and no information has been provided. The assumption therefore is that this information is unchallenged. As it is placed on the CCC website with regard to identifying why Windermere Road is a heritage area this assumption seems reasonable. I would like to chance to respond to any information I do receive with an updated submission.

31. Looking at comparisons: -

    - the steps that have been taken overseas to preserve the Avenue has included preserving the avenue along with the trees and the plaques.

    - Memorial Avenue to the airport has not been included in the development and presumably the rationale for its exclusion is its layout and Memorial status. It is similar to that of Windermere Road. It is a Memorial Avenue with an Avenue effect.

32. The criticism that the housing lacks aesthetic value – I suggest the housing is of aesthetic significance and of historical value going forwards based on expert reporting and the IHP decision.

33. We rely on the document above from CCC that concludes the Avenue, along with its housing, is or architectural significance.

34. We refer to the findings of Dr Williams. It was recorded in the submissions the Papanui evidence was unchallenged. Dr Williams expert evidence is that Windermere Road does contain housing that qualifies and in fact is important for heritage consistent with the report writer above.

35. The findings of the Independent hearing panel are relevant particular with regard to the comments around section 6(f) of the RMA. Section 6 (f) is similar to findings of others above that the development including subdivision and integrity of the memorial are inconsistent. I am not aware this has been addressed.

E. **<u>What evidence is there the integrity of the memorial avenues will be maintained without protection against housing density?</u>**

36. We suggest the Avenue effect will deteriorate - with high-density development and medium density development on Windermere Road traffic will increase and car parking and congestion. It is already a through road often used by commuters to avoid Harewood Road/Grahams Road corner in the rush hour. Waimairi school traffic continues to park on the street. The loading has increased with Te Ora Hau and Bellevue retirement complex and apartments. This will increase as the retirement complex and apartments new wing is finished.

37. The sheer height and imposing nature of high density and medium density buildings will impact on the aesthetics and architectural integrity. The photo of the small St James Park development shows the impact of development against the trees. The modern housing will lack character and erode the character housing stock.

38. The impact of building works, Sewerage Works, driveway works will impact on the trees. Already with houses being built have been issues with developers wanting to remove or closely encroach on trees.

39. Quite simply, the Avenue effect will be lost. The close proximity of trees and high-density apartment blocks or multi-storey houses will be inconsistent with the memorial effect.

40. Very little has been done to date to lift profile of the significant living memorials and despite that CCC conclude there is " regular commemorative events associated with the avenues and the trees".

41. Windermere Road is a significant area. It is of value to all who have had family lost in both first and second World Wars. It is part of a sequence linking the cemetery, St James park trees and memorial rose garden to the wider Papanui Avenues with their specific plantings. Windermere Road has a friendly sense of community and some families have lived there for some generations. The street trees are something we as residents we are aware of , and roud to be associated with. It would be of great benefit to know, as residents, the history was being protected, retained and enhanced. It should be allowed to "live" going forwards. The pressure for development needs to be balanced with heritage as the commentary above suggests.

42. It is our submission that an avenue effect includes the trees and plaques but essential to the character is the avenue and housing that the trees rely on – without that it will be a street with some trees dwarfed by huge buildings. In my view it will irreversibly diminish the memorial and is inconsistent with the duty to preserve our heritage. There are examples of development of 2 storey housing units that can be consistent with both increasing density and preserving character that should be a first resort

PK Tucker and CS Winefield

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Michelle **Last name:** Trusttum

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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 the CCC to widen its application of the sunlight qualifying matters to include the orientation of neighbouring heritage properties in established character areas and increase the set-back provisions from neighbouring northern boundaries in MDRS areas OR extend the heritage/character area designation to include Somerfield, one of the oldest residential areas in Christchurch.

My submission is that:

I refer to the sunlight qualifying matter as applied to character/older residential neighbourhoods now zoned MDRS. Aligning the sunlight qualifying matter with the actual latitude of Christchurch to ensure an equitable outcome with Auckland and other tier one cities is commendable, but it still fails our older, established character residential areas, many of which have been oriented east-west along northern boundaries.

This exacerbates sunlight and dominance issues and there needs to be provision made for healthy homes and the wellbeing of people living in these properties.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Andrea **Last name:** Williams

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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 oppose high density housing in Hornby.

I am opposed because of increase in traffic, also our infrastructure would struggle with increase in wastage, getting to a doctor will be near impossible, as it is a struggle to get to see a doctor, most times you will have to wait a week to get an appointment. This causes health concerns and individuals not getting needed treatment. Pressure on schools, more demands on teachers to teach a bigger class. Congested traffic is a concern as the roads are already congested this will add more congestion adding more car emissions into the atmosphere creating more smog and risks of more accidents on the road due to the congestion and also the impatience of motorists. We do not have adequate public transport that is quick and efficient like other parts of the world. We do not have subways etc so catching a bus is not really a quick solution as it is faster to get to places driving my car than catching a bus. Also with increased vehicles parked on the road this will increase crime. Hornby is still recovering from the earthquakes with migration of residents residing in Hornby. Also 3-6 storey housing will invade individuals privacy, where someone in a 3 storey buiding can see into other residents properties which also increases the risk of crime, such as theft and other crimes and therefore becomes a safety issue.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Robyn **Last name:** Pollock

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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 feel there are enough people living in the Hornby area now without adding to the number by housing more people in buildings six stories high, which I feel would detract from the overall impression of the area. The streets in the main shopping area are congested now without adding to it, especially at times like Xmas. It would be unfortunate for those in a single storey house, to have a higher building built next to them where the residents could look down over their outdoor activities. I think that rather than scatter 6 story type buildings among older established suburbs, it would be good to have them built in their own particular area with a bus service for them provided if cars were going to be done away with.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Girish **Last name:** Ramlugun

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Support
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 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.

Provision: Chapter 14 Residential

Oppose
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 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.

Provision: Chapter 14 Residential

Oppose
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 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.

Provision: Chapter 14 Residential

Support
I seek the following decision from the Council
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My submission is that:
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 commerical centres.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Russell **Last name:** Stewart

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Sara **Last name:** Campbell

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

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Provision: Chapter 14 Residential

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Provision: Chapter 14 Residential

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Provision: Chapter 14 Residential

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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Anita **Last name:** Collie

Organisation: Wigram Lodge (2001) Limited

Prefered method of contact Email

Attached Documents

Name
Plan Change 14 Submission-Wigram Lodge FINAL

Form 5
Submission on notified proposal for a Plan Change
Clause 6 of Schedule 1, Resource Management Act 1991

To: **Christchurch District Council**

Name of Submitter: **Wigram Lodge (2001) Limited**

Background

1. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**) requires the Christchurch City Council (**Council**) to include Medium Density Residential Standards (**MDRS**) and to give effect to the National Policy Statement on Urban Development 2020 (**NPS-UD**) in its District Plan. The Council has sought to give effect to this requirement through the notification of Plan Change 14 - Housing and Business Choice (**PC14**) and Plan Change 13 - Heritage (**PC13**).

2. With respect to residential zones, the Amendment Act requires that:

   (a) every residential zone in an urban environment of a specified territorial authority must give effect to policy 3 of the NPS-UD in that zone; and

   (b) a territorial authority may create new residential zones or amend existing residential zones.

3. With respect to non-residential zones, the Amendment Act further requires that:

   (a) the territorial authority must ensure that the provisions in its district plan for each urban non-residential zone within the authority's urban environment give effect to the changes required by policy 3 of the NPS-UD; and

   (b) a territorial authority may create new urban non-residential zones or amend existing urban non-residential zones.

4. The public notice states that the changes proposed for PC14 are "extensive" and include:

   (a) increasing height limits in and around the central city, and in suburban centres;

   (b) changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent;

   (c) medium and high density residential zones with new rules are being introduced across all urban residential areas;

(d) rezoning of industrial areas near the central city for housing and mixed-use activities;

(e) introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and

(f) amending objectives, policies, and other provisions throughout the District Plan.

Introduction

5. Wigram Lodge (2000) Limited ("**the submitter**") owns various properties in Christchurch ("**the properties**").

6. A number of the Submitter's properties are within the High and Medium Density Residential Zone.

Specific provisions of the plan change that this submission relates to

7. The submitter has an interest in the plan change as a whole and therefore this submission relates to all provisions and zonings of the plan change. The submitter has a specific interest in all provisions and zoning that relate to the properties they own.

Submission

8. The submitter **supports** the plan change as notified. More specifically the Submitter supports the intensification of housing and urban form in the district, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome. Conversely, the Submitter opposes any provisions or changes that will adversely affect this outcome.

Relief Sought

9. The submitter seeks the following relief:

10. Primarily, the Submitter seeks that the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district.

11. The submitter seeks any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will give effect to the matters raised in this submission and the relevant planning legislation.

Other

12. The submitter could not gain an advantage in trade competition through this submission.

13. The submitter does not wish to be heard in support of their submission.

14. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.

DATED 12 May 2023

pp._____

Wigram Lodge (2001) Limited

Address for Service: Town Planning Group
PO Box 2559
Queenstown

Contact Person: Anita Collie
Cell: 021 568 335
E-mail: anita@townplanning.co.nz

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Jonty **Last name:** Coulson

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Support
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 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.

Provision: Chapter 14 Residential

Oppose
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 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.

Provision: Chapter 14 Residential

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Provision: Chapter 14 Residential

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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Gareth **Last name:** Holler

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

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Provision: Chapter 14 Residential

Seek Amendment
I seek the following decision from the Council
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My submission is that:
A blanket approach to housing intensification is brazenly wrong. On a case-by-case basis and likely following a thorough consultation process, areas of the city could and should be made available for this type of housing. In the meantime, there are so many empty, ugly spaces within the Four Avenues, that this should be the absolute focus in terms of housing intensification. Development of a range of high-density housing / apartment options to varying specifications should be encouraged in the CBD and not suburbia.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Andrew **Last name:** Cockburn

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

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I seek the following decision from the Council
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Provision: Chapter 14 Residential

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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Mitchell **Last name:** Coll

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 1 Introduction

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*:**
Implement a requirement to have all residential units which are attached (touching in some way) to be subdividedunder Unit Title and not Fee Simple.

This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managingthe property's futureuse.

My submission is that:

Currently there are many units being built on good commercial land which, over time, will become dilapidated.

At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible,for the site to be developed at the density and use required by the city in the future.

This will seriouslyhamper Christchurch's growth in the mid to long-term future.

Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings

---

Provision: Chapter 2 Abbreviations and Definitions

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*:**

Subclause (f) requires further clarification. Is this the area in plan, or the vertical surface area of a retaining wall?

Subclause (o) requires further definition about the definition of the word 'roofed'. Does 'roofed', for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike park spaces? Does it include stormwater attenuation tanks?

My submission is that:

Provision: Chapter 5 Natural Hazards

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*:**

That the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

My submission is that:

Clause 5.1(e)(ix) defines one of the natural hazards that must be accounted for as , "*exacerbation of some of the hazards above through climate change and sea level rise…"*

andnbsp;

Buildings contribute 20% of New Zealand's greenhouse gas emissions[1].

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[1] https://www.thinkstep-anz.com/resrc/reports/the-carbon-footprint-of-new-zealands-built-environment/

Provision: Chapter 6 General Rules and Procedures

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*:**
Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone

My submission is that:

The maximum height of buildings community based activities is generally less than that of the surrounding zone.

This will result in buildings that are out of scale in the surrounding neighbourhood.

Provision: Chapter 7 Transport

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*:**

Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width.

My submission is that:

The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed driveway width of from 2.7m to 3m for residential activities will result in less space being available for planted verges to driveways, and more site space being taken up unnecessarily by vehicle accessways.

Provision: Chapter 8 Subdivision, Development and Earthworks

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*:**

We recommend increasing the limits to a much higher level, or at least streamlining the process for these simple Resource Consents.

My submission is that:

The current earthworks rule limit of $20m^3$ of volume or 600mm of depth creates unnecessary Resource Consent applications.

The effect of this rule is that almost every project that includes a driveway requires a Resource Consent for earthworks; this is an unnecessary burden and cost.

Provision: Chapter 14 Residential

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*:**

Recommendations

1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

My submission is that:

Chapter 14.5 - Medium Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

The current proposed rules will allow tall, blank street facades.

Provision: Chapter 14 Residential

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*:**

Recommendation

If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.

My submission is that:

Garages

There is no requirement for a minimum size for a garage, should one be provided.

Provision: Chapter 14 Residential

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*:**

Recommendation

1. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

My submission is that:

Rule 14.5.1.3 – Restricted Discretionary Activities

Currently the Residential Design Principles are only required to be considered when there are more than four units.

Provision: Chapter 14 Residential

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*:**

1. Add a subclause (b) to read, "*Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:*."

My submission is that:

Rule 14.5.2.3 – Building Height and Maximum Number of Storeys

Christchurch has a prominent architectural style that is well understood and celebrated across the city. A key component of this architectural style is steep roof pitches.

To ensure the continuity of the dominant Christchurch architectural aesthetic, steeper roof pitches should be encouraged.

This amended rule works to achieve Objective 3.3.8 (a) that aims for, "*...a high quality urban environment...*"

Provision: Chapter 14 Residential

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*:**

1. Rewrite subclause (c) to, "*Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation.*"

My submission is that:

Rule 14.5.2.4 (c) - Site Coverage

Subclause (c) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.

Provision: Chapter 14 Residential

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*:**

1. To ensure the amenity of Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones, the more restrictive recession planes should apply along the shared boundary of the MRZ site.

My submission is that:

Rule 14.5.2.6 - Height in Relation to Boundary

In many parts of the city the MRZ abuts a Residential Suburban, Residential Suburban Density Transition or Residential Hills zone, both of which have more restrictive Height in Relation to Boundary standards.

Provision: Chapter 14 Residential

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 a subclause to (b) reading, "*the upper 50% of a gable roof, measured vertically*", with an appropriate illustration to remove ambiguity.

My submission is that:

Rule 14.5.2.6 (b) - Height in Relation to Boundary

Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.

This can easily be addressed in part with this rule.

Provision: Chapter 14 Residential

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*:**

Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than .

My submission is that:

Rule 14.5.2.6 (b) - Height in Relation to Boundary

Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances.

On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.

Provision: Chapter 14 Residential

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 a further subclause to restrict garage doors to those that do not extend past the property boundary.

My submission is that:

Rule 14.5.2.7 (a)(i) - Minimum Building Setbacks

When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.

Provision: Chapter 14 Residential

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*:**

1. Subclause (a)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.
2. Rewrite subclause (a)(iii) to, "*Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.*"

My submission is that:
Rule 14.5.2.7 (a)(iii) - Minimum Building Setbacks

Provision: Chapter 14 Residential

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*:**
Rewrite the rule to, "*Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m.*"

My submission is that:

Rule 14.5.2.7 (a)(iv) - Minimum Building Setbacks

This rule allows a 3m high garage that is 10.1m long to be erected hard against a neighbour's boundary, significantly impacting on a neighbour's amenity.

Provision: Chapter 14 Residential

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*:**

1. Add a further subclause to subclause (i) reading, "*be contained within the property boundaries.*"

My submission is that:

Rule 14.5.2.8 (i) - Outlook Space per Unit

This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.

Provision: Chapter 14 Residential

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*:**

1. Rewrite the subclause to, "*be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and*"

My submission is that:

Rule 14.5.2.8 (i)(i) Outlook Space per Unit

This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.

Provision: Chapter 14 Residential

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*:**

1. Rewrite the rule to, "*Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.*" This one would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around. Would council have some recommendations on some middle ground here.

2. Rewrite the rule heading to, "*Fencing and Screening*".

My submission is that:

Rule 14.5.2.9 (a) - Street Scene Amenity and Safety - Fences

This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.

The heading of the rule is also ambiguous; it appears to be a rule about street fencing but the rule is for fencing on all boundaries.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (c) from 12m to 6m
2. The area is measured on the visible interior faces of walls. This is the area of wall that occupants experience so it is a more realistic measure.
3. The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
4. That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council.
5. Amend subclause (e) from 17.5% to 15%.

My submission is that:

14.5.2.10 - Windows to Street

Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (a) from 30% to 45% LRV.

My submission is that:

Rule 14.5.2.16 - Building Reflectivity

A simple method of reducing overheating in residential dwellings is to apply a lighter roof colour.

Moreover, this rule is nonsensical when it is not also applied to walls.

Allowing some lighter colours will provide a greater diversity of architectural variation in the hill suburbs without creating a nuisance.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (a) to require outdoor units visible from the street to be screened.

My submission is that:

Rule 14.5.2.17 - Location of Outdoor Mechanical Ventilation

While this rule pushes the location of external units back from the street, they are still visible.

Provision: Chapter 14 Residential

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*:**

1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

My submission is that:

Chapter 14.6 - High Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

The current proposed rules will allow tall, blank street facades.

Provision: Chapter 14 Residential

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*:**
If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it

My submission is that:

Chapter 14.6 - High Density Residential Zone

Garages

There is no requirement for a minimum size for a garage, should one be provided.

Provision: Chapter 14 Residential

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*:**

1. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

My submission is that:

Rule 14.6.1.3 – Restricted Discretionary Activities

Currently the Residential Design Principles are only required to be considered when there are more than four units.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (a) to, "*Buildings must not exceed the height above ground level in the table below:*

Bordering the City Centre Zone	*22m*
Bordering a Town Centre	*16m*
Neighbouring a Town Centre at Riccarton, Hornby or Papanui	*18m*
Bordering a Local Centre	*12m*
Bordering a Neighbourhood Centre	*12m*

."

These heights are indicative and require further research to ensure their suitability.

My submission is that:

Rule 14.6.2.1 (a) - Building Height

The wording of this rule will not achieve an intensification greater than that of the MRZ.

A maximum height of 14m is only a single storey high than that of the MRZ. When a building is four storeys high the NZ Building Code requires a lift. Developers will not add the cost of a lift for only a single additional storey, this development is uneconomical.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (b) to, "*Residential units shall not be less than the maximum height permitted in the MRZ.*"

My submission is that:

Rule 14.6.2.1 (b) - Building Height

The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area.

This rule is worded to permit a 'ring' of lesser intensification around a commercial centre.

Provision: Chapter 14 Residential

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*:**

1. Add a subclause to (b) reading, "*the upper 50% of a gable roof, measured vertically*", with an appropriate illustration to remove ambiguity.

My submission is that:

Rule 14.6.2.2 (c) - Height in Relation to Boundary

Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.

This can easily be addressed in part with this rule.

Provision: Chapter 14 Residential

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*:**

Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than .

My submission is that:

Rule 14.6.2.2 (c) - Height in Relation to Boundary

Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances.

On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.

Provision: Chapter 14 Residential

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*:**

1. Add a further subclause to restrict garage doors to those that do not extend past the property boundary.
2. Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.

My submission is that:

Rule 14.6.2.3 (a)(i) - Minimum Building Setbacks

When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.

Moreover, our understanding is that part of rationality of having a 1.5m minimum building setback from the street boundary is to provide for area for street trees and landscaping to mitigate, at human scale, large building facades.

The reliance of this amenity to occur solely through private land may not lead to the desired outcomes.

Provision: Chapter 14 Residential

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*:**

Recommendation

Subclause (b)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.

Recommendation

1. Rewrite subclause (b)(iii) to, "*Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.*"

My submission is that:

Rule 14.6.2.3 (b)(iii) - Minimum Building Setbacks

Provision: Chapter 14 Residential

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*:**

1. Add a further subclause to subclause (i) reading, "*be contained within the property boundaries.*"

My submission is that:

Rule 14.6.2.4 (i) - Outlook Space

This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.

Provision: Chapter 14 Residential

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*:**

1. Rewrite the subclause to, "*be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and*"

My submission is that:

Rule 14.6.2.4 (i)(i) Outlook Space

This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.

Provision: Chapter 14 Residential

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*:**

1. Amend the clause to read, "*Residential units above 12 metres in height above ground level must be separated from any other residential units* ***on the same site*** *by at least 10 metres measured horizontally, except where a common wall is included.*"

My submission is that:

Rule 14.6.2.5 - Building Separation

This clause is ambiguous.

Provision: Chapter 14 Residential

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*:**

1. Rewrite the rule to, "*Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.*"

My submission is that:

Rule 14.6.2.6 (a) - Fencing and Screening

This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (c) from 12m to 6m
2. The area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure.
3. The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
4. That the area calculation exclude any garage walls.
5. Amend subclause (e) from 17.5% to 15%.

My submission is that:

Rule 14.6.2.8 - Windows to Street

Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (a)(i) to, "*Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities.*"

My submission is that:

Rule 14.6.2.11 (a)(i) - Service, Storage and Waste Management

The wording of this rule can have perverse outcomes where too much space is required to be allocated to waste storage in some instances.

Provision: Chapter 14 Residential

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*:**

Recommendation

1. Amend subclause (a) to, "*The maximum building coverage must not exceed 60% of the net site area.*"

My submission is that:

Rule 14.6.2.12 (a) - Building Coverage

The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area.

A site coverage limited to 50% is the same as for the MRZ, further making intensification challenging.

Provision: Chapter 14 Residential

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*:**

1. Rewrite subclause (a)(i) to, "Eaves*, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation.*"

My submission is that:

Rule 14.6.2.12 (a)(i) - Building Coverage

Subclause (a)(i) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (a)(ii)(C) to, "*A minimum development site dimension of 12m is achieved; and.*"

My submission is that:

14.6.2.12 (a)(ii)(C) - Building Coverage

This rule is worded in a way that excludes many sites from this means of development.

Many sites in Christchurch city are 10.6m wide; combining two of these sites does not enjoy the benefits intended by this rule.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause (a) to require outdoor units visible from the street to be screened.

My submission is that:

Rule 14.6.2.15 - Location of Outdoor Mechanical Ventilation

While this rule pushes the location of external units back from the street, they are still visible.

Provision: Chapter 14 Residential

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*:**

1. Amend subclause 14.8.3.2.2(a) back to 250m^2, and subclause 14.8.3.2.4(a) back to 60%.

My submission is that:

Chapter 14.8 - Residential Banks Peninsula

Rule 14.8.3.2.2(a) – Site Density and 14.8.3.2.4(a) – Site Coverage

These rules appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttleton.

Provision: Chapter 15 Commercial

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 a subclause to 15.2.4.1 limiting building height along the *Te Papa Otakaro* corridor, and implement appropriate built form

standards.

My submission is that:

Rule 15.2.4.1 – Policy – Scale and Form of Development

This policy fails to recognise the importance of *Te Papa Otakaro* within the central city.

Provision: Chapter 14 Residential

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*:**

Recommendations

1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

My submission is that:

Chapter 14.5 - Medium Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

andnbsp;

The current proposed rules will allow tall, blank street facades.

Attached Documents

Name
Mitchell Coll_PC14 submission copy

General

Title Structures

Currently there are many units being built on good commercial land which, over time, will become dilapidated.

At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future.

This will seriously hamper Christchurch's growth in the mid to long-term future.

Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings.

Recommendation

1. Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.

   This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use.

Chapter 2 - Definitions

Building

Subclause (f) requires further clarification. Is this the area in plan, or the vertical surface area of a retaining wall?

Subclause (o) requires further definition about the definition of the word 'roofed'. Does 'roofed', for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike park spaces? Does it include stormwater attenuation tanks?

Chapter 5 – Natural Hazards

Clause 5.1(e)(ix) defines one of the natural hazards that must be accounted for as , "*exacerbation of some of the hazards above through climate change and sea level rise…*"

Buildings contribute 20% of New Zealand's greenhouse gas emissions[1].

Recommendation

2. That the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

[1] https://www.thinkstep-anz.com/resrc/reports/the-carbon-footprint-of-new-zealands-built-environment/

6.5.4.2.1 - Building Height

The maximum height of buildings community based activities is generally less than that of the surrounding zone.

This will result in buildings that are out of scale in the surrounding neighbourhood.

Recommendation

3. Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone.

Chapter 7 – Transport

Appendix 7.5.7 – Access design and gradient

The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed driveway width of from 2.7m to 3m for residential activities will result in less space being available for planted verges to driveways, and more site space being taken up unnecessarily by vehicle accessways.

Recommendation

4. Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width.

Chapter 8 – Earthworks

8.9.2.1 – Permitted Activities – Earthworks

The current earthworks rule limit of $20m^3$ of volume or 600mm of depth creates unnecessary Resource Consent applications.

The effect of this rule is that almost every project that includes a driveway requires a Resource Consent for earthworks; this is an unnecessary burden and cost.

Recommendation

5. We recommend increasing the limits to a much higher level, or at least streamlining the process for these simple Resource Consents.

Chapter 14.5 - Medium Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

The current proposed rules will allow tall, blank street facades.

Recommendations

6. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.

7. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

Garages

There is no requirement for a minimum size for a garage, should one be provided.

Recommendation

If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.

Rule 14.5.1.3 – Restricted Discretionary Activities

Currently the Residential Design Principles are only required to be considered when there are more than four units.

Recommendation

8. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

Rule 14.5.2.3 – Building Height and Maximum Number of Storeys

Christchurch has a prominent architectural style that is well understood and celebrated across the city. A key component of this architectural style is steep roof pitches.

To ensure the continuity of the dominant Christchurch architectural aesthetic, steeper roof pitches should be encouraged.

This amended rule works to achieve Objective 3.3.8 (a) that aims for, "*...a high quality urban environment...*"

Recommendation

9. Add a subclause (b) to read, "*Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:*."

Rule 14.5.2.4 (c) - Site Coverage

Subclause (c) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.

Recommendation

10. Rewrite subclause (c) to, "*Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation.*"

Rule 14.5.2.6 - Height in Relation to Boundary

In many parts of the city the MRZ abuts a Residential Suburban, Residential Suburban Density Transition or Residential Hills zone, both of which have more restrictive Height in Relation to Boundary standards.

Recommendation

11. To ensure the amenity of Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones, the more restrictive recession planes should apply along the shared boundary of the MRZ site.

Rule 14.5.2.6 (b) - Height in Relation to Boundary

Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.

This can easily be addressed in part with this rule.

Recommendation

12. Add a subclause to (b) reading, "*the upper 50% of a gable roof, measured vertically*", with an appropriate illustration to remove ambiguity.

Rule 14.5.2.6 (b) - Height in Relation to Boundary

Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances.

On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.

Recommendation

Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than *<a distance to be determined>.*

Rule 14.5.2.7 (a)(i) - Minimum Building Setbacks

When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.

Recommendation

13. Add a further subclause to restrict garage doors to those that do not extend past the property boundary.

Rule 14.5.2.7 (a)(iii) - Minimum Building Setbacks

Recommendation

14. Subclause (a)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.

Recommendation

15. Rewrite subclause (a)(iii) to, "*Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.*"

Rule 14.5.2.7 (a)(iv) - Minimum Building Setbacks
This rule allows a 3m high garage that is 10.1m long to be erected hard against a neighbour's boundary, significantly impacting on a neighbour's amenity.

Recommendation
16. Rewrite the rule to, "*Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m.*"

Rule 14.5.2.8 (i) - Outlook Space per Unit
This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.

Recommendation
17. Add a further subclause to subclause (i) reading, "*be contained within the property boundaries.*"

Rule 14.5.2.8 (i)(i) Outlook Space per Unit
This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.

Recommendation
18. Rewrite the subclause to, "*be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and*"

Rule 14.5.2.9 (a) - Street Scene Amenity and Safety - Fences
This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.

The heading of the rule is also ambiguous; it appears to be a rule about street fencing but the rule is for fencing on all boundaries.

Recommendation
19. Rewrite the rule to, "*Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.*" This one would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around. Would council have some recommendations on some middle ground here.

20. Rewrite the rule heading to, "*Fencing and Screening*".

14.5.2.10 - Windows to Street

Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.

Recommendations

21. Amend subclause (c) from 12m to 6m

22. The area is measured on the visible interior faces of walls. This is the area of wall that occupants experience so it is a more realistic measure.

23. The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?

24. That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council.

25. Amend subclause (e) from 17.5% to 15%.

Rule 14.5.2.16 - Building Reflectivity

A simple method of reducing overheating in residential dwellings is to apply a lighter roof colour.

Moreover, this rule is nonsensical when it is not also applied to walls.

Allowing some lighter colours will provide a greater diversity of architectural variation in the hill suburbs without creating a nuisance.

Recommendation

26. Amend subclause (a) from 30% to 45% LRV.

Rule 14.5.2.17 - Location of Outdoor Mechanical Ventilation

While this rule pushes the location of external units back from the street, they are still visible.

Recommendation

27. Amend subclause (a) to require outdoor units visible from the street to be screened.

Chapter 14.6 - High Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

The current proposed rules will allow tall, blank street facades.

Recommendations

28. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.

29. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

Garages

There is no requirement for a minimum size for a garage, should one be provided.

Recommendation

If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.

Rule 14.6.1.3 – Restricted Discretionary Activities

Currently the Residential Design Principles are only required to be considered when there are more than four units.

Recommendation

30. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

Rule 14.6.2.1 (a) - Building Height
The wording of this rule will not achieve an intensification greater than that of the MRZ.

A maximum height of 14m is only a single storey high than that of the MRZ. When a building is four storeys high the NZ Building Code requires a lift. Developers will not add the cost of a lift for only a single additional storey, this development is uneconomical.

Recommendation
31. Amend subclause (a) to, "*Buildings must not exceed the height above ground level in the table below:*

Bordering the City Centre Zone	*22m*
Bordering a Town Centre	*16m*
Neighbouring a Town Centre at Riccarton, Hornby or Papanui	*18m*
Bordering a Local Centre	*12m*
Bordering a Neighbourhood Centre	*12m*

."

These heights are indicative and require further research to ensure their suitability.

Rule 14.6.2.1 (b) - Building Height
The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area.

This rule is worded to permit a 'ring' of lesser intensification around a commercial centre.

Recommendation
32. Amend subclause (b) to, "*Residential units shall not be less than the maximum height permitted in the MRZ.*"

Rule 14.6.2.2 (c) - Height in Relation to Boundary
Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.

This can easily be addressed in part with this rule.

Recommendation
33. Add a subclause to (b) reading, "*the upper 50% of a gable roof, measured vertically*", with an appropriate illustration to remove ambiguity.

Rule 14.6.2.2 (c) - Height in Relation to Boundary
Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances.

On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.

Recommendation
Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than *<a distance to be determined>.*

Rule 14.6.2.3 (a)(i) - Minimum Building Setbacks
When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.

Moreover, our understanding is that part of rationality of having a 1.5m minimum building setback from the street boundary is to provide for area for street trees and landscaping to mitigate, at human scale, large building facades.

The reliance of this amenity to occur solely through private land may not lead to the desired outcomes.

Recommendation
34. Add a further subclause to restrict garage doors to those that do not extend past the property boundary.

35. Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.

Rule 14.6.2.3 (b)(iii) - Minimum Building Setbacks

Recommendation

Subclause (b)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.

Recommendation

36. Rewrite subclause (b)(iii) to, "*Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.*"

Rule 14.6.2.4 (i) - Outlook Space

This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.

Recommendation

37. Add a further subclause to subclause (i) reading, "*be contained within the property boundaries.*"

Rule 14.6.2.4 (i)(i) Outlook Space

This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.

Recommendation

38. Rewrite the subclause to, "*be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and*"

Rule 14.6.2.5 - Building Separation

This clause is ambiguous.

Recommendation

39. Amend the clause to read, "*Residential units above 12 metres in height above ground level must be separated from any other residential units* ***on the same site*** *by at least 10 metres measured horizontally, except where a common wall is included.*"

Rule 14.6.2.6 (a) - Fencing and Screening

This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.

Recommendation

40. Rewrite the rule to, "*Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.*"

Rule 14.6.2.8 - Windows to Street

Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.

Recommendations

41. Amend subclause (c) from 12m to 6m

42. The area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure.

43. The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?

44. That the area calculation exclude any garage walls.

45. Amend subclause (e) from 17.5% to 15%.

Rule 14.6.2.11 (a)(i) - Service, Storage and Waste Management

The wording of this rule can have perverse outcomes where too much space is required to be allocated to waste storage in some instances.

Recommendation

46. Amend subclause (a)(i) to, "*Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities.*"

Rule 14.6.2.12 (a) - Building Coverage

The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area.

A site coverage limited to 50% is the same as for the MRZ, further making intensification challenging.

Recommendation

47. Amend subclause (a) to, "*The maximum building coverage must not exceed 60% of the net site area.*"

Rule 14.6.2.12 (a)(i) - Building Coverage

Subclause (a)(i) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.

Recommendation

48. Rewrite subclause (a)(i) to, "Eaves*, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation.*"

14.6.2.12 (a)(ii)(C) - Building Coverage

This rule is worded in a way that excludes many sites from this means of development.

Many sites in Christchurch city are 10.6m wide; combining two of these sites does not enjoy the benefits intended by this rule.

Recommendation

49. Amend subclause (a)(ii)(C) to, "*A minimum development site dimension of 12m is achieved; and.*"

Rule 14.6.2.15 - Location of Outdoor Mechanical Ventilation

While this rule pushes the location of external units back from the street, they are still visible.

Recommendation

50. Amend subclause (a) to require outdoor units visible from the street to be screened.

Chapter 14.8 - Residential Banks Peninsula

Rule 14.8.3.2.2(a) – Site Density and 14.8.3.2.4(a) – Site Coverage

These rules appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttleton.

Recommendation

51. Amend subclause 14.8.3.2.2(a) back to 250m^2, and subclause 14.8.3.2.4(a) back to 60%.

Chapter 15 – Commercial

Rule 15.2.4.1 – Policy – Scale and Form of Development

This policy fails to recognise the importance of *Te Papa Otakaro* within the central city.

Recommendation

Add a subclause to 15.2.4.1 limiting building height along the *Te Papa Otakaro* corridor, and implement appropriate built form standards.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Ethan **Last name:** Pasco

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Support
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 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.

My submission is that:

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

Provision: Chapter 14 Residential

Oppose
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 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.

My submission is that:

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.

Provision: Chapter 14 Residential

Oppose
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 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.

My submission is that:

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.

Provision: Chapter 14 Residential

Support
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 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 commerical centres.

My submission is that:

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.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Ethan **Last name:** Pasco

Prefered method of contact

Attached Documents

Name
Pasco

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Tuesday, 9 May 2023 2:27 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	
1. First / Last name	Ethan Pasco
2. Email address	ethanjp@outlook.co.nz
3. Postal Address	33 lambeth crescent, Redwood Christchurch 8052
4. Trade competition/adverse effects:	Option 1: I could not gain in trade competition through this submission
5. Answer if you selected option 2 above:	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
Chapter 6 - Tree Canopy Cover and Financial Contributions	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 commerical centres.
Any other comments?	

The message has been sent from 115.189.100.102 nz at 2023-05-09 on Chrome 106.0.5249.126
Entry ID: 171
Referrer: https://www.generationzero.org/
Form Host: https://form.123formbuilder.com/6423130/ccc-district-plan-changes-pc14-generation-zero

Our proposed Housing and Business Choice Plan Change (PC14)

Christchurch City Council

Submitter Details

First name: Nick **Last name:** Leslie

Prefered method of contact Email

Postal address: 463 Mairehau Road

Suburb: Parklands

City: Christchurch

Country: New Zealand

Postcode: 8083

Email: ncpleslie+generationzero@gmail.com

Daytime Phone:

Age:

Gender:

Ethnicity:

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 6 General Rules and Procedures

- ◉ 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 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.

My submission is that

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

Chapter 14 Residential

- ○ 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 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.

My submission is that

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.

Chapter 14 Residential

- ○ 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 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.

My submission is that

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.

Chapter 14 Residential

- ◉ 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 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 commerical centres.

My submission is that

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.

Attached Documents

File
No records to display.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Juliette **Last name:** Lovett

Organisation: Brooksfield Limited

Prefered method of contact Email

Attached Documents

Name
2975-23 Brooksfield Submission on PC14 - FINAL

Submission on Sunlight Access Qualifying Matter to the Christchurch District Plan (Plan Change 14)

Clause 6, First Schedule, Resource Management Act 1991

To: **Christchurch City Council** ("**Council**")

Name of Submitter: **Brooksfield Limited** ("**Submitter**")

Introduction

1. Brooksfield Limited is a property owner and residential property developer who has a number of properties and upcoming developments which are located within the residential zoned areas across Christchurch City.

2. The Christchurch City Council ("**Council**") have publicly notified Plan Change 14 ("PC14") to the Christchurch District Plan to introduce a range of residential and commercial zones in Christchurch which enable more development to occur at different heights, with the highest developments enabled in the central city and suburban commercial centres.

3. The submitter has an interest in PC14 as a whole, particularly land proposed to be within Medium Density Residential and within the High Density Residential Zone under Plan Change 14.

The Submission on PC14

4. While the submitter supports the intensification of land to provide further development capacity, the submitter **opposes** the proposed plan change as it unreasonably limits intensification of development otherwise enabled by the National Policy Statement for Urban Development (**NPS-UD**).

Reasons for the Submission

5. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) requires the Christchurch City Council (**Council**) to include Medium Density Residential Standards (**MDRS**) and to give effect to the National Policy Statement on Urban Development 2020 (**NPS-UD**) in its District Plan. The Council has sought to give effect to this requirement through the notification of Plan Change 14 (PC14 Housing and Business Choice) and Plan Change 13 (PC13 Heritage).

6. The NPS-UD sets out the objectives and policies for urban development in New Zealand. The main purpose of the NPS-UD is to guide and encourage the development of more compact, liveable, and sustainable urban areas that meet the needs of current and future generations.

7. Policy 3 of the NPS-UD is set out below:

Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:

(a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and

(b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and

(c) building heights of at least 6 storeys within at least a walkable catchment of the following:

(i) existing and planned rapid transit stops

(ii) the edge of city centre zones

(iii) the edge of metropolitan centre zones; and

(d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.

8. In the context of Policy 3 (1), **Development Capacity** means the capacity of land to be developed for housing or for business use, based on:

(a) the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and

(b) the provision of adequate development infrastructure to support the development of land for housing or business use.

9. The public notice states that the changes proposed for PC14 are "extensive" and include:

(a) increasing height limits in and around the central city, and in suburban centres;

(b) changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent;

(c) medium and high density residential zones with new rules are being introduced across all urban residential areas;

(d) rezoning of industrial areas near the central city for housing and mixed-use activities;

(e) introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and

(f) amending objectives, policies, and other provisions throughout the District Plan.

10. The submitter considers that the qualifying matters are unreasonably restrictive and will result in an outcome whereby PC14 as notified will not give effect to the NPS-UD.

Relief Sought

11. Primarily, the Submitter seeks that the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district.

12. Furthermore, the Submitter seeks the following from the Council:

(a) reject, refuse, or otherwise decline the Sunlight Access Qualifying Matter and consequently implement the MDRS sunlight access requirements directed by the Central Government through the Amendment Act.

(b) reject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act.

(c) Enable 6 to 10 storeys for residential buildings near commercial centres.

13. The Submitter seeks any consequential relief required to give effect to the matters raised in this submission and properly and fully giving effect to the NPS-UD, including alternative, further or consequential amendments to any relevant provisions of the District Plan that address the matters raised by the Submitter within the jurisdiction of the Plan Change. Including any changes necessary to the District Plan as a result of introduced national environmental standards and national policy statements or amendments to other relevant legislation.

Trade competition

14. The Submitter could not gain an advantage in trade competition through this submission.

Submitter wishes to be heard

15. The Submitter wishes to be heard.

16. If others make similar submissions, the Submitter will consider presenting a joint case at any hearing.

DATED 12 May 2023

Address for Service:

Brooksfield Limited
C/- Town Planning Group NZ Limited
PO Box 35
Christchurch

Contact Person: Juliette Lovett
Telephone: 0800 224 470
Cell: 0225489404
E-mail: juliette@townplanning.co.nz

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Alan **Last name:** Murphy

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Support
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 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.

My submission is that:

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

Provision: Chapter 14 Residential

Oppose
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 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.

My submission is that:

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.

Provision: Chapter 14 Residential

Oppose
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 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.

My submission is that:

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.

Provision: Chapter 14 Residential

Support
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 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 commerical centres.

My submission is that:

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.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Sophie **Last name:** Burtt

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 15 Commercial

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*:**

Precincts within the Medium-Density Residential Zone are important components of the city. They will serve their local and surrounding community and need to be fit for purpose, but also retain, integrate and celebrate their unique physical, environmental, social and cultural features.

My submission on PC14 is that:

- Addington should be included in the Precinct Plan as a Larger Local Centre. It is currently not included but considering its proximity to the city centre and Hagley Park, the existing mix of uses and infrastructure, including rail and road, the rapid increase in residential development and the existing land currently occupied by the existing Stadium and Racecourse, and at a smaller scale, the Court Theatre, it will see potentially very significant change and regeneration.
- Addington should also be a Mixed-Use Zone – Comprehensive Housing Precinct Development Plans, as Sydenham and Lancaster Park are.
- Precincts should each have a Regeneration Framework Plans to ensure the desired regeneration outcomes for those Precincts are understood, designed, funded and delivered through the Annual and Long-Term Plans.
- Precinct Regeneration Framework Plans should be required to have regulatory, comprehensive community engagement to understand the needs and desires of the community and to ensure they are a part of delivering the intensification required and anticipated. Collaborative planning and placemaking processes are well used internationally, but not in New Zealand.

My submission is that:

Precincts within the Medium-Density Residential Zone are important components of the city. They will serve their local and surrounding community and need to be fit for purpose, but also retain, integrate and celebrate their unique physical, environmental, social and cultural features.

My submission on PC14 is that:

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understand the needs and desires of the community and to ensure they are a part of delivering the intensification required and anticipated. Collaborative planning and placemaking processes are well used internationally, but not in New Zealand.

Provision: Chapter 14 Residential

Seek Amendment
I seek the following decision from the Council
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Christchurch City Council

Our proposed Housing and Business Choice Plan Change (PC14)

Submitter Details

First name: Michele **Last name:** McKnight

Prefered method of contact Email

Postal address: [redacted]
Suburb: [redacted]
City: [redacted]
Country: [redacted]
Postcode: [redacted]

Email: michelemcknight@xtra.co.nz

Daytime Phone: [redacted]

Age: [redacted]

Gender: [redacted]

Ethnicity: [redacted]

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

Planning Maps
- ○ 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 seek the council, to remove Gwynfa Ave and any other similiar streets on this hill from the medium density proposal, by making the lane a special character overlay area or make Gwynfa Ave an area with little public transport. Because there is very little public transport when you compare it to the start of Colombo street at the

bottom of the hill.

Or I seek the council to find another way to protect this street.

My submission is that
Gwynfa Ave, a private lane on Cashmere hill is not suitable for any medium density 12 metre high 3 story development.

Infrastructure

Safety of residents

Narrow windy Lane

The lane is narrow and windy. Apart from at the start of the lane, there is room for one car only for 95% of the lane. At the moment there are about 60 residents' vehicles using the lane and 25 houses.
When gas bottles and other deliveries, and a rubbish truck are made, or work done on properties and trees, it is not unusual to be held up and unable to leave for a while.
Some trucks have to back out of the lane and around corners, when they can't turn around.

I believe increasing the density of housing and population in the lane will only increase all the current issues.

Footpath and pedestrians and cyclists

There is no footpath in the lane and no space to put one.
Pedestrians and cyclists need to be alert especially at night and when going around a bend. Although most residents are careful and considerate, we do have some who go to fast and pedestrians have had to jump into a garden to avoid a car coming round a bend at night.

Speed signs

We have 20km an hour speed signs, with look out for children playing signs, but I've been told we can't enforce the speed limit.
A resident requested others drive slower as they are trying to teach their children road safety.

Terrain

Some houses are built on steep sites, so the children dont have a lawn to play on etc. This results in children playing in the lane, something that has happened for years.

Parking
There is no on street parking in the lane.

Any developments in the lane of 12 metres high, 3 story buildings will be seen from Nearby special character areas of Hackthorne Road and MacMillan Ave which are behind and beside the lane. They will be visible to residents of these streets and passersby.
These streets have a special character overlay. They might have this because of drivers going past
Although this lane is not a thoroughfare, often we have sightseers in cars.

Gwynfa Ave lost 3 triple brick homes, in the Christchurch earthquake, however we still have substantial 2 story older weatherboard homes in the lane and protected trees.

Public transport.

There are very few buses coming up this hill and they don't have many users.

I believe that parts of Cashmere hill have been considered for medium density housing because we have a bus coming up the hill, where as some other hills have been luckier because they don't have a bus.

Although there are some expensive houses on this hill with great, views etc, there are many residents who have chosen to live in a funny little house on the hill despite the inconvenience of hill living.

They might not have a great view, but may have a view of trees, and like birds etc

Our proposed Housing and Business Choice Plan Change (PC14) from McKnight, Michele

My house is [redacted] a single level plain house, still getting earthquake repairs.

Number [redacted] is a single level house in front of me.

If that property were to be developed I would have an out look of the developed property.

The impact of this will reduce the quality of life for residents and possibly create a snowball affect of some selling to developers because its not such a nice place to live anymore .

Developers want to make money and there will be nothing to stop them.

Many flatter areas of Christchurch are more suited to medium density.

In this submission, I can either oppose or seek amendment. There is no option to choose both of these.

Attached Documents

File
No records to display.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Birdie **Last name:** Young

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Support
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 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.

My submission is that:

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

Provision: Chapter 14 Residential

Oppose
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 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.

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Provision: Chapter 14 Residential

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Provision: Chapter 14 Residential

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I seek the following decision from the Council
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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 commerical centres.

My submission is that:

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.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Julie **Last name:** Comfort

Organisation: Sutherlands Estates Limited

Prefered method of contact Email

Consultation Document Submissions

Provision: Planning Maps

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*:**
Please see attached submission

My submission is that:
Please see attached submission

Attached Documents

Name
Sutherlands Estates Ltd Submission to PC14

SUBMISSION ON THE PROPOSED PLAN CHANGE 14, CHRISTCHURCH DISTRICT PLAN

in accordance with Clause 6 of the Schedule 1 of the Resource Management Act 1991

TO: **Christchurch City Council**
engagement@ccc.govt.nz

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1. Submitter Details

Submitters name: **Sutherlands Estates Limited**

Address For Service: c\- Davie Lovell-Smith Ltd
PO Box 679, Christchurch 8140

Contact person: julie.comfort@dls.co.nz

Phone: 03-379-0793

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2. Trade Competition:

We could gain an advantage in trade competition through this submission: ☐ **Yes** ☑ **No**

If Yes to above, then:
We are directly affected by an effect of the subject matter of the submissions that:
(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition ☐ **Yes** ☑ **No**

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3. Hearing options:

Do you wish to be heard in support of your submission? *If you choose yes, you can choose not to speak when the hearing date is advertised.*

☑ **Yes** ☐ **No**

If others are making a similar submission would you consider presenting a joint case with them at the hearing? *You can change your mind once the hearing has been advertised.*

☑ **Yes** ☐ **No**

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4. Submission Details

☐ **Yes**, I am enclosing further supporting information to this submission form

Provision to which my/our submission relates: *(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to, eg TCZ-R12 Visitor Accommodation)*	My position on this provision is: *(Select one option)*	The reasons for my/our submission are: *(Please give details, eg I think this should be non-complying because we don't want this to occur in our town centre)*	The decision I/we want Council to make: *(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)*
Planning Maps	☑ Support	101 DP 570868 is a Greenfield development block and as such it is appropriate that this site is zoned Future Urban Zone.	Retain the Future Urban Zoning of Lot 101 DP 570868, being the development block located at the end of James Mackenzie Drive.
Planning Maps	☑ Oppose in part	Sutherlands Estates Ltd is developing a block of land at the corner of Sutherlands Road and Sparks Road. This area has low public transport accessibility, as evidenced by this Qualifying Matter having been applied to the adjoining Residential Suburban Zone on the north side of Sparks Road. As such is unclear why this qualifying matter hasn't been applied to the earlier stages of the Sutherland Estates development. Given this it is considered the higher density residential enabled by the Medium Density Residential zoning is not appropriate in this location. In addition, it is unclear why the Council has not applied this Qualifying Matter to the RNN zoned land, particularly where there is no or limited public transport.	Rezone all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban
Rule 6.10A.4.1.1 P2	☑ Oppose in part	It is appropriate for a greenfield subdivision to either provide street trees or pay a financial contribution for it. What is not considered appropriate is for a greenfield subdivision which is creating vacant lots for further development to have to also provide for or pay for the tree canopy cover for the residential units at the time of subdivision. The definition of development site as applied to a	Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend

Provision to which my/our submission relates: *(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to, eg TCZ-R12 Visitor Accommodation)*	My position on this provision is: *(Select one option)*	The reasons for my/our submission are: *(Please give details, eg I think this should be non-complying because we don't want this to occur in our town centre)*	The decision I/we want Council to make: *(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)*
		subdivision would encompass all the land contained within the subdivision, including roads and reserves. That would mean that the area of land within the roads would be counted twice – once for the 20% development site cover under point (a) and again for the 15% road corridor cover under point (c). These means that 20% cover calculated at the time of the subdivision would be much larger than for the individual residential allotments created. On seeking clarification from Council staff. It was suggested that a consent notice would be placed on the residential lots to require the 20% cover, as per point (a) of this rule. It's unclear whether this 20% would be the calculation of the overall development site as noted above, or for each lot. If it is for each lot, then requiring 20% cover under P2 is not necessary, as the development of each individual is covered by P1.	clause (d) to only refer to the 15% road corridor cover.
6.10A.4.1.3 RD2	☑ Support in part	In greenfield subdivisions there are a number of situations where reserves are vested to Council with enhancements. For example, enhancing waterways. In these situations, reserve contributions are not attributed to these reserves. We therefore support the approach by Council that these reserves can offset the tree canopy rule requirements. However, we consider that this needs to be more explicit in the rules to ensure this happens	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.
8.2.6.2 **8.3.3** **Standard 6.10A.4.2.2**	☑ Oppose in part	There is no reasoning given in any of the Section 32 documentation for how the financial contribution of $2,037.00 per tree has been calculated. Furthermore, it is unclear whether this is GST inclusive or not. The figure does not appear to relate to the Minimum Acceptable Rates provided for bonding under the IDS or for the maintenance period of 2 years. The CCC bond schedule for street trees allows for:	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.

Provision to which my/our submission relates: *(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to, eg TCZ-R12 Visitor Accommodation)*	My position on this provision is: *(Select one option)*	The reasons for my/our submission are: *(Please give details, eg I think this should be non-complying because we don't want this to occur in our town centre)*	The decision I/we want Council to make: *(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)*
		For street trees that is $500 per tree (includes the tree pit), and $40 per tree per month for maintenance. Total per tree for 2 year bond period of $1,460.00 all excl GST. With GST included that is only $1,679.00. Assuming $2,037 is excluding GST this is 1 tree plus 38.4 months maintenance. If Inc GST its 31.7 months of maintenance.	
Standard 6.10A.4.2.3 **8.2.6.3** **8.3.7**	☑ Oppose in part	It is unclear how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Furthermore, will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards? Issues could arise where the species planted may be appropriate at the time but due to unforeseen circumstances, the vegetation may die and need to be replaced. Based on previous experiences, when Council needs to cut budgets the first departments this is impacted on are the reserves and maintenance teams and the monitoring and enforcement teams.	
Activity Standard 8.6.2	☑ Oppose in part	It is unclear whether there is a minimum allotment for the FUZ when there is an existing building. The drafting of the provision as notified removes the reference to 'Nil' for the previous named zoned of RNN. We suggest it is clearer within the standard that there is no minimum allotment size in the FUZ zone around existing buildings.	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.

…… 12 May 2023

Signature of person authorised to sign on behalf of submitter

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 04/05/2023

First name: Andrew **Last name:** Mactier

Organisation: Independent Producers Limited

Prefered method of contact Email

Consultation Document Submissions

Provision: Planning Maps

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*:**
please see attached

My submission is that:
please see attached

Attached Documents

Name
Submission to PC14 Independent Fisheries

SUBMISSION ON THE PROPOSED PLAN CHANGE 14, CHRISTCHURCH DISTRICT PLAN

in accordance with Clause 6 of the Schedule 1 of the Resource Management Act 1991

TO: **Christchurch City Council**
engagement@ccc.govt.nz

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1. Submitter Details

Submitters name: **Independent Producers Limited**

Address For Service: c\- Davie Lovell-Smith Ltd
PO Box 679, Christchurch 8140

Contact person: alice.burnett@dls.co.nz

Phone: 03-379-0793

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2. Trade Competition:

We could gain an advantage in trade competition through this submission: ☐ **Yes** ☑ **No**

If Yes to above, then:
We are directly affected by an effect of the subject matter of the submissions that:
(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition ☐ **Yes** ☑ **No**

---

3. Hearing options:

Do you wish to be heard in support of your submission? *If you choose yes, you can choose not to speak when the hearing date is advertised.*

☑ **Yes** ☐ **No**

If others are making a similar submission would you consider presenting a joint case with them at the hearing? *You can change your mind once the hearing has been advertised.*

☑ **Yes** ☐ **No**

---

4. Submission Details

☐ **Yes**, I am enclosing further supporting information to this submission form

Provision to which my/our submission relates: *(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to, eg TCZ-R12 Visitor Accommodation)*	My position on this provision is: *(Select one option)*	The reasons for my/our submission are: *(Please give details, eg I think this should be non-complying because we don't want this to occur in our town centre)*	The decision I/we want Council to make: *(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)*
Planning Maps	☑ Oppose in part	Seek the rezoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370), shown on the existing District Planning Maps as being Rural Urban Fringe and located within the 50 dB Ldn Air Noise Contour to be zoned Future Urban Zone. This rezoning is sought on the basis that the Airport Noise Contours have been remodelled and have been used as a qualifying matter as part of PC14 and that the contours will no longer be located on these parcels of land.	Amend the zoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370) from Rural Urban Fringe to Future Urban Zone, without the Air Noise Contour overlay.

……Alice Burnett…… 12 May 2023

Signature of person authorised to sign on behalf of submitter

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date:	12/05/2023		
First name:	Geoff	**Last name:**	White
Organisation:	Gwynfa Ave Residents Association		
Prefered method of contact	Email		

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**
We ask the Council to exclude Gwynfa Ave from increased residential density and ask them to also consider other private hill lanes who will be facing many of the same issues.

My submission is that:

A meeting of the Gwynfa Ave Residents Association, held to discuss the proposal for increased residential density, was unanimous in its opposition to including Gwynfa Ave for the following reasons:

1. Congestion: Gwynfa Ave is a long single-lane driveway. With 24 houses, and an estimated 50 vehicles, residents are of the strong belief that it is already at maximum capacity. Service and delivery vehicles regularly block access and any increased density of dwellings will only make this worse.

2. Safety: The narrowness of the drive, with no footpath, means the Ave is a shared space for vehicles, cycles and pedestrians. Young children and elderly residents make up a large proportion of those living in Gwynfa Ave and there is justifiable concern that increased density and increased traffic will result in an increased safety risk for all residents.

3. Infrastructure: Like many hill areas, Gwynfa Ave has ongoing problems with basic infrastructure- water, sewage and stormwater. Increased density will exacerbate these issues with no easy nor affordable solutions.

In conclusion: The Gwynfa Ave Residents Association is strongly opposed to residential densification of Gwynfa Ave due to its unsuitability because of congestion, safety and infrastructure issues.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Heather **Last name:** McVicar

Prefered method of contact Email

Consultation Document Submissions

Provision: Planning Maps

Oppose
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:

The 'walkable catchmentof the city centre' should not apply to my address at 6 Peacock St.

I have timed a walk from my residence to the city centre - Bridge of Remembrance-in ideal conditions i.e. the weather, light traffic, no shopping to carry and was unable to complete the walk in less than 20 minutes ONE WAY.

To the nearest chemist in Peterborough St is much the same distance and also impossible to achieve in less than 20 minutes.

Therefor the minimum residential height of 6 stories within a walkable catchment should NOT apply to this area.

Furthermore, major supermarkets are located even further south of the city centre and would require considerably more time to access- even more when carrying shopping.

I request that the area from Salisbury st to Bealey Ave be not included in the walkable catchment.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Antony **Last name:** Ellis

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Support
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 endorsing the extend of the character area overlay in Cashmere

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Hall

Prefered method of contact Email

Attached Documents

Name
Michael Hall PDF Submission - GenZero

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Hall

Prefered method of contact

Attached Documents

Name
michael

Jackson, Andrew

From: Generation Zero <noreply@123formbuilder.com>
Sent: Wednesday, 10 May 2023 2:57 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

1. First / Last name	Michael Hall
2. Email address	mhallhall@outlook.com
3. Postal Address	7/8 Hurley Street Christchurch Central Christchurch 8011
4. Trade competition/adverse effects:	Option 1: I could not gain in trade competition through this submission
5. Answer if you selected option 2 above:	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
Chapter 6 - Tree Canopy Cover and Financial Contributions	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 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,

Form Summary

	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. 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 commerical centres.

Form Summary

Any other comments?	Housing is a human right that has been denied to multiple generations. Build as many as possible until everyone is housed. Deciding what someone else does with their land is not a property right. Allow (and encourage) apartments, mixed use; build public transport.

The message has been sent from 121.99.242.171 nz at 2023-05-10 on Firefox 111.0
Entry ID: 188
Referrer: (no referrer)
Form Host: https://form.123formbuilder.com/6423130/ccc-district-plan-changes-pc14-generation-zero

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Wednesday, 10 May 2023 2:57 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

1. First / Last name	Michael Hall
2. Email address	mhallhall@outlook.com
3. Postal Address	7/8 Hurley Street Christchurch Central Christchurch 8011
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5. Answer if you selected option 2 above:	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
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Form Summary

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Form Summary

Any other comments?	Housing is a human right that has been denied to multiple generations. Build as many as possible until everyone is housed. Deciding what someone else does with their land is not a property right. Allow (and encourage) apartments, mixed use; build public transport.

The message has been sent from 121.99.242.171 nz at 2023-05-10 on Firefox 111.0
Entry ID: 188
Referrer: (no referrer)
Form Host: https://form.123formbuilder.com/6423130/ccc-district-plan-changes-pc14-generation-zero

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Marie **Last name:** Byrne

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 9 Natural and Cultural Heritage

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*:**

Chapter 9 Schedule of Significant Heritage: Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.

Chapter 9: Heritage Item Qualifying matter: Add a qualifying matter that provides for an interface to heritage items (buildings, sites)

My submission is that:

Regarding Chapter 9 Schedule of Significant Heritage areas Qualifying Matter: I would like to suggest that the Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequent qualifying matter, protecting an area of former workers cottages. In 1936 a metropolitan planning scheme was proposed that expanded industrial areas into the residential areas of Sydenham and Phillipstown. Although the areas were not fully and formally zoned until the first review of the district planning scheme in 1968, residential housing made way for industry in those 30 years. There are heritage areas that protect workers cottages in Sydenham, but nothing in Phillipstown. Existing former workers housing in Phillipstown is increasingly being lost for multi-unit development. Without a heritage provision, the Council is allowing final removal that was initiated nearly ninety years ago. These cottages have the potential to provide affordable housing options, particularly for first home buyers. However first home buyers are being out bid of the market by developers buying the properties and demolishing them. The Council has the opportunity to stop both the loss of heritage and provide for greater affordable home options. Historical Reference: Christchurch City Contextual History Overview - 2005)

Regarding Chapter 9 Heritage Items: I suggest adding an interface between heritage properties and residential areas as a qualifying matter. This would stop the building out around a heritage property by adjacent large scale developments. A specific example is the Former Pumphouse on Tuam Street. Large scale developments on the properties adjacent to this heritage item would detract from the character of the item.

Provision: Chapter 14 Residential

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*:**

Chapter 14: Sunlight Access qualifying matter: Increase the height threshold for sunlight recession minimums.

Chapter 14: Residential Industrial Interface Qualifying Matter: Increase the interface zone to be a block from the industrial areas to residential areas.

My submission is that:

Regarding the sunlight access qualifying matter: (Chapter 14) The height threshold is too low, it needs to be higher, particularly in proposed higher density areas or on a scale depending on number of storeys of both the property under development and the property next to it that is affected. Home owners who have been forward thinking to install solar panels on roofs to provide alternative sources of power will be impacted by a loss of sunlight with protentional multi storey developments. These citizens have had future financial provision and climate change principals in mind. They and the environment should be protected.

Regarding the Residential Industrial Interface Qualifying Matter (Chapter 14): the interface is too small. Industrial activity affects more than one property size. Properties that are on rear sections are not included. It should be increased to at least one residential block.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Paula **Last name:** Rowell

Prefered method of contact Postal

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**
Please do not allow apartment blocks to be consent in Merivale

My submission is that:

The lack of sunlight from high rise apartment blocks will negatively impact gardens and homes and ruin the special character of Merivale village. Merivale Mall is just a small hub of independent shops, restaurants and local supemarket. and not a major shopping centre. We have a proteted Pear tree - how will this specimen and other important trees thrive without daylight? Our garden feeds and shelters many species of birds - mistle thrushes, fantails, goldfinches, waxeyes, blackbirds, starlings and occasionally bellbirds even a kingfsher! Other wildlife - butterflies, honey bees, bumble bees, beetles are visitors or resident in the garden. Where will they go when their habitat is destroyed by unnecessary development?

Our house was built in 1912 by the England brothers. Surely, these houses should be protected from the blight of apartmtment development. Once they are gone, they are gone and the character of a residential area is changed irreparably by cheap apartmement blocks

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Hannah **Last name:** Wilson Black

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**
Stronger protections for the sunlight access of neighbouring properties where development may occur.

My submission is that:
I seek CCC retains stronger protections for the sunlight access of neighbouring properties where development may occur. My whānau lives in property in an area that is zoned for high density development. Even with the proposed adjusted sunlight recession planes we risk losing sunlight from most of our property for several months of the year if the property to the north is developed. We bought at the height of the market, are heavily mortgaged with rising rates, and are raising a young family. All this means we spend most of our time at home. Losing our sunlight would make significant negative impact to our wellbeing, not to mention the health of our much loved 120 year villa (and in turn we will have to spend more up keeping it, when it rots due to lack of sunlight). We agree that development is very much needed and don't dispute that our area is very appropriate for it, but the previous sunlight recession plane rules stipulated by CCC were much more protective to people and properties in our circumstance.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 13/05/2023

First name: Christian **Last name:** Jordan

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**

Oppose zoning changes and qualifying matters including:

Sunlight, Airport Noise, Tsunami, Character Areas, Historic Heritage

as outlined in attachment

My submission is that:
Oppose qualifying matters outlined in attachment

Provision: Chapter 9 Natural and Cultural Heritage

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*:**
See attachment

My submission is that:
Heritage and Character areas require strengthening

Provision: Chapter 16 Industrial

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*:**
See attachment

My submission is that:
Residential Industrial interface be adapted and Mixed use zone be amended

Provision: Chapter 8 Subdivision, Development and Earthworks

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*:**
See attachment

My submission is that:
Residential subdivision should have no minimum vacant lot size

Attached Documents

Name
Submission 2023 CCC

Submission CCC Plan Review 2023

The intention of the Enabling Housing Supply amendment was to expeditiously make consenting new homes in urban areas simpler, more cost efficient and allow a more diverse range of housing options.

What the Christchurch City Council has delivered (notably well outside the Act's intended timeframe of August 2022) is a *Plan* that significantly reduces development options in much of the city (including downzoning operative Residential Medium Density and RSDT land to effective single unit sites in areas which are within immediate walking distance of public transport and shopping in Woolston, New Brighton and other areas), a *Plan* that significantly reduces the ease of subdivision by increasing the minimum lot size from 200m2 to 400m2 in most of the operative Residential Medium Density zone (and increases from 300m2 to 400m2 in most of the operative RSDT zone), and a *Plan* that fails to implement sufficient protection of sunlight in areas where the overall character of the neighbourhood would have justified applying qualifying matters.

The result is a city divided into areas of an ultra liberal zero planning restrictions and other almost equally large areas of repressive restrictions preventing almost all development.

Those residential areas that do fall into the ultra liberal zones face a future of social disharmony, agitation and fear. Stripping sunlight from a house in Christchurch's wintry climate will abrade the very humanity from that home and also its community. The fear of this *aggressiveness* occurring in one's own backyard, will lead those (who are privileged enough to be able) to buy their neighbour's further reducing supply of homes for sale in these already affluent areas.

Demand for 40,000 homes over 30 years:

Christchurch has seen an unsustainable bubble in terrace townhouse development over the past four years. Driven initially by falling interest rates and then supercharged by Government changes to interest rate deductibility, ex-pats seeking a pandemic bolthole and non residents (North Islanders and Singaporeans) seeking a place to invest.

The scale and density of many of the current unit developments are not dissimilar to those constructed during the housing booms that occurred during the mid 1970s (oil shock era) and the mid 1990s (prior to the Asian financial crisis).

The recent (now oversupplied) boom in these small townhouses does not reflect a long term shift in demand towards this type of housing.

Memories of post earthquake insurance and Body Corporates issues together with difficult geotechnical conditions in much of the proposed HDRZ (such as TC3 land around Bealey Ave), mean that both demand and supply of apartment developments is also likely to be subdued.

The majority of demand in the affluent north-northwestern and popular southwestern inner suburbs that are proposed to be MRZ and HDRZ will continue to be for family homes that are primarily detached. **This means these neighbourhood must remain a comfortable place to have a single family home.**

The most sustainable and economically efficient way to add homes is to infill already vacant land such as backyards. This lowers the price of the existing home plus provides a site (or sites) for a new home that could be in a similar price range as the existing home. (This is what kept Auckland prices from running away between 1980 and 2010 despite a huge increase in population over the period).

In contrast, what we are see with total redevelopments is that (by way of actual example), a $500,000 (2022 value) good EQC repaired 4 bedroom home in Linwood on 750m2 gets demolished and replaced with 6 x $649,000 2 bedroom townhouses. This total redevelopment

both increases the average cost of a home in the area and decreases the average size of a home. (Note also that in the near term, this kind of redevelopment will be unsustainable as investor purchasers will not accept a sub 4% gross yield when market interest rates are 6.5%+).

How can 40,000 homes achieved:

A hypothetical scenario for where new homes could be built:

Proposed mixed use and brownfield zones:
1000 non residential sites at an average of 10 units per site
10,000 new homes

Total redevelopment with townhouses (and a few apartments)
2000 sites with an average of 6 units per site
10,000 new homes

Subdivision of existing homes (primarily new dwellings added behind existing, but could also include conversion or replacement of existing dwelling with 2 or 3 new homes)
5,000 homes adding 2 additional units
10,000 new homes

10,000 homes adding 1 additional unit
10,000 new homes

Total 40,000 new homes

In this scenario wIth around 160,000 homes in Christchurch in 2023, only 2,000 existing homes would need to be demolished for intensive redevelopment over 30 years - about 67 houses (or 1 in every 2,400) per year.

The scenario would require 15,000 homes to be subdivided (etc) over 30 years - about 500 (or 1 in every 320) homes per year.

Impacts on House Price and affordability:

Total redevelopment of residential land for medium density townhouses and apartments:
- Reduces supply of existing homes (which are generally the lower priced homes in an area)
- In the Christchurch context, generally increases the average price for homes while decreasing the average floor area
- Is generally undertaken by medium sized firms intending to make a profit and thus inflating the price paid by the new home buyer well above the actual cost.

Infill subdivision
- Retains existing homes on a reduced site, so generally at a lower price
- Provides new infill homes generally of a similar size to existing homes at or around the price of existing homes
- Generally undertaken by individuals, often with the motivation of providing a home for themselves, therefore less incentive for profit to be the sole driver of supply

When the above scenario and the impact on price affordability is viewed together, it is clear that **the key to creating affordable supply is the allowance of infill across the city wherever land is available.**

A *Plan* that enables and rewards medium to large corporations constructing ‘pens’ or ‘coups’ to house a renter underclass while prohibiting individuals from creating innovative and dynamic

housing solutions that suit their own needs on their own terms is destined to fail the people of Christchurch.

Solutions:

Since the 1995 City Plan was notified, there has been a rewrite of Medium Density rules in 2009/10 and a rigorous Independent Hearing Panel process through 2014 to 2018. Tens of thousands of hours were spent by submitters, Council staff, consultants, lawyers and the Hearing Panel themselves. Throwing most of this away and allowing potentially hundreds of mini plan change applications (through submissions) on this new *Plan,* so soon after the completion of the last plan change process is a travesty.

Option 1

(i) Withdraw the current proposal and implement the MDRS in all zones (RS,RSDT, RCC, RH and RMD) **except for the provisions relating to street setback, recession planes and building height.**

(ii) Leave all RS, RH and RSDT geographically the same as the operative plan, but use qualifying matters of character to retain the relevant existing (operative) street setback, building height and recession planes.

(iii) In the RMD and RCC adopt MDRS except for recession plane which could be either 4m vertical with existing operative RMD/RCC recession planes above that or 5m vertical with existing operative RMD/RCC planes above that (note that this would allow a 2 storey dwelling close to the boundary but would create a greater setback for 3 storey dwellings.

(iv) **Have no minimum size for subdivision of vacant lots in any zone** except that a detached house must be shown to be able to comply with all rules (no consent or actual build required for issue of title).

(v) Retain all proposed Heritage and Character area provisions. With the further character and heritage areas added (outlined later in this submission).

(vi) Apply the Mixed Use zone to all the proposed area except for the land between Blenheim Road and the railway line (which is not appropriate for residential).

Option 2

I strongly believe that the fundamental principles of the MDRS should be applied across all areas of the city but with the strict limitation on recession planes, heights and setbacks outline above; however failing that I raise the following objections to the following qualifying matters and rules:

Subdivision:

As outlined in the my opening statements - the proposed *Plan* is contrary to the intent of the legislation by further restricting subdivision in several zones.

The increase in minimum section size from 200m2 to 400m2 in most of the RMD zone and 300m2 to 400m2 in most of the RSDT zone will all but eliminate subdivision of sections for infill housing.

As outlined earlier - infill housing is critical to retaining housing affordability - it sustainably retains existing homes (and their character) on smaller sites at a lower price and it grants individuals an opportunity to create and design their own home also at a lower cost.

Take an example of a corner site 40m by 15m (600m2). Perhaps the homeowner finds the garden a little large but they can retain the existing house on a slightly smaller site by slicing off an 8m x 15m lot at the end of the garden. This could accommodate a 6m by 6m two storey unit (72m2), a single carpark and a small 35m2 garden. Why can't the owner subdivide this as a vacant 120m2 section if it can be showing that a compliant house could be built?

There should be no minimum section size for a vacant lot in any urban residential zone if a compliant house can be shown to fit (no requirement for consent or actual building for title to be issued).

Airport Noise:

There is no justification and it is potentially unlawful to reduce density due to the Airport Noise zone given that noise can be mitigated through construction and design. The close proximity to Education facilities, transport links etc and good ground conditions mean the principle MDRS should be adopted with limits to recession planes and heights as outlined further below.

Transport Accessibility:

Again there is no justification and it is potentially unlawful to reduce density due to transport accessibility given that provision of space for private transport mitigates this impact.

If this is a valid qualifying matter it defeats the entire purpose of the legislation which is to enable affordable housing supply, as it grants a council the option to zone the city essentially as per the status quo. It is also questionable how recession plane and road setbacks are affected by transport accessibility.

Furthermore the location of these zones is questionable, take the area between Innes Rd, Rutland and Cranford Sts; and also the area around Autumn Pl on Winters Rd. Both locations are immediately adjacent to major cycleways, a major arterial and within a very short walk of Cranford St bus stops. They are also only a short distance to Merivale and Papanui shopping. There appears to be little validity in the qualifying matter.

Tsunami Zone:

The justification for this zone is perplexing.

If there is such a risk to life that no development should occur in these areas (some of which is currently RMD and RSDT zones and subject to intense redevelopment) why was this not raised in the 2014-2018 plan review?

If there is such a risk why are there pockets only a few centimetres higher than the surrounding land (for instance in the Mackworth St area) that are isolated and not in the zone? A damaging Tsunami wave would likely have a wavefront that would be at least feet high and given that it would have passed hundreds of obstacles (fences and buildings) of various heights is unlikely to be stopped by such a minor change in elevation.

If there is such a high risk, protection structures such as levies and elevated refuges should surely be constructed by Council to protect the public?

I acknowledge that there is a small risk of damaging Tsunami, however plans to mitigate the risk should be made and areas where homes can either be elevated or there is an easy escape path should not be put in no development zones. Given the existing communities in the area and the need for the area to not fall into decay, a more in-depth analysis and long term plan needs made, especially when many of the proposed medium density areas have there own issues with local flooding which are not addressed by any qualifying matters (such as around Papanui and Fendalton streams).

Vacuum Sewer:

This is an infrastructure issue that Council should look to resolve with a deadline not something that should restrict development indefinitely.

Industrial Interface:

The height restriction on the residential side of an industrial is appropriate, however there should be reciprocal height restrictions of 8m for 20m on the industrial side of the boundary.

The recession plane that applies to the industrial side of ANY industrial/residential boundary should comply with RS recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one.

Also where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site to create separation.

Mixed Use Zone:

The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone is otherwise a positive change.

Historic Heritage:

This plan review should not be used to remove any Historic Sites from the register even if the site is damaged or destroyed.

Heritage Areas:

Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.

Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.

A qualifying matter requiring an assessment of the heritage value of any pre 1940 building intended for demolition with options considered for retention and reuse should have been made a requirement as part of this *Plan*.

Character Areas:

As outlined earlier further character areas are needed to protect the liveability of the city. These character areas should have recession plane, building height and setback rules similar to the operative plan.

Additional character areas of importance that should be included are:
All of the Special Amenity Areas from the 1995 City Plan not already character areas including in particular:

Fendalton SAM 8 and 8A
Deans Bush SAM 7 and &A
Opawa SAM 5
St James SAM 16 (plus Windermere Rd)

Also the following larger areas which were not SAMs:

- *Knowles, Rutland, Papanui, Dormer*
- *Normans, Papanui, Blighs, railway line*
- *Gloucester, Woodham, Trent, England*

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Pim **Last name:** Van Duin

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Support
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 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.

My submission is that:

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

Provision: Chapter 14 Residential

Oppose
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 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.

My submission is that:

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.

Provision: Chapter 14 Residential

Oppose
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 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.

My submission is that:

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.

Provision: Chapter 14 Residential

Support
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 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 commerical centres.

My submission is that:

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.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Phillip **Last name:** Ridge

Organisation: North Beach Residents Association

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 5 Natural Hazards

Oppose
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*:**

- Clarify Plan Change 14 Qualifying mattersandnbsp;–andnbsp;Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12.
- Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.
- Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan?

My submission is that:

The North Beach Residents Association (NBRA) submits our feedback on PC14, with particularandnbsp;reference to the "Qualifying matters".

Our concern is primarily with the qualifying matters:

- Coastal Hazard areas
- Tsunami Management area.
  We support in its entirety, the submission of the Southshore Residents Association that goes into

  greater technical detail, all of which we agree with.

  The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that weandnbsp;have had to endure for decades. For some reason we are perceived as a "doomed area" when in factandnbsp;predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas , do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).

  Coastal Hazard areas:

  Point 1. of the SSRA submission is particularly poignant:

" ....concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for Coastal areas.. We are concerned that CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12 in the sense that it could incorporate many of the provisions (mapping, objectivesandnbsp;and policies and rules) intended to be included in PC12".

Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.

Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.

Council's continued reluctance to incorporate science they commissioned from NIWA onandnbsp;Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.

https://www.ccc.govt.nz/assets/Documents/Environment/Land/Costal-Hazards/LDRP113-Coastal- Sand-Budget-for-Southern-Stage-A-NIWA-Client-Report-Final-April-2018-Murray-Hicks.pdf

https://www.ccc.govt.nz/assets/Documents/Environment/Land/Costal-Hazards/LDRP113-Coastal- Sand-Budget-for-Southern-Pegasus-Bay-Stage-B-Future-Sand-Budget-Final-June-2018-Murray-Hicks- NIWA.pdf

Tsunami Management Areas.

We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.

potentially the largest source of earthquake and tsunami

hazard in New Zealand.

We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.

Summary:

Our primary concerns are mirrored in the SSRA summary:

1. Clarify Plan Change 14 Qualifying mattersandnbsp;–andnbsp;Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12.

2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.

3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan?

Thank you
We wish to be heard.

On behalf of the North Beach Residents Association
Co-Chairperson: Phillip Ridge and Kim Money, Committee Member: David East

Attached Documents

Name
NBRA submission Plan Change 14 9May23

North Beach Residents Association
Submission on PC14 Qualifying matters

The North Beach Residents Association (NBRA) submits our feedback on PC14, with particular reference to the "Qualifying matters".

Our concern is primarily with the qualifying matters:

- Coastal Hazard areas
- Tsunami Management area.

We support in its entirety, the submission of the Southshore Residents Association that goes into greater technical detail, all of which we agree with.

The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that we have had to endure for decades. For some reason we are perceived as a "doomed area" when in fact predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas , do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).

Coastal Hazard areas:

Point 1. of the SSRA submission is particularly poignant:

" ....concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for Coastal areas.. We are concerned that CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12 in the sense that it could incorporate many of the provisions (mapping, objectives and policies & rules) intended to be included in PC12".

Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.

Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.

Council's continued reluctance to incorporate science they commissioned from NIWA on Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with

North Beach Residents Association

relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.

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Tsunami Management Areas.

We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.

The most likely threat from a near-Tsunami event comes from a future rupture of the Hikurangi subduction zone, acknowledged by GNS as potentially the largest source of earthquake and tsunami hazard in New Zealand. In such an event, a tsunami would arrive laterally to our coast, as evidenced by the 2016 Kaikoura rupture. As such, more concern should be directed to Banks Peninsula and Sumner. Ironically coastal defences in Sumner are minimal, yet our coastline is subjected to significant regulation.

We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.

Summary:

Our primary concerns are mirrored in the SSRA summary:

1. Clarify Plan Change 14 Qualifying matters – Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12.
2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.
3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan?

Thank you
We wish to be heard.

On behalf of the North Beach Residents Association
Co-Chairperson: Phillip Ridge and Kim Money, Committee Member: David East

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Matt **Last name:** Bonis

Organisation: Woolworths

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Oppose
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*:**
Please refer appended submission.

My submission is that:
Please refer appended submission.

Provision: Chapter 8 Subdivision, Development and Earthworks

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*:**
Please refer appended submission.

My submission is that:
Please refer appended submission.

Provision: Chapter 14 Residential

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*:**
Please refer appended submission.

My submission is that:
Please refer appended submission.

Provision: Chapter 15 Commercial

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*:**
Please refer appended submission.

My submission is that:
Please refer appended submission.

Attached Documents

Name
Woolworths PC14 Lodgement 12 May 2023

SUBMISSION ON A NOTIFIED PROPOSAL FOR A POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

CLAUSE 6 OF SCHEDULE 1 AND VIA INTENSIFICATION PLANNING INSTRUMENT (IPI) IN ACCORDANCE WITH SECTION 80F(1)(a), RESOURCE MANAGEMENT ACT 1991

Submission Plan Change 14 to the Christchurch District Plan (PC14)

To: Christchurch District Council

53 Hereford Street
Christchurch Central
Christchurch 8013

https://ccc.govt.nz/the-council/haveyoursay/show/531

Name of Submitter: Woolworths New Zealand Limited (**Woolworths**)

Introduction and Summary

1. This is a submission on the Christchurch District Council (the Council's) Proposed Plan Change 14 (**PC14** or the **Plan Change**) to the Christchurch District Plan.

2. Woolworths could not gain an advantage in trade competition through this submission.

3. Woolworths is generally supportive in its position regarding the Plan Change in respect of the intent to intensify residential zones through Christchurch in accordance with the National Policy Statement on Urban Development (**NPS-UD**) and in accordance with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**EHAA**).

4. However, Woolworths identifies that the enabled extent of intensification has the dual consequences of both intensifying residential catchment demand on the existing distribution and provision of supermarkets, and foreclosing (through increased site fragmentation and redevelopment) edge of centre opportunities for Supermarket redevelopment to meet that increased demand. Woolworths notes that the NPS-UD also seeks to enable business development (Objective 3, Policy 1(b), and Policy 2).

5. Woolworths oppose amendments introduced through PC14 that would seek to further impose additional and inappropriate urban design constraints on commercial centres.

6. Lastly, it is acknowledged that PC14 has in a number of instances rezoned areas in recognition of the enabling intent of the EHAA, including Sydenham and the Tannery in Woolston. Woolworths, consider that a rezoning approach should also be applied to its site at North Halswell in recognition of the extent of commercial activity provided by RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021].

Background

7. Within Christchurch, Woolworths operates 12 Countdown Supermarkets and a distribution centre, and is the franchisor for a further 11 FreshChoice and SuperValue supermarkets.

8. In addition, Woolworths has secured resource consent for a further Countdown and retail offering at North Halswell, in conjunction with a master planned approach for the formation of 250 dwellings and supporting infrastructure. The commercial component for site development forms part of the North Halswell Key Activity Centre – Commercial Core Zone and extends over part of the area zoned in the Operative Plan as New Neighbourhood Zone. Consented works on the intersection with Halswell Road in conjunction with Waka Kotahi are anticipated to start in October 2023 delineating the boundary between commercial and residential uses on the site in perpetuity.

9. Woolworths has been a consistent and cooperative participant in the Christchurch District Plan process. This has included working with the Council to achieve Strategic Directions and Commercial provisions that reflect a "centres plus" approach, and involvement in the Plan Change 5 process. Woolworths has heavily invested in ensuring that the District Plan framework provides an enabling approach to Supermarket provision and distribution, recognizing that these provide a foundation role in terms of centre function and social amenity.

10. As demonstrated through evidence, Woolworths is a supporter of the Plan's centres plus approach to commercial provision. Woolworths has also consistently raised a number of issues in terms of the failure to recognise the need for on-going provision of commercial opportunities to meet population growth and insufficient direction on the distribution of commercial activity.

11. The extent of residential intensification enabled through PC14 is supported, however the supply side provisions are misaligned, which will have the consequence of preventing potential refurbishment and expansion of existing retail operations within centres. This is an inefficient approach that may hinder Woolworths' current development proposals, as outlined above, and represent lost investment for the city.

12. In addition, there is a continued sense of frustration in the extent to which repeated Plan Changes to the District Plan seek to insert highly directive wording, particularly in terms of urban design requirements, that are neither necessarily efficient nor effective in terms of section 32 of the Resource Management Act 1991. Large Format Retail (stores over 500m^2 GFA) including Supermarkets in Christchurch's commercial centres represent close to 10% of total retail stores located within centres, but these stores represent almost two-thirds of total centre retail GFA. The extent of design requirements added through PC14 do not adequately recognise the functional and operational requirements of supermarket provision.

13. Ultimately Woolworths is concerned to ensure that PC14 in implementing the NPS-UD and EHAA is not unduly complex and would not be applied in a manner that would undermine the appropriate distribution and provision of supermarkets within Christchurch that both anchor commercial centres, and meet wellbeing needs of supported communities.

Relief Sought

14. The specific relief requested by Woolworths is provided in **Attachment A**. As noted, Woolworths is generally supportive in terms of the residential intensification provisions of PC14 as notified.

15. The increased density of residential development enabled through PC14 should be accompanied by increased opportunities in centres (and edge of centres) to accommodate additional services that will be required. In that context, it is appropriate to extend the zoning of specified centres to ensure that they are better able to accommodate the services that will be required in the future.

16. Woolworths is concerned as to provisions that seek to impose additional urban design constraints on Supermarket development, as well as ensuring that there is additional commercial supply side provision to enable the ability to meet the needs of increased residential intensification, specifically as these apply to North Halswell Town Centre and the St Albans Local Centre.

17. This submission relates to the following aspects of PC14 with respect to land on, or which the Submitter owns, or has an interest in, and operates supermarkets or intends to do so:

    a. The extent, type and location of centre zonings;

    b. Outline Development Plans;

    c. Introduced provisions associated with additional directive urban design requirements; and

    d. Errata.

18. The reasons for the submission are as follows:

    a. Unless the relief sought in this submission is granted, PC14 will:

        i. Not give effect to the NPS-UD;

        ii. Not comply with the Council's obligations under the Resource Management Act 1991 (**RMA**) as amended by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (EHAA);

        iii. Not promote the sustainable management of natural and physical resources;

        iv. Not amount to the and promote the efficient use and development of resources;

        v. Be inappropriate in terms of section 32 RMA.

    b. To achieve the purpose of the RMA, comply with the content of the EHAA and give effect to the NPS-UD, PC14 must maximise opportunities for development of centres, in particular should:

        i. Extend or amend centre zonings in appropriate locations, including those specified below, and remove unnecessary provisions.

        ii. Remove or amend inappropriate and directive urban design controls, that would otherwise disenable or fail to provide for the functional and

operational requirements of supermarkets (and other larger scale commercial centre anchors).

19. Woolworths also wishes to reserve its position to make further representations either by way of Further Submissions or should the provisions of PC14 alter or evolve through the course of the plan change process.

20. Woolworths wishes to be head in support of this submission.

21. If others make a similar submission, Woolworths would consider presenting a joint case with them at the hearing.

DATED at Wellington this 3rd day of May 2023

Signature:	Matthew Grainger Director of Format, Network Development and Property Woolworths NZ Limited Address for Service: Matt Bonis Planz Consultants e-mail: matt@planzconsultants.co.nz mob: 021 79 66 70

Attachment A

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Chapter 6.10A – Tree Canopy Cover and Financial Contributions					
1.	Chapter 6.10A in its entirety and associated links within the Plan provisions (including 8.3, 8.5.1 and 8.7.12, HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24).	Entirety of provisions	Oppose	Delete all the provisions associated with Tree Canopy requirements. These provisions are not justified, do not relate to a significant resource management purpose, and do not meet the requisite Section 32 tests in terms of being the more appropriate mechanism. The provisions are ultra vires.	Delete Chapter 6.10A in its entirety, and associated Plan provisions (including but not limited to): - 8.3, 8.5.1 and 8.7.12; - HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and - MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24)

Chapter 8 – Subdivision, Development and Earthworks					
2.	Appendices	Appendix 8.10.4	Support in Part	Amend Appendix 8.10.4 such that the Road network reflects that consented (and about to be constructed) as associated with RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021]. Correct errata associated with excluded zones 'Residential Development Area' and the Outline Development Plan Boundary. The drafting has applied the ODP to only that area rezoned as FUZ and has excluded that area to be rezoned HDZ which should also be contained within the confines of the ODP. The resultant amendments would exclude the HRZ from Outline Development Plan 8.10.4 to the extent that delivering outcomes expressed in Provisions 8.10.4A to D would not be achieved.	**Refer Attachment A1.** Correct errata associated with: • Extent of Residential Development Area (excluding that area consented for Commercial and Mixed Use under RMA2017/3185); and • Extent of Outline Development Plan Boundary.
Chapter 14 - Residential					
3.	Mapping	Application of HDZ and MRZ	Support in part	Woolworths supports the application of the NPS-UD (and the regional policy statement) provisions which prioritise development in and around centres. Woolworths has continued to invest and explore new opportunities in response to population growth in Christchurch	Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature.

				and is currently working on several development proposals to address gaps in its network or to upgrade existing operations. Woolworths remains concerned that the increased residential intensification is not balanced with commensurate policy flexibility to meet supply side wellbeing needs, or the functional requirements of supermarkets.	
Chapter 15 - Commercial					
4.	Policy 15.2.2.1 Hierarchy of Centres	Policy 15.2.2.1, Table 15.1	Support in part	Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.	Realignment of Commercial Zone names with National Planning Standard (**NPS**) zone descriptions (Chapter 2 Interpretation). The allocation of centres to the NPS labelling appears generally appropriate. B. Town Centre: Key Activity Centre: Retain reference to '*High Density Housing is contemplated … and around larger local centres*'. C. Local Centres: Retain reference to '*High Density Housing is contemplated … and around larger local centres*'.
				Amend Table 15.1 to elevate the St Albans Centre from Neighbourhood to Local Centre	Refer **Attachment A2**. Amend Row C. Local Centre. Centre and size (where relevant). **Local Centres (small):** Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street

					between Devon Street and Angus Street), Cranford, Edgeware, **St Albans,** Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, ~~Stanmore/Worcester~~ Linwood Village, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greers Road, Wigram ~~(emerging)~~, Woolston, Yaldhurst ~~(emerging), West Spreydon (Lincoln Road)~~ Hillmorton, ~~Aranui,~~ North West Belfast. Size: 3,000 to 30,000m^2 GFA.
5.	Policy 15.2.4 Urban Design	Policy 15.2.4.2(a)	Oppose	There is no basis within the MDMR Act nor NPS-Urban Development that facilitates or provides support for the inclusion of the amended provisions. The amended provisions are not accompanied by a comprehensive s32, do not adequately recognise the functional requirements associated with the full range of commercial developments, and would not be the more appropriate in terms of achieving Objective 3.3.1 and 3.3.2 of the Plan. In terms of specific provisions: Clause (a)(viii) The insertion fails to recognise that the main proportion of floorspace within Town Centres is not	a. Require new development to be well-designed and laid out by: viii. achieving a visually attractive setting when viewed from the street and other public spaces, ~~**that embodies a human scale and fine grain,**~~ while managing effects on adjoining environments; ~~**and**~~ … ~~**x. increasing the prominence of buildings on street corners;**~~ ~~**xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or**~~

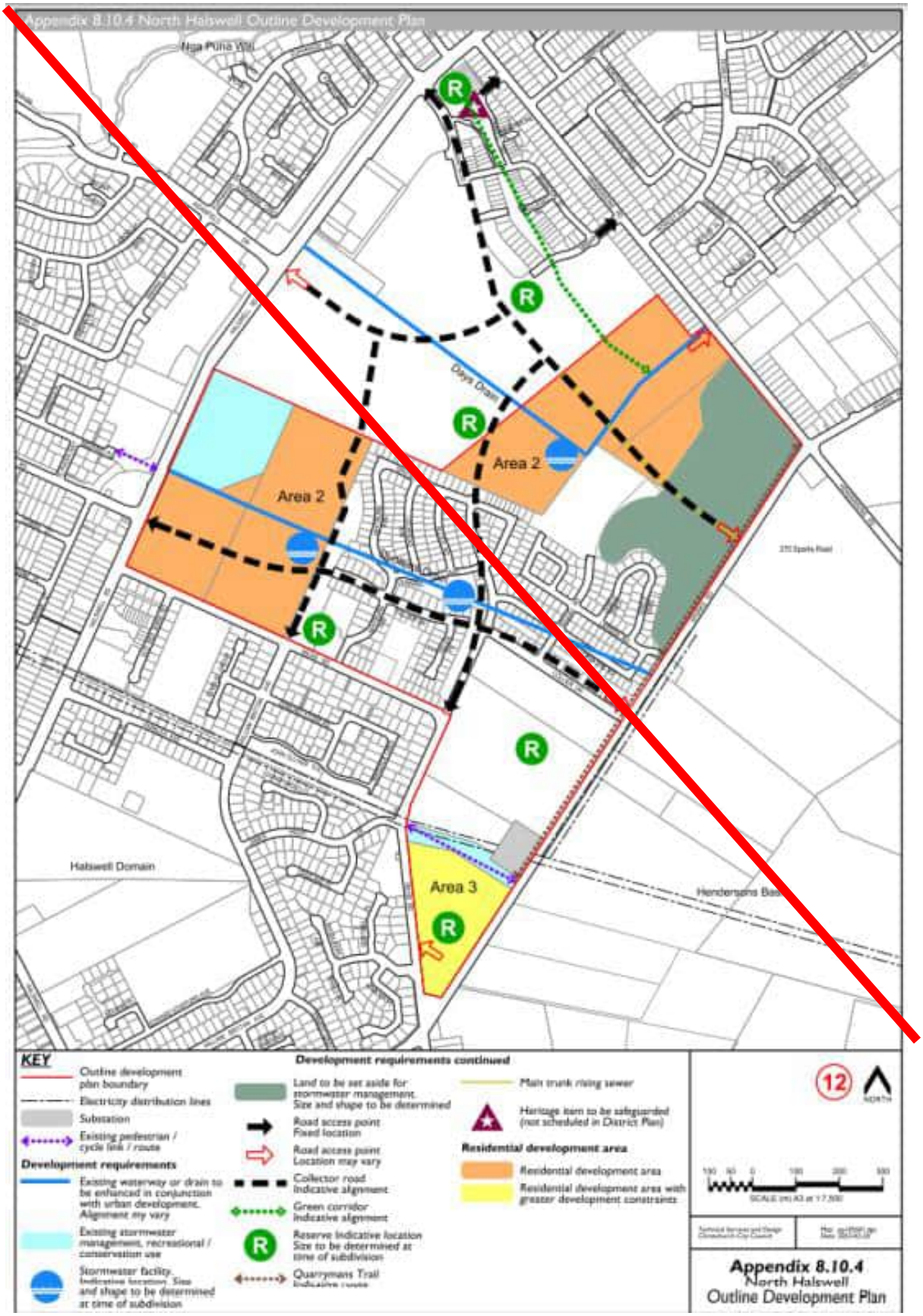
				fine grain / speciality retailers, and therefore fails to provide for the functional attributes of Supermarkets / larger anchors. Clause (a)(x) In the context of 'requiring' such an outcome, the insertion extends beyond the enabling function of the RMA, does not link to any subsequent rule provision, and is uncertain and subjective. Clause (a)(xi) the necessity for regulation associated with policy requirements is not established in terms of s32, and is uncertain and subjective. Clause (a)(xiii) fails to recognise that for larger scale commercial developments roof plant and utilities are a necessity in terms of functional amenity.	~~refraction through glazing, and wind-related effects;~~ ~~xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well-modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and~~

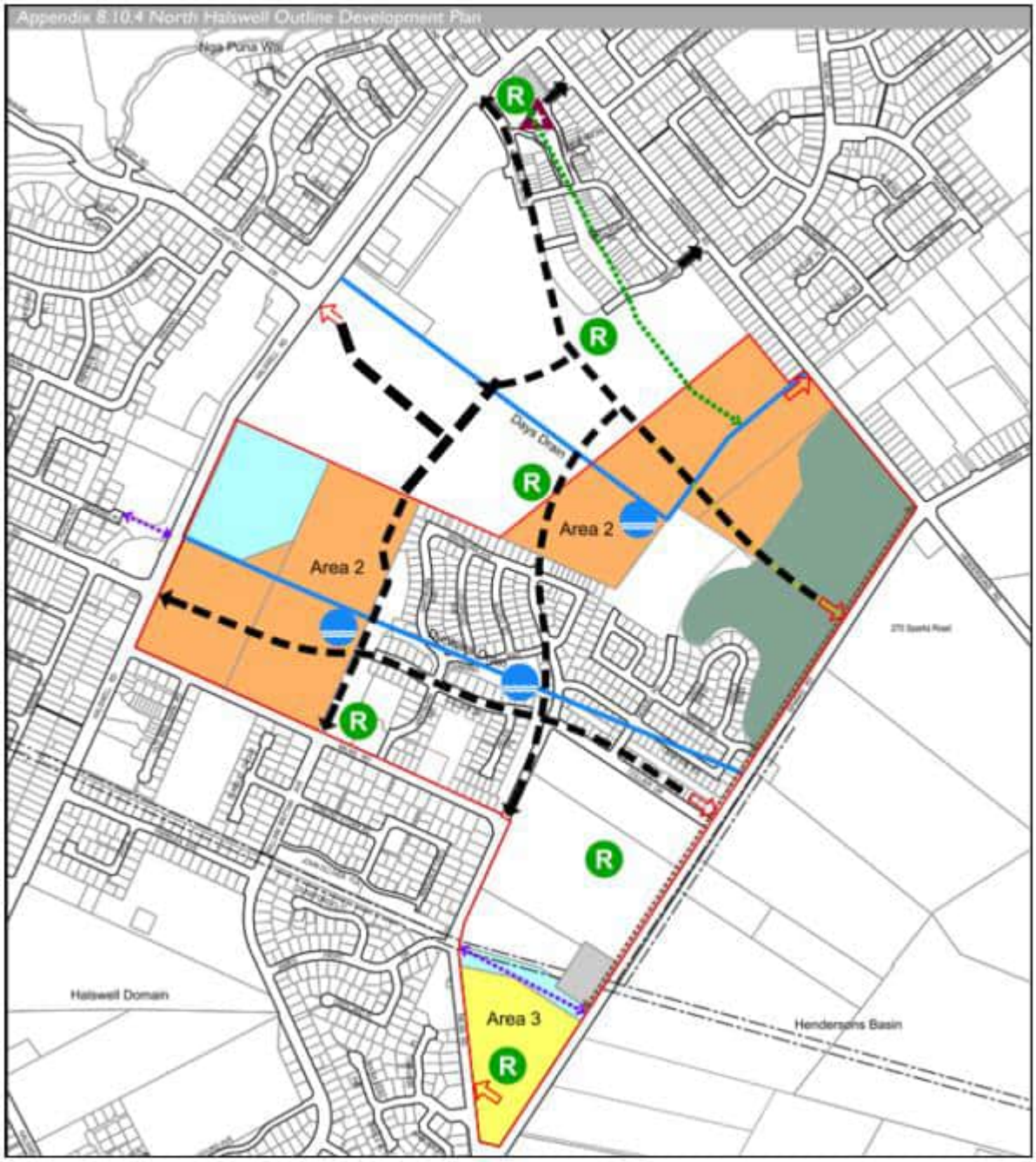
Neighbourhood Centre Zone (St Albans)					
6.	Plan Maps, Chapter 15 Provisions and ODP.	Rezone St Albans as a Local Centre.	Oppose	The role of St Albans Centre should be elevated in the hierarchy of Centres from Neighbourhood Centre Zone (St Albans) to Local Centre (St Albans) in recognition of the extent of residential intensification that has occurred in its catchment since 2012, as enabled by PC14, and the Council's inability to account for the Hardie and Thomson built form constraints associated with the 3,451m^2 of Local Centre at 1062 Colombo Street which disenables commercial redevelopment to provide for community wellbeing in this area. Regardless the permitted extent of commercial floorspace provided for the St Albans centre exceeds the 3,000m^2 GFA capacity constraint identified in Policy 15.2.1 Table 15.1 as appropriate to Neighbourhood Centres. Amend to a **Local Centre.** Amendments in nomenclature, including but not limited to Appendix 15.14.4 ODP and associated provisions.	Rezone to **Local Centre**. **Refer Attachment A2**

Town Centre – North Halswell					
7.	Plan Maps, Chapter 15 Provisions and ODP	Zoning.	Oppose	Rezone that area of North Halswell which has been notated as HRZ to Town Centre Zoning to reflect the consented land uses and roading demarcation provided by RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021]. Retention of HRZ as shown in PC14 does not reflect the anticipated and consented land uses as well as infrastructure which acts as a geophysical and perpetual boundary between the Commercial Core and the Residential Zone. The operative plan considerations as to maximum retail floorspace thresholds (Rule 15.4.4.2.3) and office (Rule 15.4.4.2.4) are retained to ensure matters associated with retail provision and traffic generation remain as those considered and made operative through the replacement District Plan process. The location of the Indicative Features (being Green Corridor, Stormwater Network and Internal Street) are not sought to be amended.	Amend the zoned boundaries and ODP associated with the Town Centre Zone and High Density Residential Zone shown in **Attachment A3** to facilitate the appropriate provision of commercial activity.

Attachment A1 – Outline Development Plan 8.10.4

Appendix 8.10.4 North Halswell Outline Development Plan




Appendix 8.10.4 North Halswell Outline Development Plan
Nga Puna Wai
Days Drain
Area 2
Area 2
Area 3
Halswell Domain
Hendersons Basin
R
R
R
R
R
R

Attachment A2 – Local Centre Zone (St Albans)

Amend as follows:

15.2.2.1 Policy – Role of centres

Table 15.1 – Centre's role

	Role	Centre and size (where relevant)
C.	~~**Neighbourhood**~~ **Local** Centre A destination for weekly and daily retailing ~~shopping~~ needs as well as for community facilities. …	**Centres:** Spreydon/ **Barrington (~~Key Activity Centre~~), ~~New~~ …** **Local Centres (small):** Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgeware, **St Albans,** Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, ~~Stanmore/Worcester~~ Linwood Village, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greers Road, Wigram ~~(emerging)~~, Woolston, Yaldhurst ~~(emerging), West Spreydon (Lincoln Road)~~ Hillmorton, ~~Aranui,~~ North West Belfast. Size: 3,000 to 30,000m^2 GFA.

15.3 How to interpret and apply the rules

a. The rules that apply to activities in …

b. Area specific rules also apply to activities within the ~~Commercial Core~~ Town Centre, Local Centre, **and Neighbourhood Centre Zones** ~~and Commercial Local Zone~~ in the following areas:

vii. St Albans ~~**Neighbourhood Centre Zone**~~ **Local Centre** (as identified in Appendix 15.15.5) – Rule 15.5.3 15.6.3

15.6.3.1 Activity-specific activities – ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone (St Albans)

15.6.3.1.1Permitted activities

a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the built form standards in Rule 15.6.3.2

	Activity	Activity Specific Standards
P1	Any activity or building	Compliance with: a. All the following key structuring elements on the ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone (St Albans) Development Plan (see Appendix 15.15.5), being: i. Public access and circulation within ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone to enable permeability through the site; and ii. Semi-public access and circulation with Residential Zone.

….

15.6.3.1.3Restricted discretionary activities

…..

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building that does not comply with one or more of the key structuring elements on the ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone (St Albans) Development Plan (see Appendix 15.15.5)	a. Development Plan – Rule 15.14.4.5.1

…

~~**15.6.3.2 Area-specific built form standards – Commercial Local Neighbourhood Centre Zone (St Albans)**~~

~~Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.~~

….

15.6.3.2.1Maximum non-residential floor space limits in the ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone (St Albans)

a. The maximum GLFA for non-residential activity in the ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone (St Albans) shall be as follows

	Standard
i.	There shall be a maximum 3500m^2 GLFA of non-residential activities within combined areas A and B defined on the ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone (St Albans) Development Plan (see Appendix 15.15.5); and ..

…

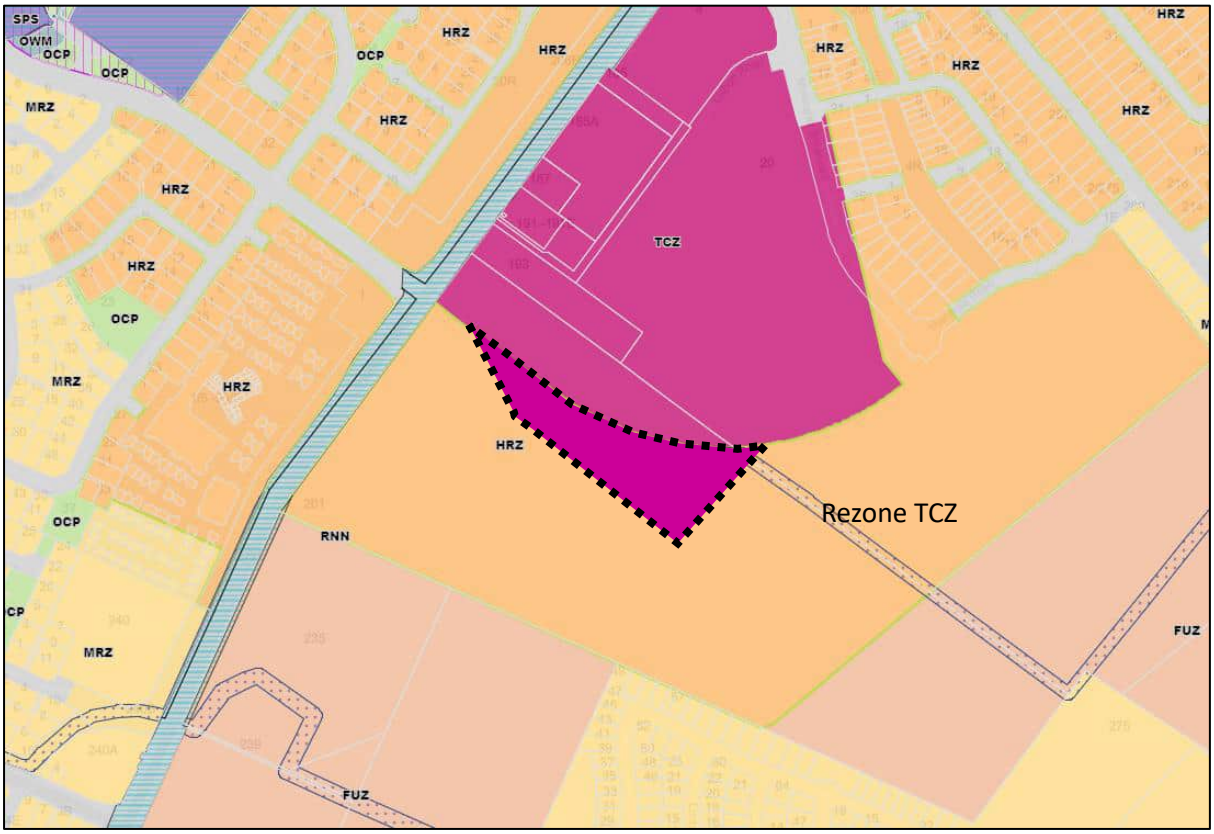
15.14.4.5 Area-specific rules - Matters of discretion – ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone (St Albans)

….

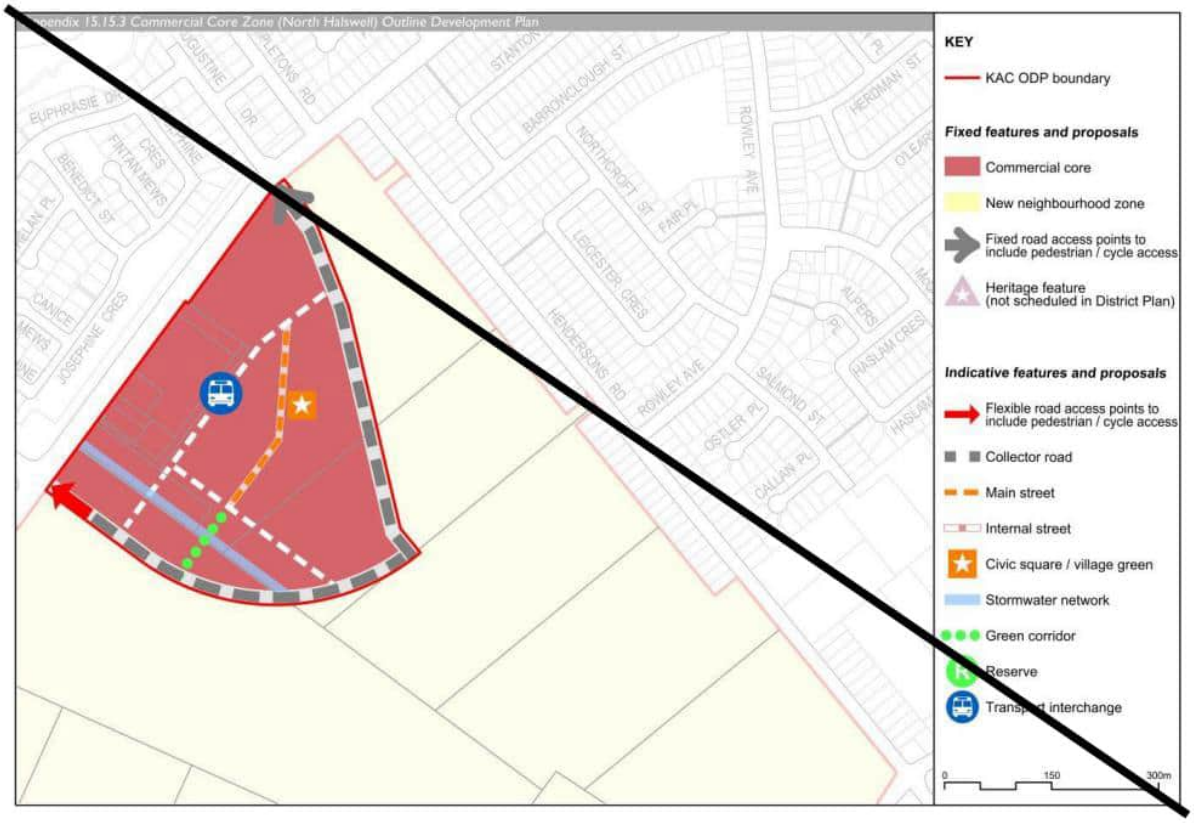
Appendix 15.15.5 – ~~Commercial Local~~ ~~Neighbourhood Centre~~ Local Centre Zone (St Albans) Development Plan

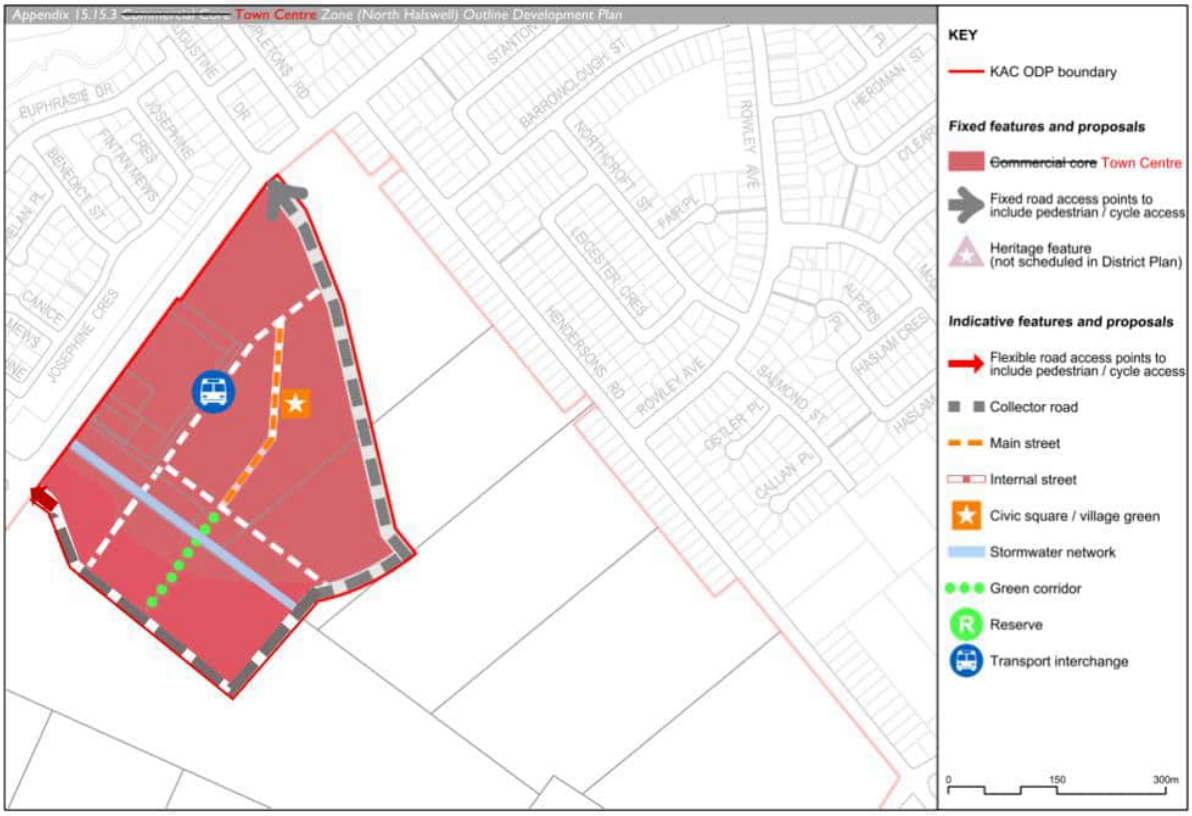
Attachment A3 – Town Centre Zone (North Halswell)

Plan Maps - Rezone North Halswell HRZ to TCZ



Appendix 15.15.3 ~~Commercial Core~~ Town Centre Zone (North Halswell) Outline Development Plan





Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Susan **Last name:** Bye

Organisation:

Lower Cashmere Residents Association

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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:
Currently densification is ad hoc, many units replacing one residence on a larger piece of land. There is little opportunity for planned development incorporating recreational space. Any spare space in larger complexes is used for car parking. Therefore is is less suitable for families with children. The architecture generally builds 'shoe boxes' in a style unsympathetic to the surrounding community. However, with no consents required at the moment, Christchurch is at the mercy of the develoers whose main aim is to make money - at the cost of community. Areas of bare land have been cleared of anything growing to the cost of mature trees, destroyed for no reason. This should not be allowed. Each unit built has a tree planted, certainly, but they do not replace the effects that mature trees offer.

Provision: Chapter 10 Designations and Heritage Orders

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*:**

Make Cashmere View St a heritage street.

The Opawaho Heathcote River corridor be designated as an area of special significance and area. It has a long history of significance to the Mana Whenua and European settlers in the whole catchment.

My submission is that:

Mature tree areas must be protected. Some streets in the suburbs are cooler in summer because of the tree cover. Trees are an important addition to all areas.

Some streets reflect the time they were built, showcasing a particular style of the times. We would like to see the

Cashmere View st declared a heritage area

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Harang **Last name:** Kim

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 1 Introduction

Oppose
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:
Building more than 3 storey buildings will require much higher degree of infrastructure and town planning for sewer, stormwater, water, and traffic, etc. The high to medium density buildings will need elevators, heavier foundation, increase of traffic volume (as there is no public transport available other than bus service), and Christchurch is built on swamp. So it is not aligned with the national managed retreat plan.

Provision: Chapter 14 Residential

Oppose
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:

Provision: Chapter 15 Commercial

Oppose
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:
3 times more density does not fit within 'Medium' density definition. Also this will create unethical development and increase of traffic volume which needs to be addressed by either public transport or private vehicles as people will do need to travel for work or private matters.

Provision: Chapter 13 Central City

Oppose
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:
Christchurch needs ethical holistic development with balanced country development. It is an urban myth that high density will address housing issue and homelessness. There are many countries with high density but still having bigger problems by increase of land value, lost land ownership by overseas investors.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Matthew **Last name:** Gibbons

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**

Removal of recessional planes and setbacks is good. Density around the central city is desirable. However, density should be permitted everywhere. Higher density will improve amenities like shopping and public transport. Demand creates its own supply. Hence the low public transport accessibility area should go. Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier. Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B. No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed.

My submission is that:
The rules need to be changed to permit greater density in a wide range of places. Making it easier to build new houses will improve affordability and result in a more compact city that is cheaper to service and with lower transport times. It will also make active commuting easier and save on roads.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Cliff **Last name:** Mason

Prefered method of contact Postal

Consultation Document Submissions

Provision: Chapter 1 Introduction

Support
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 strongly support the Council in its approach to mitigate the detrimental effects of the Medium Density Rules and the requirements of the National Policy statement on Urban Development by the definition of Qualifying Matters and their application.andnbsp; The proposals will address the requirements of population growth of the city while avoiding the worst effects on amenity and living values.

Although the legislation assumes limitless growth and the Plan Changes also do not consider ultimate limits, I submit that an assessment of the carrying capacity of the environment of Christchurch City and its immediate surrounding area is a critical consideration that should inform all urban planning. Limits on the ability of the local environment to supply basic human needs and to assimilate waste are critical matters especially in the context of climate change, energy constraints and economic and political uncertainty.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Rachel **Last name:** Crawford

Organisation:

Richmond Residents and Business Association (We are Richmond)

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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:

SUBMISSION FROM THE RICHMOND RESIDENTS' and BUSINESS ASSOCIATION, CHRISTCHURCH

Plan Change 13 – Proposed Heritage

Plan Change 14 – Housing and Business Choice

We accept the changes made by Council to the Plan Change 13 and 14 documents with the following qualifications:

During our work as members of this association with our local residents, we have observed some trends emerging which need to be monitored as our drive to increase the number of residences for our growing population continues:

- Increased intensification with infill housing without due regard to the effect on the overall amenity of the district. This is particularly relevant in South Richmond where, we feel, intensification has reached a critical level.

- Loss of vegetation as sections are cleared before the construction of multiple housing units. As intensification increases there is a corresponding decrease in the amount of vegetation on private land. Council initiatives to plant two trees for every one lost on public land are to be commended but only have a moderate effect on the overall loss.

- The perceived threat to existing SAMS Special Amenity Areas/Suburban Character Areas currently in Christchurch. There must be continued efforts to preserve these areas, if only partly to acknowledge the work already done by private citizens as they work through the post-earthquake restoration phase.

- Council's inability to maintain the current infrastructure to an acceptable standard across the city. Along with more intensive development there is a need to establish sustainable practices which secure and improve current infrastructure installation and maintenance.

- Growth of social housing creates an imbalance in the ratio compared to other areas of the city.

Further to those identified trends the proposed plan changes and the overall tenure of the Resource Management Act raises other issues. We submitted these thoughts in an earlier submission in the Bill Consultation Process but we consider them to be equally relevant at this stage of the Bill's process and implementation. Therefore we think it worthy to repeat them:

- The Bill is heavily focussed on the lack of housing while ignoring the 'ripple effect' on infrastructure: utilities, roading, transport

systems, social effects, and physical environment. This is particularly relevant in Christchurch where a lack of Governmental support and financial commitment for alternative transport models exists. The concept of a 15 minute city is not realised simply by building houses. It requires a holistic overview and planning if we are to avoid the housing estate catastrophes witnessed in other countries.

- The governance of such a bill implies a heavily oriented 'top down' approach ignoring the fact that there are successful town planning outcomes which are derived from an established consultation process with local residents. It does not appear to offer an avenue to work with and support local Councils who have established successful community planning environments. On the local scene, many residents in Richmond have already suffered from the frustrations of being victims of a top down approach as they sought to repair or rebuild their houses and negotiate the corridors of bureaucracy and its inability to make decisions over the ten years following the earthquakes. Property owners are still in the process of rebuilding and repairing. They have suffered inordinate amounts of stress and do not deserve to be put in a similar situation again.

In principle, we recognise the need for extra housing and support the amendment but it is our sincere wish that in putting the Act into practice, the concerns we have expressed above are considered.

In summary we support the efforts of the Council to convince the Government that a "one glove fits all" approach is not appropriate as far as this Act is concerned, and thank them for their efforts to achieve some acceptance within the Act that locality based modifications were necessary.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Simon **Last name:** Fowke

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**
.Do not Re-Zone Paparoa Street to High Density and Medium Density . Please keep it purely Residential .

My submission is that:
Oppose Medium and High Density Dwellings in Paparoa Street for the following reasons.

1. Paparoa Street is a beautiful tree lined street with numerous residences sporting healthy trees and various flora. It is an eclectic mix of Old and New residences with plenty of infill housing . The addition of High Rise apartments will destroy the natural characteristics that make this street so lovely to live on.

2. Due to proximity of Paparoa Street School. Parking in the street during school terms, is strained and traffic is seriously disrupted and somewhat chaotic. .The addition of multi level dwellings will line the street with parked cars adding to the chaos and preventing children to be dropped off and picked up. It will be a nigtmare for those living in the street. In addition , a Street lined with cars is not pretty and destroys the natural look of this street.

3. Paparoa Street was conceived as a residential street and as such , the infrastructure will not support the addition of high rise apartments.

4. This is a family street . Sections although reduced in size these days , still provide for kids run around outside and residents to enjoy their own slice of heaven.

5. Privacy and security: Owning a residential home, the prospect of having 3 different groups of people on each boundary, able to peer over ones fence is quite worrying. The Loss of Privacy is disconcerting as is the loss of security. as more people crowd onto land, there is very much a likely hood of a breakdown of our community as residents become increasingly estranged

6. Having renovated and added additions to our home, we understand that the ground in this area is very soft and most likely would not support large buildings .We were required to put in deep piles for a 2nd story addition.

7. Loss of sunlight : The winters are cold and the sun is low. The addition of 3 and 6 story apartments will mean a loss of sunlight. Creating Shaded areas which will be dangerous to walk on due to ice and the inability to dry out.

The prospect of this is quite distressing . Especially for elderly people .

8. Loss of community : It is obvious that most homes in Paparoa Street are owned not rented. It provides a very pleasant community and high standards of housing Street appeal. People in the street have a commonality in the appearance and upkeep of their home. Introduce High Density living and we will see a degradation of the Streets appeal along with a rise in crime from renters and transients. A Street lined with cars . Its a daunting prospect.

9. Property values. There is every likelihood that many of our property values will decrease. It wont happen to everyone in the short term, but the unlucky ones with have high rise apartments built virtually on their boundary , blocking sunlight, reducing privacy and security. Increasing noise and conflict with neighbours.

10. There is plenty of space within the Central city. Apartments and high rise living in the Central City will add to the liveliness and appeal of the city. It will boost commerce and hospitality. The local Shopping precincts were derived on the current populations whereas the Central City has room to grow. In fact it would revitalise the Central City which over the years has lost its appeal in favour of suburban shopping precincts. Bring back the City.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Joshua **Last name:** Wilson Black

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Support
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 believe that the previous Christchurch District Plan enabled a sufficient level of development while protecting sunlight for neighbouring properties.

It is important that Christchurch continues to be the 'Garden City' while also enabling further development. As recent homeowners in a street which is within five minutes of a major transport hub, and as keen gardeners, the thought of losing our dream of having a healthy and productive vegetable garden as a result of the central government's imposition of housing intensification is deeply unpleasant. The Garden City requires protection of sunlight and I am happy to see that your proposed changes maintain this.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Karen **Last name:** Fowke

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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:

Oppose Medium and High Density Dwellings in Paparoa Street for the following reasons.

1. Paparoa Street is a beautiful tree lined street with numerous residences sporting healthy trees and various flora. It is an eclectic mix of Old and New residences with plenty of infill housing . The addition of High Rise apartments will destroy the natural characteristics that make this street so lovely to live on.

2. Due to proximity of Paparoa Street School. Parking in the street during school terms, is strained and traffic is seriously disrupted and somewhat chaotic. The addition of multi level dwellings will line the street with parked cars adding to the chaos and preventing children to be dropped off and picked up. It will be aweful for those living in the street. In addition, a Street lined with cars is not pretty and destroys the natural look of this street.

3. Paparoa Street was conceived as a residential street and as such, the infrastructure will not support the addition of high-rise apartments.

4. This is a family street. Sections although reduced in size these days, still provide for kids run around outside and residents to enjoy their own slice of heaven.

5. Privacy and security: Owning a residential home, the prospect of having 3 different groups of people on each boundary, able to peer over one's fence is quite worrying. The Loss of Privacy is disconcerting as is the loss of security. as more people crowd onto land, there is very much a likely hood of a breakdown of our community as residents become increasingly estranged

6. Having renovated and added additions to our home, we understand that the ground in this area is very soft and most likely would not support large buildings. We were required to put in deep piles for a 2nd story addition.

7. Loss of sunlight: The winters are cold and the sun is low. The addition of 3 and 6 story apartments will mean a loss of sunlight. Creating Shaded areas which will be dangerous to walk on due to ice and the inability to dry out. The prospect of this is quite distressing. Especially for elderly people.

8. Loss of community: It is obvious that most homes in Paparoa Street are owned not rented. It provides a very pleasant community and high standards of housing Street appeal. People in the street have a commonality in the appearance and upkeep of their home. Introduce High Density living and we will see a degradation of the Streets appeal along with a rise in crime from renters and transients. A Street lined with cars. It's a daunting prospect.

9. Property values. There is every likelihood that many of our property values will decrease. It wont happen to everyone in the short term, but the unlucky ones with have high rise apartments built virtually on their boundary, blocking sunlight, reducing privacy and security. Increasing noise and conflict with neighbours.

10. There is plenty of space within the Central city. Apartments and high rise living in the Central City will add to the liveliness and appeal of the city. It will boost commerce and hospitality. The local Shopping precincts were derived on the current populations whereas the Central City has room to grow. In fact it would revitalise the Central City which over the years has lost its appeal in favour of suburban shopping precincts. The City centre would be better off.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Luke **Last name:** Hinchey

Organisation: Ryman Healthcare Limited

On behalf of: Ryman Healthcare Limited

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 2 Abbreviations and Definitions

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*:**
Please see attached submission on Plan Change 14.

My submission is that:
Please see attached submission on Plan Change 14.

Attached Documents

Name
Ryman Healthcare Limited - PC13 and PC14 submission

Form 5

SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1, Resource Management Act 1991

To: Christchurch City Council (*Council*)

Name of submitter: Ryman Healthcare Limited (*Ryman*)

Introduction

1 This is a submission on Council's proposed amendments to the Christchurch District Plan (*District Plan*):

1.1 Proposed Plan Change 13: Heritage; and

1.2 Proposed Plan Change 14: Housing and Business Choice.

2 Ryman could not gain an advantage in trade competition through this submission.

3 Ryman supports in full the Retirement Villages Association of New Zealand Incorporated (*RVA*) submission on PC14. This submission provides additional context to Ryman's villages and its interest in the proposals.

4 The submission covers:

4.1 An introduction to Ryman, its villages and its residents; and

4.2 Ryman's position on PC13 and PC14.

Ryman's approach

5 Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. It believes that a quality site, living environment, amenities and the best care maximises the quality of life for our residents. Ryman is passionately committed to providing the best environment and care for our residents. Ryman is not a developer. It is a resident-focused operator of retirement villages. Ryman has a long term interest in its villages and its residents.

The ageing demographic

6 Christchurch City's growing ageing population and the increasing demand for retirement villages is addressed in the RVA's submission on PC14, and that is adopted by Ryman.

7 Ryman's own research confirms that good quality housing and sophisticated care for the older population is significantly undersupplied in many parts of the country, including Christchurch City. Christchurch City's ageing population is facing a significant shortage in appropriate accommodation and care options, which allow them to "age in place" as their health and lifestyle requirements change over time. This is because appropriate sites in good locations are incredibly scarce.

Ryman's scale in Christchurch City's retirement market

8 Ryman is the largest provider of retirement village accommodation in New Zealand. Ryman currently has 38 operational retirement villages throughout New Zealand providing homes for more than 11,000 elderly residents. It has 8 retirement villages currently operating or at some stage of detailed design or construction in Christchurch City. Ryman was also recently granted consents for a further village on Park Terrace.

9 Ryman constructs a significant number of new housing units in Christchurch City each year, and in the wider region. In the last 6 years, it has obtained resource consents to build and operate 3 large villages at Northwood, Riccarton Racecourse and Park Terrace, which are now under construction or nearing construction.

10 Collectively, these villages comprise around 420 new retirement units and 384 new aged care units. Ryman's contribution to Christchurch City's growth in a 6 year period is accommodation for in the order of 915 people.

11 In that sense, Ryman builds a substantial portion of all new retirement village units. We expect to continue to increase our proportion of Christchurch City's new build retirement villages over time.

Ryman's residents

12 All of Ryman's residents – both retirement and aged care residents – are much less active and mobile than the 65+ population generally as well as the wider population. Ryman's retirement residents are generally early 80s on move-in and its aged care residents are mid-late 80s on move-in. Across all of Ryman's villages, the average age of retirement residents is 82.1 years and the average age of aged care residents is 86.7 years.

Ryman villages' amenities and layout needs

13 To provide for the specific needs of its residents, Ryman provides extensive on-site community amenities, including entertainment activities, recreational amenities, small shops, bar and restaurant amenities, communal sitting areas, and large, attractively landscaped areas.

14 Because of the comprehensive care nature of Ryman's villages, all of the communal amenities and care rooms need to be located in the Village Centre to allow for safe and convenient access between these areas. This operational requirement results in a density and layout that differs from a typical residential development. However, Ryman's retirement villages are integrated developments, which often creates opportunities to achieve higher quality residential outcomes compared to typical residential developments.

Ryman's position on Plan Change 13

15 Ryman has a particular interest in how PC13 applies to its site at 100-104 Park Terrace and 20 Dorset Street, and 78 Park Terrace (*Park Terrace site*).

16 Ryman designed its recently consented Park Terrace site to incorporate the existing onsite Heritage Item and Heritage Setting into its village proposal. As a result Ryman seeks to ensure that the amendments to the controls under PC13 do not conflict with the consented proposal, and that any provisions applying to the Park Terrace site are not more restrictive than the operative District Plan.

Ryman's position on PC14

17 Ryman adopts the RVA's submission on PC14. In addition, Ryman wishes to emphasise that PC14 will have a significant impact on the provision of housing and care for Christchurch City's growing ageing population. Based on its experience of consenting multiple villages

under the Operative District Plan, there is a real risk that the proposed changes will delay necessary retirement and aged care accommodation in the region.

18 Further, Ryman has a particular interest in how PC14 applies to two of its sites at:

18.1 20 Radcliffe Road, Northwood (*Northwood site*); and

18.2 The Park Terrace site.

Ryman's Northwood site

19 Ryman was recently granted resource consent for stage 1 of its proposed Northwood retirement village. PC14 proposes to rezone the Northwood site from Commercial Core Zone to Town Centre Zone (*TCZ*). Ryman opposes this rezoning and seeks that the site is rezoned to High Density Residential (*HRZ*), providing the provisions applicable to the HRZ are amended to better enable retirement villages as outlined in the RVA submission.

20 Ryman's Northwood site occupies the entirety of the area currently zoned TCZ. It also understands that the land is no longer needed for long term commercial purposes. Ryman therefore submits it is no longer logical to retain a commercial zoning for the site. It submits this outcome is more aligned with the intent of the Enabling Housing Act and the National Policy Statement on Urban Development 2020, by appropriately providing for a residential activity that is planned to provide housing for Christchurch City's rapidly growing ageing population.

21 As a result of its submission on PC14, Ryman also seeks the removal of the Town Centre Zone (Belfast Northwood) Outline Development Plan (Appendix 15.15.1) (*ODP*), and the associated policy and rules. As outlined above, the site is now partially consented for a Ryman village. Ryman submits that the expected land use for the site has now changed significantly since the ODP was prepared, which at the time provided for a commercial centre and associated services. Given Ryman's ownership of the entire site, the ODP now has limited relevance to the planned activities.

Ryman's Park Terrace site

22 Ryman was recently granted resource consent for a comprehensive retirement village on Park Terrace. As part of the Christchurch Replacement Plan process, the Independent Hearings Panel determined a height limit of 20 metres for 78 Park Terrace. The Panel accepted this height limit on the basis of the detailed evidence provided by Ryman.[1]

23 PC14 proposes to rezone the Park Terrace Site to HDZ. Ryman submits that the built form standard inserted by PC14 should carry over the height limit approved for the Park Terrace site through the Replacement Plan process. The Park Terrace site has now been consented and designed with 20m height limits in mind, and with the expectation that a 20m height limit would apply going forward (particularly for alterations).

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[1] As recorded in *Decision 43-Central City – States 2 and 3* of the Independent Hearing Panel for the Christchurch Replacement District Plan, at [256-270].

Decisions sought

24 In relation to Plan Change 13, Ryman seeks the following decision:

24.1 Relief consistent with the existing land use as a consented retirement village at the Park Terrace Site and no more restrictive than the operative District Plan.

25 In relation to Plan Change 14, Ryman seeks the following decisions:

25.1 The decisions sought by the RVA in its submission on PC14;

25.2 The rezoning of the Northwood site, and the deletion of both the Town Centre Zone (Belfast Northwood) Outline Development Plan, and all related policies and rules (including Policy 15.2.2.2 and Rules 15.4.3, 15.4.3.1 (including all sub-rules) and 15.4.3.2 (including all sub-rules)), as set out at paragraphs 19-21 above; and

25.3 The following amendments to Built form standard 14.6.2.1, to address the matters outlined at paragraphs 22-23 above, and any consequential amendments necessary to other height provisions to ensure Rule 14.15.3 (Impacts on neighbouring property) does not apply unless the 20m height limited is exceeded on the listed sites:

14.6.2.1 Building Height

a) Buildings must not exceed 14 metres in height above ground level. <u>The maximum height of any building does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:</u>

i. <u>Lot 1 DP 77997 CT CB46D/74;</u>

ii. <u>Town Section 118 DP 3780; and</u>

iii. <u>iii. Town Section 119 DP 3780.</u>

26 Ryman wishes to be heard in support of this submission.

27 If others make a similar submission, Ryman will consider presenting a joint case with them at a hearing.

Matthew Brown
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Ryman Healthcare Limited
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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Ike **Last name:** Kleynbos

Organisation: Christchurch City Council

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 1 Introduction

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*:**
Please see attached documentation.

My submission is that:
Please see attached documentation.

Attached Documents

Name
PC14 Council submission - Front End Overview
CCC PC14 Submission - Appendix 1 - Submission Table

Christchurch City Council

03 941 8999

53 Hereford Street
Christchurch 8013

PO Box 73013
Christchurch 8154

ccc.govt.nz

12 May 2023

Christchurch City Council
C/- Plan Change 14 Submission, Engagement Team
PO Box 73013
Christchurch 8154

Email: engagement@ccc.govt.nz

Christchurch City Council submission on the proposed Housing and Business Choice Plan Change (PC14)

Introduction

1. The Christchurch City Council appreciates the opportunity to make a submission on the proposed Housing and Business Choice Plan Change (PC14). A number of matters have come to the Council's attention since the Plan Change was notified, which the Council seeks to raise within its submission. These are outlined briefly in this section, and in more detail in the attached table and appendices to the table.

2. The Council is recommending a number of minor changes to correct errors and omissions, and increase the clarity and consistency of the notified Plan. There are also issues with the notified planning maps that need to be addressed in order to maintain the integrity of the notified planning framework. We also propose changes to ensure consistency with other plan changes that have been completed recently, or are in the process of completion. There are also a few submission points that represent more significant issues with the notified Plan. These issues and the changes proposed are summarised below.

3. The Council's submission aims to ensure a clearer and more workable and coherent plan change is adopted.

4. In a limited number of site-specific cases, there are changes to the number of property owners affected; where there is a change for individual property owners to what was originally notified, these owners are being contacted in case they wish to lodge further submissions for/ against the Council submission. The Council will send a copy of its final submission to everyone directly affected by the submission in this way.

Submission points

The following is a list of the issues that the Council submission seeks to address.

Reference should be made to the **appended table and associated attachments** for a spatial overview of proposed changes.

Appendix 1 – Submission point table and associated attachments
Appendix 2 – Updated Planning Maps & Legends

Christchurch City Council

Spatial issues

1. A number of minor changes are proposed to the notified planning maps to account for updated zoning/zoning terminologies, for example Residential New Neighbourhood to Future Urban Zone, and to account for zoning changes, where they haven't already been mapped.
2. Corrections are proposed to minor wording errors on maps.
3. Changes to planning maps are sought in order to realign zoning with overlays, for example, several sites that are not within the Low Public Transport Accessibility Area (LPTAA) have been zoned Residential Suburban but should be Medium Density Residential (MRZ).
4. Within the North Halswell area, the qualifying matter overlay for the Outline Development Plan features was not added and is proposed to be included. Removal of the Meadowlands Exemplar overlay is also proposed; this was discussed in the relevant section 32 report.
5. Minor, confined revisions of Heritage Aerial Maps are proposed due to changed circumstances such as subdivision.
6. Minor amendments are proposed to the Residential Heritage Area interface maps for consistency with proposed changes to the sub-chapter.
7. Changes are proposed to ensure consistency with other plan changes and Environment Court consent orders and Environment Court decisions, for example, changes in line with Plan Change 5F and 5B.
8. Changes are proposed to apply or remove the Town Centre Intensification Precinct in relation to specific sites that are zoned MRZ, as the Precinct only pertains to the High Density Residential zone (HRZ).
9. A series of minor amendments are proposed to the notified Series D planning maps, in order to simplify the maps for Plan users, particularly in regard to qualifying matters.

Tsunami Management Area qualifying matter

There are extensive errors throughout the notified Plan Change in relation to the proposed Tsunami Management Area qualifying matter overlay, affecting a number of the planning maps. A number of properties have been zoned incorrectly, making them inconsistent with the section 32 report and the framework of rules notified. This risks significant unintended consequences for the application of the rules to these properties, most notably through setting any residential activity in the MRZ as a non-complying activity.

As notified, some properties have been zoned as either MRZ or High Density Residential (HRZ) within the tsunami overlay area; however, there should be no MRZ or HRZ within the tsunami overlay – only Residential Suburban or Residential Suburban Density Transition (RSDT). Also, some properties zoned Residential Suburban and RSDT have been incorrectly changed to MRZ instead of retaining their current zoning. As per the conclusions of the s32 evaluation reporting:

- sites with the operative zoning of Residential Suburban should retain their zoning;
- sites with the operative zoning of Residential Medium Density should be re-zoned as RSDT; and
- sites with the operative zoning of RSDT should retain their zoning.

The Council proposes that the rule now also includes the Residential Hills zone, as the tsunami overlay captures some hill properties.

Areas within the Low Public Transport Accessibility qualifying matter

The notified planning maps show areas within the LPTAA qualifying matter overlay that should not be within the overlay because they are close to the Orbiter bus route (within an 800 metre walkable catchment). This has occurred because of a mapping error that did not map all walking catchments from the Orbiter bus route.

The Council submission seeks to lift the application of the overlay in affected areas, particularly in Shirley, Beckenham, and St Albans, with lesser areas in St Martins, Hoon Hay, Huntsbury, Cracoft, Upper Riccarton, and Mairehau. Consequential changes to zoning will also be required with the removal of the overlay, i.e. Residential Suburban will need to change to MRZ.

Other issues/changes

1. A number of minor wording changes are proposed to ensure consistency throughout the Plan, to increase the clarity of the changes, to correct errors or omissions, and to address discrepancies in text between the operative and notified versions of the Plan. This includes the additional material that section 32 reporting and provisions make reference to (such as appendices to provisions or standards) but were missed from notification material.
2. A number of minor changes are proposed to ensure that new defined terms are being highlighted in the correct manner.
3. Site-specific changes are sought, including in the Historic Heritage chapter, for example, the addition of Spreydon Lodge to the Schedule of Significant Historic Heritage.
4. Small amendments to policies are sought to enhance clarity of intent. For example, to clarify that the Tsunami Management Area applies to residential zones only.
5. A minor amendment is proposed to strengthen the proposed provisions for tree canopy cover.
6. The addition of a definition of 'Intensification' to the District Plan is proposed, specifically in relation to the proposed policies for Coastal Hazard Management Area and Tsunami Management Area qualifying matters.
7. Amendments are proposed to the definitions of Building Base and Building Tower; while these are minor changes, the impact on development could be significant.
8. Additional standards proposed to support proposed changes to cycle parking controls, better managing how residential cycle parking is provided for in both residential housing and social housing complexes.

Future Urban Zoning

In line with the National Planning Standards and section 77G of the Resource Management Act 1991, PC14 amends the Residential Chapter of the District Plan to transition Residential New Neighbourhood to Future Urban Zone (FUZ), where sites remain undeveloped and contingent on an underlying Outline Development Plan for their delivery. FUZ reserves rural land that has been identified as suitable for future urban development, and protects its capacity for this future development. It is a transitional zone.

In a number of areas, proposed PC14 planning maps identify areas as FUZ that have already been developed. This is not a significant error but it is extensive. The Council submission therefore seeks to change the zoning in relevant areas, within residential parcels, to MRZ. It also seeks to remove FUZ sites in residential hills areas, where they do not meet the FUZ criteria.

Riccarton Bush - Pūtaringamotu

A new qualifying matter was proposed as part of the notified Plan Change, to address the potential adverse effects that medium or high density intensification may have on Riccarton Bush/Pūtaringamotu. This was primarily as a result of reporting the Council commissioned WSP to undertake to investigate the historic landscape of the site, in consultation with Ngāi Tūāhuriri through Mahaanui Kirataiao Limited.

Recommendations within the WSP report were limited to those expressed in 2015 BECA reporting on residential character. The notified proposal for PC14 therefore only sought to replace all HRZ with MRZ within the Interface Area. It also applied a specific overlay area to further limit building height to two storeys in nearer proximity to the Bush, where sensitivity is greatest.

The s32 evaluation notes that the purpose of greater protections is due to the Bush's "…setting, and its protection as an outstanding natural features and landscapes, and for its value as a significant indigenous vegetation site, further its cultural significance its value as mahinga kai, wāahi tapu, and taonga". The report however only evaluated options to address building height, due to the limited detail provided in the original WSP reporting.

Additional reporting has now been completed by WSP that specifies the need for additional controls to better manage the identified historic heritage landscape of Pūtaringamotu, for both western and mana whenua significance. While the report recommended retaining the outcomes sought by operative zoning in specific areas, the key focus of recommendations was to limit building height in the Interface Area. The report also identified additional building bulk and location controls as necessary to not detract from and obscure the values for which Pūtaringamotu is considered outstanding.

The Council submission proposes additional controls within the Riccarton Bush Interface Area. These would better address site density (number of units, setbacks, subdivision), and the setbacks of buildings to better ensure the prominence of the Bush is retained. Height control over St Teresa's School, which was denoted on planning maps but not detailed in provisions, is also addressed.

Separately, the Council has identified that proposed significant tree controls would have an unintended consequence in the Riccarton Bush area by linking the newly-introduced significant tree setback method to the predator-proof fence controls under 9.4.4.1.3.RD6. The Council submission therefore seeks to have the change to insert the 'tree protection zone radius' disregarded; and to maintain the 10 metre setback control from the predator-proof fence.

Waterbody setback

The Plan no longer accurately represents the current location of waterbodies, as the waterbody setbacks are based on the location of waterbodies as identified through the Replacement District Plan process, and a large amount of subdivision and other land development has since occurred.

The Council has proposed to carry-over operative waterbody setback controls as a qualifying matter, adding a new spatial layer to alert plan users to where the setback control may apply. Whilst the purpose of adding spatial information was intended to assist Plan users, due to the above reasons, this has the potential to cause confusion and misrepresent where the rule would apply. The rule itself ties the setback to the bank of an applicable waterbody, therefore the spatial information only acts as an indication of where the qualifying matter should apply.

The Council submission therefore proposes that the introduced spatial layer for the waterbody setback is removed. Doing so will not remove the application of the setback as a qualifying matter (acknowledging its reference in proposed sub-chapter 6.1A – Qualifying Matters) and avoids any potential misrepresentation of how the qualifying matter applies.

Caselaw established during submission period

Subsequent to the public notification of Plan Change 14, the Environment Court issued a decision, Waikanae Land Company Limited v Heritage New Zealand Pouhere Taonga [2023] NZEnvC 056, which comments on the extent to which qualifying matter provisions introduced in an Intensification Planning Instrument can restrict development more than the operative Plan. This decision has been appealed to the High Court. There is potential for the Environment Court decision, if not overturned on appeal, to impact on the scope for qualifying matter provisions proposed in an Intensification Planning Instrument (Plan Change 14) to amend the district plan. This submission point is being made to ensure potential further submitters are aware of the above case and that the Independent Hearings Panel has regard to relevant case law as might be applicable at the time of consideration.

In addition to the above points, it is acknowledged that scale consequential changes of references, numbering, and mapping will be required to address changes to provisions proposed either as notified or through submission(s).

Lastly, it is acknowledged that Plan Change 14 has been notified in tandem with Plan Change 13 (Heritage) and there is significant cross-over due to the application of qualifying matters in the urban environment. There is a risk that submitters may be unaware of the duplicate processes underway, whereby submissions are only made on one process and not the other. This has the potential for prospective submitters being missed out of a concurrent plan change process and relevant submission points being disregarded. Council is raising this potential issue for the Panel to consider further, subject to whether submitters seek to become part of relevant plan change processes through the Further Submissions period.

Conclusion

Thank you for the opportunity to provide this submission.

For any clarification on points within this submission please contact Ike Kleynbos, Ike.Kleynbos@ccc.govt.nz.

Yours faithfully,

Mary Richardson

GM Citizens & Community, Acting GM for Infrastructure, Planning & Regulatory Services

Appendix 1 – Submission Points Table

Council Submission on PC14

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
2 - Definitions	N/A	Definition For Comprehensive Residential Development	The definition of "Comprehensive Residential Development" is proposed to be amended by deleting the reference to 'Residential New Neighbourhood Zone' to enable the application of the definition across other zones as required. To better align the definition with the Medium Density Standards permitting up to three residential units on a site, it is proposed to replace "three" residential units with "four".	Amend the definition of "Comprehensive Residential Development" as follows: "Comprehensive residential development ~~**in relation to the Residential New Neighbourhood Zone ,**~~ means a development of ~~**three**~~ **four** or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). It may include a concurrent or subsequent subdivision component."	None.
2 - Definitions	N/A	Definitions list	The proposed policies for the Coastal Hazard Management Areas and Tsunami Management Area qualifying matters refer to 'intensification' however the meaning of what constitutes intensification can be made clearer through a definition. The proposed amendment provides a definition specifically in relation to these two policies.	Add the following definition to the District Plan- **Intensification means, in relation to Policies 5.2.2.5.1 and 5.2.2.5.2, development that results in a net increase in the number of residential units and/or potential for increased occupancy within a site.**	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
2 - Abbreviations and Definitions	N/A	Chapter 2	The following definitions are no longer required with the Meadowland Exemplar Overlay not being carried over from the Operative District Plan - context and sight analysis (meadowlands), future development allotment (meadowlands), neighbourhood plan (meadowland) all need to be removed	Remove Medowlands Exemplar overlay.	None.
2 - Definitions & 15 - Commercial	N/A	Rules 15.12.2.10 and 15.12.2.11; Rules 15.11.2.14-16; Rules 15.13.2.10-11 Definition of Building Base and Building Tower	It was intended that the building base would be the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it. At present, the tower is defined as the part of the building above the permitted height (32m or 90m).	Amend Building Base as follows: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height **for the building base** for that type of building in the zone. Amend Building Tower: In respect to the City Centre and Central City Mixed Use Zones, means the part of any building that is above the maximum permitted height **for the building base** for that type of building in the zone...	None.
5 - Natural Hazards	N/A	5.4A.5 NC3 and Policy 5.2.2.5.1	The proposed Tsunami Management Area qualifying matter will extend over properties zoned Residential Hills, however the rule package does not include reference to this zone.	Add the text with double underline to the following Rule - **5.4A5 NC3 - a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami**	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
				Management Area except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1	
5 - Natural Hazards	N/A	Policy 5.2.2.5.1	With respect to the Coastal Hazard Management Areas and Tsunami Management Area qualifying matters, there is a policy heading missing introducing the policy package.	Add the following policy heading - **5.2.2.5 Policies for managing risk within Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area**	None.
5 - Natural Hazards	N/A	5.4A.5 NC3	The proposed Tsunami Management Area qualifying matter for completeness extends over properties zoned commercial, industrial, rural etc. (i.e. those that are not a relevant residential zone), however the rule package is not clear that the rules do not apply to these zones. In the absence of the rule amendment, the effect of this rule would be that any residential development would be a non-complying activity within zones that are outside the scope of the IPI.	Add the text with double underline to the following Rule - 5.4A5 NC3 - a. **'Where located within the Residential Suburban, Residential Suburban Density Transition, or Residential Hills zones,** development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1'	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
5 - Natural Hazards	N/A	Policy 5.2.2.5.2	This proposed Policy as it currently reads would apply to properties outside 'relevant residential zones' (such as industrial and rural zones). It needs to be amended to clarify that this policy only relates to residential zones.	Add to Policy 5.2.2.5.2 the following text in double underline - a. Within the Tsunami Management Area Qualifying Matter in residential zones, avoid development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.	None.
5 - Natural Hazards	N/A	Policy 5.2.2.5.2	This proposed Policy allows for intensification within the Tsunami Management Area where the risk to life and property is acceptable. However, the policy does not include criteria for what is acceptable and this would require further evidence. It is proposed to remove this part of the policy given it is not clear what would be considered acceptable.	Remove from Policy 5.2.2.5.2 the following text shown with strikethrough - a. Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site~~, unless the risk to life and property is acceptable~~.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
6.1A - Qualifying Matters	N/A	All qualifying matter provisions that restrict development more that the operative District Plan.	Subsequent to the public notification of Plan Change 14, the Environment Court issued a decision, Waikanae Land Company Limited v Heritage New Zealand Pouhere Taonga [2023] NZEnvC 056, which comments on the extent to which qualifying matter provisions introduced in an Intensification Planning Instrument can restrict development more than the operative Plan. This decision has been appealed to the High Court. There is potential for the Environment Court decision, if not overturned on appeal, to impact on the scope for qualifying matter provisions proposed in an Intensification Planning Instrument (Plan Change 14) to amend the district plan. This submission point is being made to ensure potential further submitters are aware of the above case and that the Independent Hearings Panel has regard to relevant case law as might be applicable at the time of consideration.	Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.	None.

<table>
<tr><th>Chapter</th><th>Map</th><th>Provision # / Address</th><th>Submission</th><th>Decision Requested</th><th>Attachment(s)</th></tr>
<tr><td>6.10A - Tree canopy cover and Financial Contributions</td><td>N/A</td><td>6.10A.4.2.1, Table 1</td><td>Table 1 in Rule 6.10A.4.2.1, provides the requirements for minimum land/soil area and volume for each tree size class. However, to provide trees with adequate room to grow and allow access to sufficient water and nutrients, while avoiding damage to any infrastructure, the loose soil area provided for tree roots needs to have sufficient width that suits the tree size. The right tree for the right place, and conversely, the right place for the right tree will ensure the trees planted can reach their full potential and maximise the benefits they provide for the site and the community. It is, therefore, proposed to add the minimum dimension requirement to the land/soil area.</td><td>Amend Rule 6.10A.4.2.1, Table 1 by adding a column with minimum soil area widths for various tree size classes as shown in red below:

Table 1 - Tree size classes with their corresponding height and projected canopy size:
<table>
<tr><th>Tree size classes</th><th>Tree height (m)</th><th>Projected tree canopy cover at maturity (m^2)</th><th>Land area (m^2) and soil volume (m^3) required*</th><th>Minimum dimension of planting area/ berm</th></tr>
<tr><td>Small</td><td>0-5</td><td>10</td><td>3.8 *</td><td>1.5m</td></tr>
<tr><td>Medium</td><td>6-12</td><td>67</td><td>25.5 *</td><td>2m</td></tr>
<tr><td>Large</td><td>13-20</td><td>186</td><td>70.8 *</td><td>2.5m</td></tr>
<tr><td>Very Large</td><td>20+</td><td>250</td><td>95.4 *</td><td>3m</td></tr>
<tr><td>Average tree size</td><td>-</td><td>130</td><td>50.0 *</td><td>n/a</td></tr>
</table>
* Soil volume required for a tree/tree roots (m^3) equals the land area (m^2) x 1m depth.</td><td>None.</td></tr>
</table>

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
6.12 - Radiocommunication Pathways	N/A	6.12 - Radiocommunication Pathways	Provisions under 6.12.1 (Introduction), 6.12.2 (Objectives and Policies), 6.12.4.1.1 (Permitted Activities), 6.12.4.1.5 (Non-complying Activities), and 6.12.4.2 (Radiocommunication pathway protection corridors) all make reference to diagrams in Appendices 6.12.17.1 to 6.12.17.3, however these diagrams have be omitted from the plan change material. This is an error that results in rules being inoperable. It is proposed that the reference to the appendices is replaced with reference to the planning maps. Upon the online interactive Planning Maps being updated to reflect decisions, users will have the ability to zoom in and see how the pathway affects their property.	Replace references to Appendices 6.12.17.1 to 6.12.17.3 with reference to Planning maps for Radiocommunication pathways.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
6.6 - General (Waterbody setbacks) & Planning Maps	ALL	N/A	The waterbody setback qualifying matter reflects the historic location of waterbody locations and provides a general indication of the applicable setback for each waterbody type. As subdivisions and other scale land developments have progressed, a number of waterbodies have been altered to an extent whereby qualifying mapping therefore does not best represent their present location. In addition, the generic spatial buffer approach to waterbody setbacks qualifying matter can lead to a false interpretation that a setback applies within the location specifically shown on Planning Maps. The result of the above is that there is a potential miss-match between Planning Maps and the rule framework for Waterbody setbacks, where some Plan users may either believe consent is required or not, and could be incorrect in either case as rule 6.6.4 relates to the bank of waterbodies.	Remove the "Waterbody Setback - existing" spatial layer from Series D planning maps.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
6.8 - Signage	N/A	6.8.4.1.4 D1	This notified provision is inconsistent with the operative provision. The extra wording (shown in double underline in next column), including the proposed changes, should be removed.	Remove the text with double underline: "The following signs in all zones, **excluding all Industrial, Specific Purpose Airport, and ~~Commercial zones~~ Commercial zones (except Commercial Banks Peninsula), and** other than signs provided for in Rule 6.8.4.1.1 P11 or P15, Rule 6.8.4.1.3 RD2, RD3 or RD5, or Rule 6.8.4.1.5 NC1: ..."	None.
7 - Transport	N/A	7.2.1.6.a.iv	The defined term "District Centres" is proposed to be deleted and replaced by "Town Centres" but the word "District" was inadvertently deleted instead of strikethrough.	"requiring new ~~District~~ Town Centres to provide ..."	None.
7 - Transport	N/A	7.4.2.1.P18	The RNN zoning that has been proposed to be removed as part of the plan change has been struck out, however the proposed replacement "Greenfield Precinct" is not part of the proposal. The underlying zoning in the area referenced in FUZ, with the rule standard linking to the Outline Development Plan relevant to this area.	Disregard the proposed "Greenfield Precinct" text and instead replace the reference to RNN to FUZ.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
7 - Transport	N/A	7.5.7.h	The section 32 report for transport notes some of the issues raised by FENZ and others in relation to fire-related access, specifically access width and the application of the hose length requirements. In consultation with FENZ, a new diagram has been drafted to address this issue, including the application of multiunit or infill development, and a new access width has been proposed.	Amend 7.5.7.h as follows: For the purposes of access for firefighting, where a building is ~~either~~: i. located in an area where no fully reticulated water supply system is available; or ii located further than 75 metres from the nearest road that has a fully reticulated water supply system including hydrants ~~(as required by NZS 4509:2008)~~. **The 75 metres must be measured from the road boundary via an existing or proposed property access, to the main entry furthest from the road (Figure 7A); or** **iii. located in the Residential Hills Precinct and is a residential unit on a rear site,** **vehicle access width must be a minimum of 4 metres, with** ~~shall have~~ a minimum formed width of 3.5 metres **for its entire length**, and a height clearance of 4 metres,. Such vehicle access shall be designed **and maintained** to be free of obstacles that could hinder access for emergency service vehicles. Insert new appendix diagram, as appended.	**ATTACHMENT 45**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
7.5 - Cycle Parking	N/A	7.5.2	The introduction of the MDRS combined with the effects of the removal of the minimum requirement for car parking by the NPS UD will facilitate more medium and high-density residential development with pedestrian only access and facilities. This trend is already evident in parts of Christchurch. Cycling as a primary or secondary transport mode in Christchurch is growing significantly. The size and variety of different cycles is also changing with electric bikes and different styles of cargo bikes now readily available and growing in popularity. Where residents are less likely to have cars, it is important for alternative transport modes like cycling to be practical and convenient. However, a range of issues is emerging with the cycle parking being provided under the current District Plan provisions. These include: inadequate security and weather proofing; hanging bike racks which cannot be used by e-bikes or cargo bikes; and cycle	Appendix 7.5.2 – Cycle parking facilities Clause b: remove reference to "residents" cycle parking/parks throughout. Introduce a new clause " e. Cycle parking facilities for residential activities shall be provided as follows:", followed by the detailed requirements for residents cycle parking facilities. Introduce a new "Figure 4 – Minimum cycle parking dimensions for resident cycle parks". Table 7.5.2.1 – Minimum numbers of cycle parks required Amend line x. "Social housing complex" by: deleting " For developments involving 3 or more residential units"; and adding "private" before the word "garage" in the two following provisions. Amend line aa. by adding "private" before the word "garage" in both provisions. Add an advice note at the end of the Table clarifying the meaning of "private garage".	**ATTACHMENT 47**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			parking provided in a location which requires the cyclist to carry their bike. This submission seeks to increase the standard of cycle parks provided where residents do not have a private garage for cycle storage. The new standards will ensure cycle parking is weatherproof and secure, is in an easily accessible location, and that the stands provided enable cycle owners to use a secure lock. The submission also seeks to remove a change made in PC14 to the number of cycle parks required for social housing complexes. PC14 introduced a 3-unit threshold before cycle parking is required for social housing residential units. This is inconsistent with the requirements for other residential units, and the Council seeks to remove this threshold.		
8 - Subdivision, 6.1A QMs	N/A	6.1A references, 8.6.1A, 8.6.2, plus Ch6 Activity Tables	References still made to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'	Remove reference and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
8 - Subdivision, Development and Earthworks	N/A	8.6.1 c.	Error in last sentence referring to an area as "Medium Density Residential (Residential Hills Precinct) Zone".	Amend to "Within the Residential Hills Precinct in the Medium Density Residential Zone the allotment shall …"	None.
8 - Subdivision, Development and Earthworks	N/A	Appendix 8.10.4	Note still make reference to Plan change 10 and Meadowlands, despite the plan change being made operative and Meadowlands reference no longer relevant.	Remove note to plan change 10 and Meadowlands.	None.
8 - Subdivision, Development and Earthworks	N/A	8.5.1.3 RD2 (column 4)	There is a drafting error in this section. It should say "where the site is in the" not "where the site is the".	Should say "where the site is in the" not "where the site is the".	None.
8 - Subdivision, Development and Earthworks	N/A	8.5.1.3 RD2	The reference to 8.7.15 is incorrect.	Amend rule 8.7.15 to 8.7.13.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
8.5 & 8.8 Subdivision	N/A	8.5.1.3 RD2 and 8.8.12b	Subdivision rule RD2a.a.i does not include a reference to Residential Heritage Areas Matters of Discretion to enable assessment of standards breached for Residential Heritage Areas. Natural and cultural heritage Matters of Discretion for subdivision in 8.8.12b do not specify that this also covers Residential Heritage Areas.	1) Subdivision 8.6 and 8.8 a) Add to Rule 8.5.1.3 Restricted discretionary activities – "RD2a.a.i. – for breach of Rule 8.6.1 –minimum net site area and dimension: Rule 8.8.11"; add "**and Rule 8.8.12.b for Residential Heritage Areas where 8.6.1 Table 1 a.c. and f.a. standards are not met**". b) Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item ~~or~~ heritage setting **or heritage area** listed in Appendix 9.3.7.2 **or Appendix 9.3.7.3**: i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, ~~or~~ heritage setting, **or heritage area** or adversely affect the likely retention and use **or adaptive reuse** of the heritage item; ii. The extent to which heritage items, ~~or~~ heritage settings **or heritage areas** are to be integrated into the future development of the land being subdivided; iii. ~~Any measures relevant to the subdivision included in a conservation plan~~ **Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the**	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
				heritage item, ~~and~~ heritage setting or heritage area.	
8 - Subdivisions	N/A	Proposed new 8.8.12 and 8.8.13	Proposed new 8.8.12 and 8.8.13 are additional matters of discretion in the notified version following 8.8.15.11. The proposed new additional matters of discretion should be numbered as 8.8.16 and 8.8.17, respectively.	8.8.~~12~~**16** Additional matters – Subdivision around residential units within the Medium and High Density Residential Zones 8.8.~~13~~**17** Additional matters – Subdivision in the Medium and High Density Residential Zones at North Halswell	None.
8 - Subdivision, Development and Earthworks	N/A	8.8.12 and 8.8.13	The numbering of 8.8.12 and 8.8.13 is incorrect.	Should be changed from 8.8.12 to 8.8.16, and 8.8.13 to 8.8.17.	None.
8 - Subdivision, Development and Earthworks	N/A	8.8.15	There is an 's' at the end of Plan(s).	This should be changed from "Plans" to "Plan."	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
8.9 - Subdivision	N/A	8.9.2.1 P1.i, 8.9.3.a.iv and 8.9.3.a. xii	The notified amendment to the activity standard for earthworks within 5 metres of a heritage item and cross-references in the exemptions for earthworks in building footprints and public parks and reserves are not worded consistently. The cross-reference to the activity standard in the public parks and reserves exemption inadvertently removes the exemption from other earthworks rules. The wording amendments consistently apply the proposed activity standard for temporary protection measures to all earthworks within 5 metres of a heritage item, including earthworks within building footprints and in public parks and reserves, which have similar potential effects on heritage values which need to be managed. The public parks and reserves exemption from other earthworks rules will continue to apply.	a) Change 8.9.2.1.P1 i as notified to read: **Where** **~~E~~earthworks** **~~shall not~~** occur within 5 metres of a heritage item, **~~or within the footprint of a heritage item which is otherwise subject to exemption 8.9.3.a.iv.~~** , or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2, **details of temporary protection measures to be put in place to mitigate potential physical effects on the heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing.** b) Change 8.9.3.a iv as notified to: **Where the building is a heritage item, or earthworks occur within 5 metres of a heritage item, the activity standard in 8.9.2.1 P1 i. applies.** c) Change 8.9.3.a.xii as notified to: **~~This exemption does not apply to~~** **Where earthworks in public spaces occur within 5 metres of a heritage item** **~~or above the volumes contained in Table 9 in a heritage setting which are subject to~~** **the activity standard in 8.9.2.1 P1 i. applies.**	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
9.3 - Historic Heritage	PM 45C & D; new Heritage Aerial Map showing item and setting	9.3.7.2 Schedule	Add new item to schedule as it was agreed with owner too late to be included in notified plan changes - Spreydon Lodge, 2 Monsaraz Boulevard. Add HAM #862 showing item and setting to schedule as link. Amend setting shape on PM45C to that now proposed. Ensure this is shown on PM45D.	Add new item, Spreydon Lodge to App 9.3.7.2 Schedule of Significant Historic Heritage. Heritage significance in the Schedule will be 'Significant' and Scheduled Interior in the Schedule will be 'Yes – limited to interior staircase and ground floor marble fire surround'. Add new Statement of significance. Add new HAM #862 as link to schedule. Change Setting shape and size to that shown on the map attached.	**ATTACHMENT 6**
9.3 Historic Heritage	Revised HAMs	9.3.7.2 Schedule	The settings of items on five Heritage Aerial Maps need to be revised because of changed circumstances. Four need to be revised because of subdivision or boundary adjustment, as heritage settings generally align with property titles. A fifth setting needs to be revised to match a recent Heritage NZ listing. The statements of significance for these items need minor amendments to reflect these changes; and two minor amendments are needed to the schedule for address, and name of the item for the item listed by Heritage NZ (former Sanitorium Open Air Shelter).	Revise settings of: 1. 364 Riccarton Road, item # 464, map 23 – now 350 Riccarton Road – subdivided 2020 – revise setting as per attached map and address update on schedule. 2. 20 Mona Vale Avenue, item # 384, map 66 - sub-divided and house moved forward on section – revised item and setting as per attached map. 3. 2 items – 106 Papanui Road, item # 422, map 113 and 110 Papanui Road, item # 423, map 112 – property boundaries redrawn - alter settings to reflect new property boundary - revise as per attached map. 4. 29 Major Aitken Drive, item # 1456 - map 858 - revised setting as per attached map and revised name of item in schedule to align with	**ATTACHMENTS 7, 8, 9, 10, 11, 12, 13, 15, 16**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
				recent Heritage New Zealand Pouhere Taonga listing.	
9.3 Historic Heritage	RHA contributions map	App 9.3.7.8.5 Inner City West HA6;	The property at 31 Worcester St has been demolished so its contribution should change from contributory to intrusive. There is a mistake in the colour for the contribution of the property at 1 Armagh St.	Change colour of 31 Worcester St from green (contributory) to orange (intrusive), Change colour of 1 Armagh St from blue (defining) to green (contributory).	**ATTACHMENTS 17 & 18**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
9.3 Historic Heritage	RHA interface maps	App 9.3.7.9 - All 11 maps; also 9.3 RD8 and MOD in 9.3.6.6	These two rules and the key to the RHA interface maps need to be amended to change the name of Residential Visitor Accommodation zone back to Residential Guest Accommodation, as this zone is still subject to an appeal on PC4.	Replace "adjoining" with "**sharing a boundary with**" for maps ; also replace "Residential Visitor Accommodation" with "**Residential Guest Accommodation**" zone for maps and in the two rules.	**ATTACHMENT 19**
9.3 Historic Heritage	RHA interface maps	App 9.3.7.9.1 Chester St East, App 9.3.7.9.3 Engelfield and App 9.3.7.9.8 Piko	Some inconsistency with regard to how HRZ sites which border only a corner of an RHA or are across a road are treated.	Delete 327 Barbadoes and 281 Armagh from Chester St East interface area. Delete 202 Fitzgerald and 32 Avonside from Engelfield interface area. Delete 109 Rattray and 2R Shand (small triangle), from Piko interface area.	**ATTACHMENTS 20, 21, 22**
9.3 - Historic Heritage	N/A	App 9.3.7.4 - heritage item exemptions from zone rules	Some zone names need updating as a result of PC14 changes	a) Reinstate text/remove strikeouts: Residential Suburban zone and Residential Density Transition zone. (17 x) b) Strike out: Low Density Residential Airport Influence Zone and Airport Influence Density Precinct (13 X) c) Reinstate text/remove strikeouts: Residential Hills zone (x3) and reorder in table to DP order of subchapters d) Change Residential New Neighbourhood zone to Future Urban zone (x1, p125 of PC13 rules document)	None.

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9.3 - Historic Heritage	N/A	9.3.4.1.3 RD1	There is an overlap between RD1 and RD6 because the definition of alteration will now include alterations to buildings in a heritage area. A clause similar to that in RD6 b. would assist.	Add to 9.3.4.1.3.RD1: b. **Where the building is in a heritage area but is not a heritage item, Rule 9.3.4.1.3 RD6 will apply instead.**	None.
9.4 - Significant Trees (Riccarton Bush)	N/A	9.4.4.1.3.RD6	The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps. In this respect, a more appropriate control may simply be retaining the	Decline the change to insert the 'tree protection zone radius' and maintain the 10m setback control.	None.

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			current controls due to the unique circumstances under which the Bush is protected in the Plan.		
10 - Designations and Heritage Orders	N/A	A - Designation Schedule - Chorus NZ Ltd - A17	A change is proposed in A17 but the Schedule was not updated to be consistent with the proposed change.	Amend location of A17 from 237 Memorial Avenue, Christchurch to 241 Memorial Avenue, Christchurch, as below: ~~**237**~~**241** Memorial Avenue, Christchurch	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
10 - Designations and Heritage Orders	N/A	M1 Christchurch Hospital - Acute Services Building	A clearical error has been made within notified matierial for Chapter 10. The conditions in the notified version of Designation M1 is inconsistent with the operative conditions. The omitted text (shown in bold double underline in next column) should be inserted to simply be consistent with the operative District Plan text; PC14 is not seeking to remove this text and does not have scope to do so.	Insert the following operative text after Condition # 10 of M1: "**Alteration to Designation Conditions for Tower 3 and Circulation Tower** **1. General** **a. The plans and documentation labelled – Christchurch Hospital - Waipapa Tower 3 (RMA/2022/1661 Approved Documents, dated 01/12/2022) for Tower 3 and the associated circulation tower is incorporated into the designation.** **b. The bulk and location of Tower 3 and the associated circulation tower shall be carried out in general accordance with the plans and information contained in the plans and documentation labelled Waipapa Tower 3.** **2. Noise Attenuation** **a. All mechanical plant shall be designed and/or sited to achieve compliance with the District Plan noise standards at the boundary of the Christchurch Hospital site and an acoustic report shall be submitted to Council (RCmon@ccc.govt.nz) for certification to demonstrate compliance.** **3. Lighting and Security** **a. A lighting plan for external lighting shall be prepared by a suitably qualified**	None.

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				professional experienced in applying Crime Prevention through Environmental Design (CPTED) principles. The Plan shall be submitted to the Christchurch City Council prior to the completion of the developed design of Tower 3 for certification. b. A wayfinding signage strategy be prepared and implemented for the interface between Hagley Park and the pedestrian pathway leading to Tower 3, directing the public to the main entrance to the hospital. 4. Transport a. All works on site shall be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed. b. The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising	

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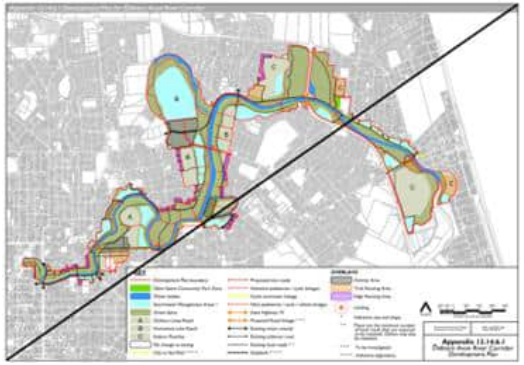
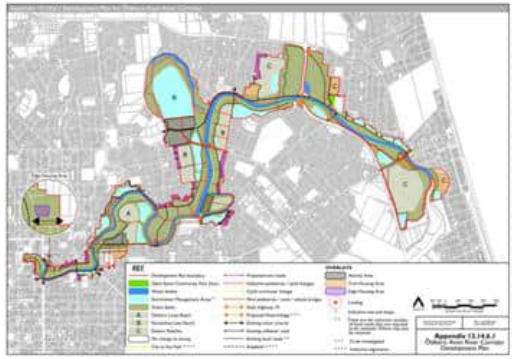
				safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures. c. The TMP shall be submitted to the relevant Road Controlling Authority via the web portal www.myworksites.co.nz. To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council's resource consent monitoring team (via email to rcmon@ccc.govt.nz) at least 3 working days prior to the commencement of works under this designation alteration. d. Note: Please refer to https://ccc.govt.nz/transport/legal-road/traffic-management-news-and-information for more information."	

13.14 - Specific Purpose - Ōtākaro Avon River Corridor	N/A	Appendix 13.14.6.1	In error, the original Appendix 13.14.6.1 was not retained in Plan Change 14 amendments to Chapter 13.14, and shown with a black strikethrough in the title and on the image. The Amended Appendix 13.14.6.1 title should have been shown in purple bold underlined text as its amended version, showing an addition of an Edge Housing Area Overlay over 254 Fitzgerald Avenue, is proposed to be adopted from the proposed Plan Change 11.	~~**Ōtākaro Avon River Corridor Development Plan:**~~  **<u>Ōtākaro Avon River Corridor Development Plan</u>**  Re-inserted the original Appendix 13.14.6.1 and show it with a black strikethrough indicating that it is to be deleted. Show the title of the amended Appendix 13.14.6.1 in purple bold underlined text and add a new Edge Housing Area Overlay over 254 Fitzgerald Avenue, as shown above.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
13.14 - Specific Purpose - Ōtākaro Avon River Corridor	N/A	Appendix 13.14.6.2	In error, the first two lines (including the column title line) of the table in Appendix 13.14.6.2 - PreEarthquake Activities List were repeated at the end of the table. These two lines at the end need to be deleted to avoid unnecessary duplication.	Delete the last two lines of the Appendix 13.14.6.2 table proposed to be amended by PC14, as shown below: (...) | (...) | (...) | (...) | (...) LOT 4 DP 6463 | 50 Wainoni Road | 33 | L1 (Map 33A) | RS ~~Legal Description~~ | ~~Address~~ | ~~Map Ref~~ | ~~Pre-Earthquake Zone~~ | ~~Alternative Zone~~ ~~LOT 1 DP 66188~~ | ~~76 Atlantis Street~~ | ~~26~~ | ~~L1 (Map 27A)~~ | ~~RS~~	None.
13.6. Specific Purpose - Schools	N/A	App 13.6.6.3 Private schools	The alternate zoning for Christs College and Cathedral Grammar owned properties within the Inner City West RHA should be MRZ, to reflect that zoning being proposed for all RHAs.	Amend the alternate zoning for Christs College to MRZ in respect of sites east of Rolleston Ave; and the alternate zoning for Cathedral Grammar to MRZ in respect of 17 Armagh St.	None.
13.6 Specific Purpose - Schools	N/A	13.6.4.2.a. proviso for heritage sites	The statement that built form standards applying to school sites do not apply to parts of schools sites occupied by heritage items and settings, needs to be expanded to cover school sites within Residential Heritage Areas, where there are separate built form standards.	Amend to read as follows: **The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply). Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks**	None.

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				Peninsula zone, depending on which is the alternate zoning.	
14 - Residential	N/A	14.4.2.9 Road boundary building setback	The term "maturity" is a new defined term under this plan change. Clause 14.4.2.9.b.i.C and D need to be amended by showing the term in bold and strikethrough before the proposed new defined term shown in bold green and underlined.	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined in black, as below: "… **~~maturity~~** **maturity** …"	None.
14 - Residential	N/A	14.4.1.3 RD15 14.8.1.2 C1 14.8.1.3 RD11, RD12, RD13, RD14, RD15 14.9.1.3 RD4, RD5, RD6, RD7, RD12, RD13, RD15 14.11.1.3 RD4, RD5, RD6 14.13.2.3 RD2, RD3,	Consequential amendments to numbering of rules referred to in matters of discretion/control.	Amend the numbering of the following matters to show its correct numbering: Residential design principles - Rule 14.15.1 Site density and site coverage - Rule 14.15.2 Impacts on neighbouring property - Rule 14.15.3 Minimum unit size and unit mix - Rule 14.15.5 Scale and nature of activity - Rule 14.15.6 Traffic generation and access safety - Rule 14.15.7 Water supply for fire fighting - Rule 14.15.8 Acoustic insulation - Rule 14.15.9 Non-residential hours of operation - Rule 14.15.25 Retirement villages - Rule 14.15.10 Street scene - road boundary building setback, fencing and planting - Rule 14.15.18 Minimum building, window and balcony setbacks - Rule 14.15.19	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
				Service, storage and waste management spaces - Rule 14.15.20 Outdoor living space - Rule 14.15.21	
14 - Residential	N/A	14.12	The advice note under 14.12 makes reference to the Meadowlands rules which are being removed from the plan.	Remove the advice note.	None.
14 - Residential	N/A	14.12.2.18	This rule is being removed from the plan, along with Meadowlands / Area 1	Remove rule 14.12.2.18.	None.
14 - Residential	N/A	14.12.1.3	RD28 needs to be deleted, as it refers to the rule 14.12.2.18, which is being removed.	Remove RD28.	None.
14 - Residential	N/A	Appendix 14.16.2 Recession planes	Remove consequential amendment to numbering of the appendices for Recession planes	Remove numbering consequential amendment by showing correct number, i.e., Appendix 14.16.2 Recession planes	None.

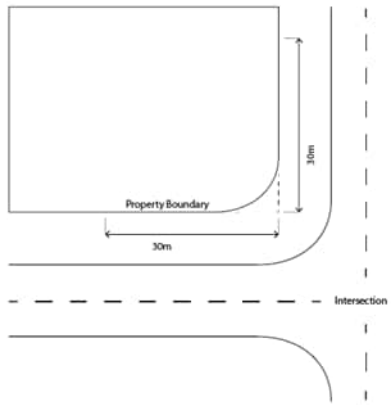
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
14 - Residential	N/A	14.4.1.1 P10-12	Within the Residential Suburban and Residential Suburban Density Transition Zones in chapter 14, permitted activities P10-P12 refer to an outdated tsunami map which can now be replaced with the Tsunami Management Area qualifying matter extent.	Remove the text with strikethrough and add the text in bold underline - ~~the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5;~~**The Qualifying Matter Tsunami Management Area;**	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
14.4 - Medium Density Residential Zone; 8.6 - Subdivision Standards; 13.6 - Specific Purpose (Schools)	N/A	8.6.1; 14.5.2.3.v; 14.5.3; 8.6.1; 13.6.4.1; Appendix 13.6.6.2	Proposed provisions for the Riccarton Bush Interface Area do not reflect the full recommendations of reporting, which has been clarified in more detail (see attachment). Specifically, the following standards for development within the overlay are should be updated: - Number of residential units; - Site coverage; - Setbacks; - Subdivision / site density; - Building height over St Teresa's School. It is recognised that setbacks along Riccarton Road are managed through the City Spine Qualifying Matter.	Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows: - Building height of 8m (removing this from 14.5.2.3.v; - Site density of 450m2 - Number of residential units limited to two; - Site coverage of 35%; - Building setbacks: 4.5m for front boundary; 3m side boundaries. Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1): - 450m2 minimum allotment size, removing zero allotment size for existing or proposed dwellings. Amend Specific Purpose - Schools sub-chapter to: - Limit building height over St Teresa's School to 8m (13.6.4.1 and Appendix 13.6.6.2).	**ATTACHMENT 46**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
14.5 MRZ zone	N/A	14.5.3.1.3 RD15	RD15 currently refers to only one element of RHA matters of discretion, so is narrower than that rule. "Applicable "could be misconstrued to mean all the matters of discretion, whereas only the ones relevant to that particular breach should be pointed to. As well, the matters of discretion have mistakenly omitted alterations from the full title of Rule 9.3.6.4., which could be misleading.	a) Amend a. so that it reads: Matters of discretion for the ~~applicable~~ **specifically relevant** built form standards in Rule 14.15. b) Amend c. so that it reads: Matters of Discretion for new buildings **and alterations to** buildings in Residential Heritage Areas. c) Reorder so that MOD c. becomes a. and vice versa.	None.
14.5 - MRZ	N/A	14.5.3.2.8.b.i.	The road boundary setbacks within an RHA do not cover the situation if a house is retained and not relocated, and for example if an extra unit or a garage is built on the front of the site.	Change wording to: **8 metres, or 6 metres where existing house or garage is proposed to be relocated forward on the site**	None.
14.5 - MRZ	N/A	14.5.3.2.3	There is potential that the height rule could be misinterpreted as being only applied to those areas covered "a", rather than the table beneath.	Remove the sub-points under "a" and use the able to direct height control.	None

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
14.5 - MRZ	All with Residential Character Areas	All Residential Character Area	Proposed changes made to Character Areas (Residential Character Areas) have removed the 'CA#' reference, instead using suburb or street names in provisions. These names are not displayed on planning maps, which could lead to confusion as to which rules apply.	Insert relevant Residential Character Area names on planning maps to ease reference to applicable rules, as per associated reporting.	None.
14 - Residential	N/A	14.8.3.1.3.b 14.9.1.3.b	The matters of discretion are set out in Rule 14.15. This cross-reference should be shown correctly.	1) Amend consequential amendment to 14.8.3.1.3.b by retaining the strikethrough across the dot and by changing the underline to a strikethrough across "5", as follows: "Rule 14.15~~.5~~" 2) Remove consequential amendment to 14.9.1.3 to show original rule number, as follows: "Rule 14.15"	None.
14 - Residential	N/A	14.8.3.2.1 Internal sound design level in the Lyttelton Port Influences Overlay	The term "habitable room" is a new defined term under this plan change. Clause 14.8.3.2.1 needs to be amended by showing the term in bold and struckthrough before the proposed new defined term shown in bold green and underlined.	Insert "habitable room" shown as bold struckthrough before the proposed new defined term shown in bold green and underlined in black, as below: "… ~~**habitable room**~~ **habitable room**…"	None.
Chapter 14.8 - Residential Banks Peninsula	N/A	14.8.3.1.3 RD7, and RD9	In RD7, the reference to the rule on Site Coverage is wrongly numbered. In RD9, there is no matter of	In 14.8.3.1.3 RD7, change 14.8.3.2.3 (no. of site coverage rule) to 14.8.3.2.4. This is needed only in PC13 version of the rules. Add	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			discretion for internal boundary setbacks.	matter of discretion **e. for internal boundary setbacks - Rule 14.15.3**	
14.8 - Residential Banks Peninsula	N/A	14.8.3.1.2	There is an error in the heading of this provision number. It is notified as "Area-specific restricted discretionary activities". This should be amended to ""Area-specific controlled activities".	Amend heading of 14.8.3.1.2 to "Area-specific controlled activities".	None.
15 - Commercial	N/A	15.11.2.1	This provision is proposed to be renumbered to 15.12.2.1 and the title renamed. However, the title "Streetscene, Landscaping and trees" shown on the draft provisions is not consistent with the operative title. It should follow the operative title.	Amend title to show correct name: "Landscaping and trees"	None.
15 - Commercial	N/A	15.11.2.5 Screening of outdoor storage, and service areas / spaces	Additional text in title "and car parking" should be underlined.	Show additional text in title "**and car parking**" as bold underlined.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
15.11 - City Centre	N/A	15.11.2.3 and 15.11.2.12iii	Rule is unclear - when is 30m from the intersection if there is a splay	Include new diagram to clarify, based on Figure 16 in appendix 7.5.11, as per below:  Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii	None.
15 Commercial	N/A	15.13.1	The term "human scale" is a new defined term under this plan change. The term needs to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined.	Insert "human scale" to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined, as below: "...~~**human scale**~~ **human scale** ..."	None.
15.15 - Commercial Appendix	N/A	Appendix 15.15.12 +13	The key for Appendix 15.15.12 and 15.15.13 is unclear on what specific lots are subject to the rules in chapter 15.10.	Add "Sites subject to' to the key of Appendix 15.15.12 and 15.15.13 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection".	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
15.2 - Commercial Objectives and Policies		15.2.2.1 Table 1.C	PC 5B has been resolved by consent order between notification of PC 14 and submissions closing, Council have agreed to remove "above ground level" wording from Policy 15.2.2.1 Row B (District Centres) and Row C (Neighbourhood centres). The rationale behind the agreement between Council and the appellant is the introduction of Policy 15.2.2.7 by PC 5B. Policy 15.2.2.7 enables residential activity on the ground floor in certain circumstances, and as Policy 15.2.2.7 applies specifically to district and neighbourhood centres the "above ground level" wording has been removed. Council seeks that PC14 is amended to be consistent with the agreed consent order.	Remove the passage "(above ground floor level)" from Row C in Table15.1 under Policy 15.2.2.1.	None
15 - Commercial	N/A	15.4.5.2.2 Intersection upgrades	This provision is proposed to be renumbered to 15.4.4.2.2 and the title renamed. However, the proposed new title "Intersection upgrades" is actually the operative title.	Remove strikethrough title "Landscaping - Minimum width of landscaping strip" and show the proposed title "Intersection upgrades" as operative.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
15 - Commercial	N/A	15.5.2.6 Landscaping and trees 15.10.2.10 Minimum setback from the boundary … 15.12.2.4 Street scene, landscaping and open space (d and f)	The term "maturity" is a new defined term under this plan change. Need to amend by showing the term in bold strikethrough before the proposed new defined term shown in bold green and underlined.	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined in black, as below: "… **~~maturity~~** **maturity** …"	None.
16 - Industrial	N/A	16.6.3.2.2 Landscaped areas	The term "maturity" is a new defined term under this plan change. Clause 16.6.3.2.2 needs to be amended by showing the term in bold and strikethrough before the proposed new defined term shown in bold green and underlined.	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined in black, as below: "… **~~maturity~~** **maturity** …"	None.
Planning Maps	32	35 Hanmer Street	Zoning beneath Heritage or Character areas is MRZ due to Policy 4, however this is mistakenly shown as HRZ.	Change from HRZ to MRZ.	See updated Planning Maps.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	45	N/A	A Meadowlands Exemplar Overlay is still shown on the first stage of Halswell Commons subdivision near Lincoln Road, whereas it was intended that this be removed. See section 32 for Ch 8 paras 3.5.5 and 3.5.6. Also, PM 45C has the Spreydon Lodge building as scheduled with a setting, although this has not actually been scheduled yet (but will be proposed to be via Council submission - see line 33). It is being remapped for that submission point	Remove Exemplar Overlay from Planning Map 45 and from legend to map.	**ATTACHMENT 1**
Planning Maps	33	65-51 Shortland Street	Properties are not within LTPPA but are zoned Residential Suburban.	Change zoning to MRZ.	**ATTACHMENT 2**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	32, 46, 45, 30, 24, 25	Areas within walkable catchments to bus routes	Council has proposed a qualifying matter for areas with poor accessibility to core bus routes, known as the Low Public Transport Accessibility Area (LPTAA). This includes those distant from the Orbiter bus route, however the LTPPA has only been applied on the notified planning maps over properties within a walking catchment from this bus route. The LPTAA spatial extent has also not considered where bus routes will be changed (improved) in accordance with the Public Transport Futures investment programme. This change to the spatial extent of the LPTAA affects 2,012 residential parcels which under this submission are proposed to change the underlying zoning from the notified zone to a Medium Residential Density Zone. Of these parcels, 313 have been notified as being within the Residential Hill Zone, 1,673 within the Residential Suburban Zone, 25 within the Residential Suburban Density Transition Zone, and one parcel is within the	Remove LTPPA over sites within 800m from Orbiter bus stops, including where the route is planned to be changed, and change the underlying zoning of the now un-impacted parcels to MRZ. In areas currently zoned Residential Hills, also add the Residential Hills Precinct when changing to MRZ.	**ATTACHMENT 3** & updated Planning Maps.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			Residential New Neighbourhood Zone. Based on the operative site densities permitted for each zone, it is estimated that the sum of these parcels would have a plan-enabled capacity of 673 additional residential units. Applying MRZ is estimated to provide a plan-enabled capacity of 8,456 additional units, being a potential 7,783 gain in development capacity. Plan-enabled only represents what is theoretically possible and does not evaluate the commercial feasibility of development or other site-specific constraints.		
Planning Maps	29 & 30	Sir John McKenzie Avenue	RNN is still showing on planning maps. This is beneath Airport Noise Influence Area. The RNN zone has been proposed to be removed and replaced by FUZ, in accordance with National Planning Standards.	Change areas currently shown as RNN to FUZ, as there is no proposed Residential New Neighbourhood Zone.	See updated Planning Maps.

Planning Maps	25	229 Marshlands Road - PPC6 site	Site is incorrectly mapped, showing three different zones, including introducing High Density Residential Zoning. The operative zone for the site is Commercial Retail Park Zone, Plan Change 14 proposes to change the zoning of Commercial Retail Park Zone to Large Format Retail Zone as per the National Planning Standards. This site is subject to a consent order that resolved Private Plan Change 6 to the Christchurch District Plan. The Council requests that the zoning for this site is rezoned to Large Format Retail Park Zone.	Apply Large Format Retail Zone across whole site.	**ATTACHMENT 4**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	Map Legend	Map Legend	Operative Brownfield Overlays have been changed to Brownfield Precincts in the planning maps, provisions and policy frameworks in Chapter 16 refer to Brownfield Overlays.	Change mapping legend in Proposed Plan Change 14 referring to 'Brownfield Precinct' to 'Brownfield Overlay'.	See updated Planning Maps.
Planning Maps	31	Overlays on SP Hospital Zone (St Georges Hospital)	Changes proposed to the Heaton Character Area have reduced its extent and removed it from this site. The removal makes the 'St Georges-Heaton Overlay' superfluous to requirements.	Remove the Heaton Character Area where it is on top of the SP Hospital Zone (St Georges Hospital) and remove St Georges-Heaton Overlay entirely.	**ATTACHMENT 5**
Planning Maps	A series	Legend	Residential Hills zone has been crossed out from the legend but this zone has is not proposed to be removed.	Remove the cross-out from the legend.	See updated Planning Maps.
Planning Maps	Planning Maps series D		All of the D series maps have an incorrect notification date of 23 Sep 2022 on them.	Change notification date on Series D maps to match Series A, B and C maps - **17/3/2023**.	None.
Planning Maps	Planning Maps series C		All of the C series maps, both the PC13 set and the PC14 set, should be titled "Proposed Plan Changes 13 and 14" -not either/or	Change the titles of the C series maps, both the PC13 set and the PC14 set to: "**Proposed Plan Changes 13 and 14**".	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	Planning Maps series A	Notation on Planning Maps	Confusion between Character Area and Accommodation and Community Facilities Overlays in terms of notation - the current abbreviation on the legend for ACF overlays is the same as CA+number on the Planning Maps	Change notation for Accommodation and Community Facilities overlay to ACF or similar	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	25, 26, 27, 32, 33, 34, 39, 40, 46, 48	N/A	Within the proposed Tsunami Management Area Qualifying Matter there are a significant number of properties zoned incorrectly in the notified planning maps as they do not align with the s32 report and proposed provisions (policy) associated with the Tsunami Management Area. The intended zoning (as assessed under the s32 report) is for those properties zoned Residential Suburban (RS) and Residential Suburban Density Transition (RSDT) under the Operative District Plan are to retain this zoning under proposed Plan Change 14. Those notified as Residential Medium Density (RMD) are submitted to be rezoned to RSDT Zone. The RSDT zone, specifically the minimum site size and subdivision standards will have the effect of reducing the level of enablement provided for under the Medium Density Residential Standards (applied within the proposed Medium Residential Zone) to a more appropriate level of enablement to remain consistent with the proposed	Within the Qualifying Matter Tsunami Management Area: - Where the operative zoning is Residential Suburban, retain this zoning; - Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; - Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone.	See updated Planning Maps.

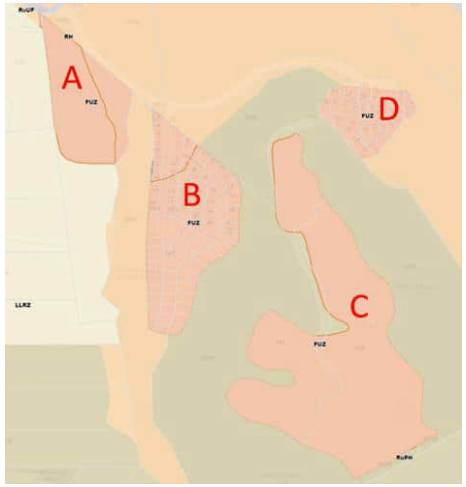
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			Policy 5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area. On planning map 25 there are parcels notified as High Density Residential Zone however a more appropriate zone is submitted to be the RSDT Zone. Similarly some properties zoned RS and RSDT Zone have been incorrectly changed to MRZ instead of retaining the current zoning. Again, these changes are submitted to be more effective in achieving proposed Policy 5.2.2.5.2. On Nayland Street in Sumner RMD zoning is still showing (which is no longer a proposed zone), and it is submitted a more appropriate zone is the operative RSDT Zone. While the submitted extent of changes to the underlying zoning of the identified parcels is a significant change to the notified proposal, the changes are consistent with the notified section 32 evaluation (section 6.16). Further, the changes to the zoning and associated planning maps, are		

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
			necessary to ensure the proposed risk-based policy and rule framework operates as intended and avoids significant unintended consequences. It is also submitted that any notified Medium Density Residential Zone where the Tsunami Management Area applies, the notified provisions, specifically Rule 5.4A.5.NC3 as it is currently written, would have the effect of making all residential development a non-complying activity. This is not the intention of Rule 5.4A.5.NC3, with paragraph 6.16.9 of the s32 evaluation clearly outlining the intended zoning approach being to enable the current operative level of development associated with permitted and controlled activities for the RS and RSDT zones. The submitted mapping changes will therefore ensure clarity in application of the Tsunami Management Area rule.		

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	39	Smith Street/Mackworth Street	The Smith Street / Mackworth streets area is within a Policy 3(d) intensification area, however is also subject to the Tsunami Management Area (QM). Therefore zoning for this area should be no greater than RSDT to align with the QM response for the Tsunami hazard.	Remove HRZ over 114 Mackworth Street, remove TCIP from any residential site not zoned HRZ.	**ATTACHMENT 23**
Planning Maps	Legend		Update planning maps legend to be consistent with District Plan zones deleted and added by PC 14.	Remove cross out from Residential Hills, Residential Suburban Density Transition Zone on the map A legend	See updated Planning Maps.
Planning Maps	39		The title between 4, 6, 8 Lismore Street and the street is zoned industrial, the title is surrounded by Mixed Use Zone (Comprehensive Housing Precinct) and was intended to be zoned as Mixed Use Zone with a Comprehensive Housing Precinct. If this area of industrial general zone was not altered it would result in an island of industrial general amongst Mixed Use Zone.	Change Industrial Zoning at 4,6,8 Lismore Street to Mixed Use Zone with Comprehensive Housing Precinct	**ATTACHMENT 24**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	18	Highsted Road	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.	Change zoning within the identified residential parcels (only) to MRZ.	**ATTACHMENT 25**
Planning Maps	44	Bill Harvey Drive	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) to MRZ.	**ATTACHMENT 26**
Planning Maps	49	Quafies / Sabys Road	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) to MRZ.	**ATTACHMENT 27**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	49	Glovers Road	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) to MRZ.	**ATTACHMENT 28**
Planning Maps	45	Leistrella Road	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) to MRZ.	**ATTACHMENT 29**
Planning Maps	50	Steve Askin Drive / Carex Rise	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone with the Residential Hills Precinct is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) MRZ with Residential Hills Precinct.	**ATTACHMENT 30**
Planning Maps	50	Round Hill Rise	This area has been fully developed and Future Urban Zone is no longer appropriate. The Medium Density Residential Zone with the Residential Hills Precinct is the appropriate zone to give effect to the Act.	Change zoning within residential parcels (only) MRZ with Residential Hills Precinct.	**ATTACHMENT 30**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	50	McVicar Drive	There areas are shown as FUZ that include the Residential Hills Precinct, which is not applicable to this zone. The Precinct extent should be updated accordingly to only where MRZ is proposed. This includes areas marked as "B" and "D" below, with areas marked "A" and "C" undeveloped. 	Remove the Residential Hills Precinct from areas marked "A" and "C". Apply the Residential Hills Precinct over the entirety of the areas developed, marked as "B" and "D".	**ATTACHMENT 30**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	50	Sutherland / Cashmere Road	Area under 'A' has not been developed and should not be shown as Residential New Neighbourhood Zone as no such zone is proposed under Plan Change 14. The appropriate zone for underdeveloped greenfield land is Future Urban zone.	Undeveloped areas (i.e. except those under 'B') should be shown as FUZ.	**ATTACHMENT 31**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	50 & 45	Cashmere Road / Kanika Lane	Area under 'A' has not been developed and should not be shown as Residential New Neighbourhood Zone as no such zone is proposed under Plan Change 14. The appropriate zone for underdeveloped greenfield land is Future Urban zone. Area shown as 'B' is not in an accessible PT area and has not recently been developed.	Within areas marked 'B', change zoning within residential parcels (only) to Residential Suburban with the Low Public Transport Accessibility Area overtop. Change zoning of undeveloped area marked 'A' to FUZ.	**ATTACHMENT 32**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	45	Corner of Hendersons / Cashmere Roads	Operative zoning is RNN and the site has not been developed, therefore MRZ is not appropriate.	Change zoning within residential parcels shown as MRZ (only) to FUZ.	**ATTACHMENT 33**
Planning Maps	47 & 48	Mt Pleasant Road / 2 Crest Lane – Monks Spur	The operative zoning is RH and contains no development plan. The Residential s32 has identified that the existing Density Overlay cannot progress as part of the Plan Change. The Residential Hills Precinct is also only intended for those areas that are proposed as MRZ and lie within the operative RH zone; it is not intended for FUZ. This area also lies within the LPTAA.	Within the extent currently captured as FUZ: remove the Residential Hills Precinct and change the underlying zoning to Residential Hills, and apply the Low Public Transport Accessibility Area qualifying matter.	**ATTACHMENT 34**
Planning Maps	ALL	Plan Change 5F	Plan Change 5F made numerous changes to operative zones and is now fully operative, but has not been applied within PC14 Planning Maps.	Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps.	None.
Planning Maps	45	Mathers / Hoon Hay Road	This area is not within the LPTAA and should be zoned MRZ.	Change RS zoning to MRZ.	**ATTACHMENT 35**
Planning Maps	49	55 Kennedy's Bush Road	The LPTAA should extent to the entirety of the site.	Apply the LPTAA to the entirety of the site.	**ATTACHMENT 36**

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	30	Harrowdale Drive / Nortons Road	The site is not within the LPTAA and should be MRZ.	Change RS zoning to MRZ.	**ATTACHMENT 37**
Planning Maps	25	Queenswood Gardens	This site zoned as Residential Suburban is not within the LPTAA and should be zoned MRZ.	Change RS zoning to MRZ.	**ATTACHMENT 38**
Planning Maps	32	25 Belfield Street	The site is located within the assessed LPTAA qualifying matter but the LPTAA overlay is not shown on the planning maps to apply to this site.	Apply LPTAA over site.	**ATTACHMENT 39**
Planning Maps	45		The North Halswell ODP Connections QM is missing from this area.	Across all areas that have the operative zoning of RNN and are proposed to be either MRZ or HRZ – introduce the "North Halswell ODP Connections" Qualifying Matter, in accordance with s32 evaluation.	**ATTACHMENT 40**
Planning Maps	25	32 & 34 Shirley Road	The TCIP is incorrectly shown these MRZ sites, as this only applies to HRZ.	Remove TCIP from MRZ sites.	**ATTACHMENT 41**
Planning Maps	24	160 Langdons Road	MRZ is shown in an area affected by Policy 3(d), and should have the same residential response for Papanui (HRZ with TCIP).	Over MRZ area, change zoning to HRZ and apply TCIP.	**ATTACHMENT 42**
Planning Maps	24	399 Papanui Road	Site is zoned MRZ, but has TCIP. The Precinct should encircle the MRZ site as this only applies to HRZ.	Remove TCIP from MRZ site.	None.

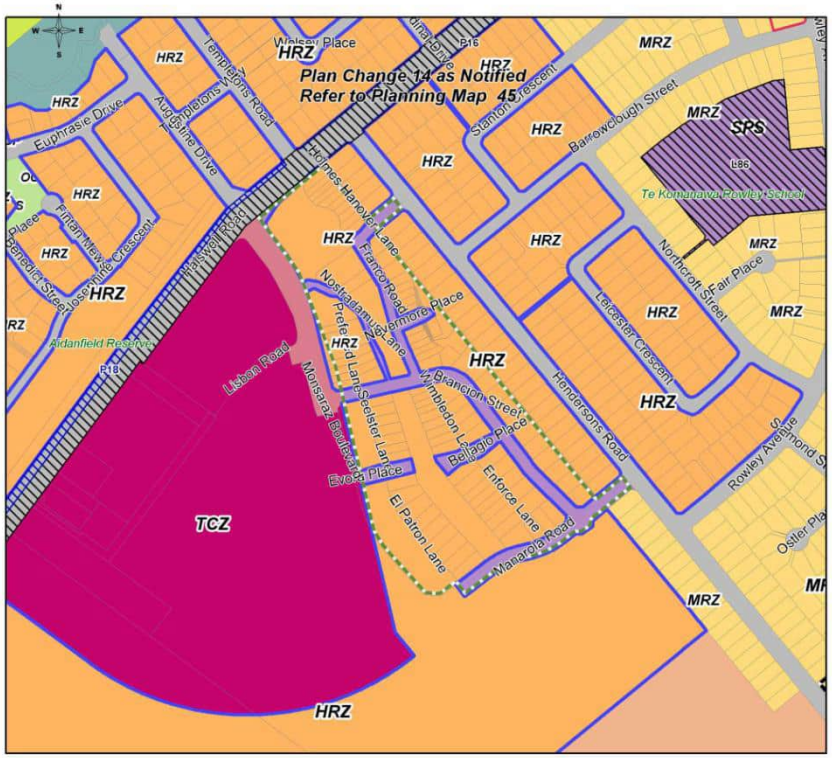
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	24 & 31	283 Papanui Road	Site is zoned MRZ, but has TCIP. The Precinct should encircle the MRZ site as this only applies to HRZ.	Remove TCIP from MRZ site.	None.
Planning Maps	31	51 Browns Road	Site is zoned MRZ, but has TCIP. The Precinct should encircle the MRZ site as this only applies to HRZ.	Remove TCIP from MRZ site.	**ATTACHMENT 43**
Planning Maps	31	Beverley Street / Papanui Road	Site is zoned MRZ, but has LLCIP. The Precinct should encircle the MRZ site as this only applies to HRZ.	Remove LLCIP from MRZ sites and apply the LLCIP to the HRZ site within.	**ATTACHMENT 43**
Planning Maps	30	Yaldhurst / Main South Road	The TCIP is applied to this MRZ site, but should only be applied to HRZ sites.	Remove TCIP from MRZ site.	**ATTACHMENT 44**
Planning Maps	Map series A & interactive map.		There is a mapping issue where some but not all operative and proposed heritage items and settings have been downzoned from HRZ to MRZ on a spot zone basis. This is not consistent across heritage sites, nor is it necessary as heritage rules already control development on these sites.	Remove spot zoning as MRZ of heritage item sites, where these would otherwise be HRZ zoned in line with their surroundings. This is mostly in Merivale and Papanui HRZ, a few elsewhere eg Church Corner area.	None.

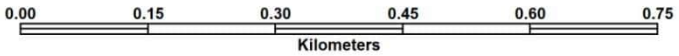
Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	ALL	N/A	The introduction of the Series D planning maps has resulted in a large amount of overlays being displayed on one map. This can cause confusion for plan users who could easily miss other qualifying matters that pertain to their area of interest. The introduction of Series D was a response to the requirement of the Act to illustrate how they apply to any spatial layers (s77J(4)(b). Council have also sought to introduce a new sub-chapter (Ch 6.1A) to be clear on which plan change elements are qualifying matters and which parts of the Plan are affected accordingly. This 'directory approach' means Plan users are able to more easily see how restrictions apply. The approach also means that it is technically not necessary for a single map series to display all qualifying matters and an opportunity exists for certain layers to be displayed in accordance with the categories of other already established map series.	Amend the Series D planning maps as follows: - move all Historic Heritage layers to Series C; - improve the legibility of the LPTAA symbology; - move all coastal hazard layers to Series B (including Tsunami Management Area); - remove all Designations from Series D (already captured in Series A); - rename the Series D maps to "Qualifying Matter Overlays" or similar. Where required, conduct any required consequential changes to sub-chapter 6.1A.	None.

Chapter	Map	Provision # / Address	Submission	Decision Requested	Attachment(s)
Planning Maps	N/A	N/A	An error in zoning has occurred at Buchan Park, the park is zoned Open Space Community Parks Zone in the Christchurch District Plan which is not a relevant residential zone, or a commercial zone that is required to give effect to the NPS UD. Therefore, the proposed rezoning is outside the scope of PC 14 and needs to be changed back to Open Space Community Parks Zone.	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative Open Space Community Parks Zone	None

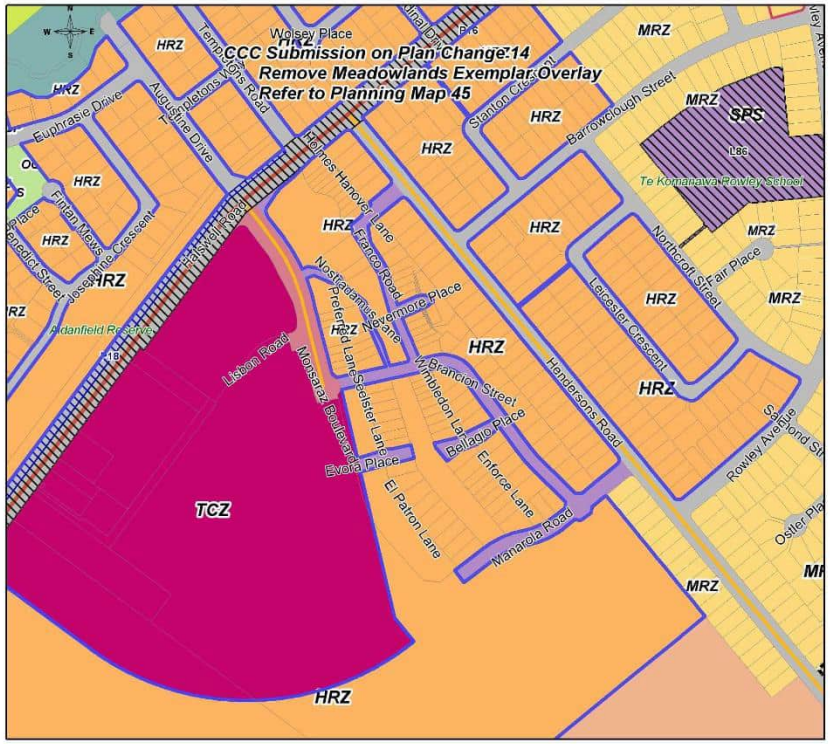
Appendix 1, Attachment 1 – Medowlands Exemplar

Council submission on PC14





Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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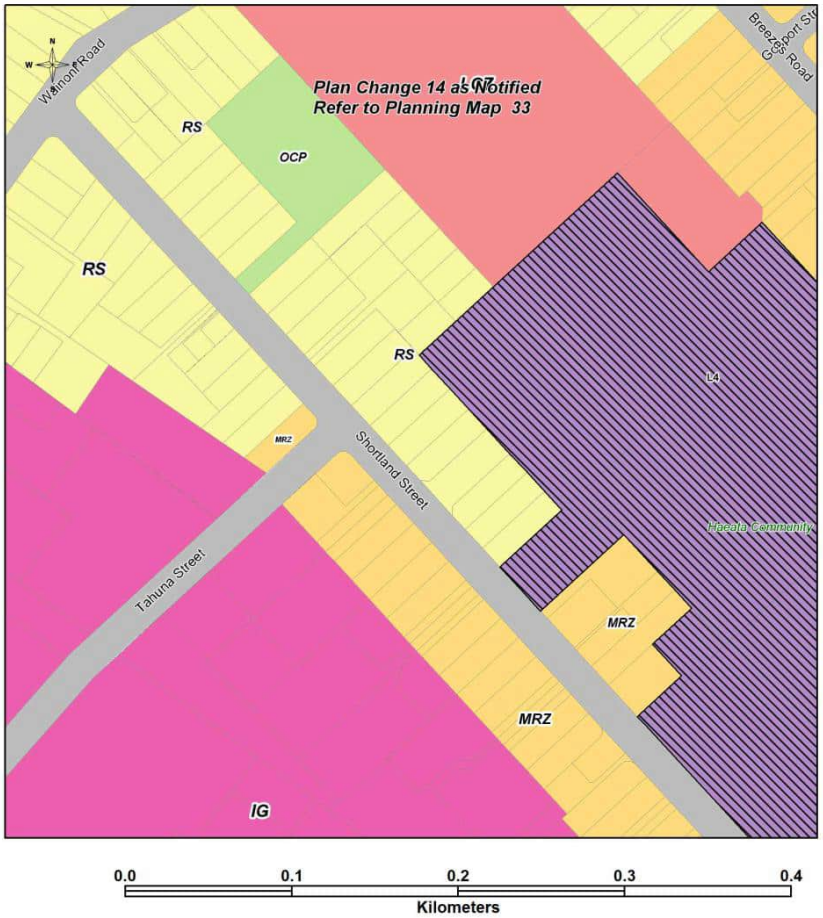
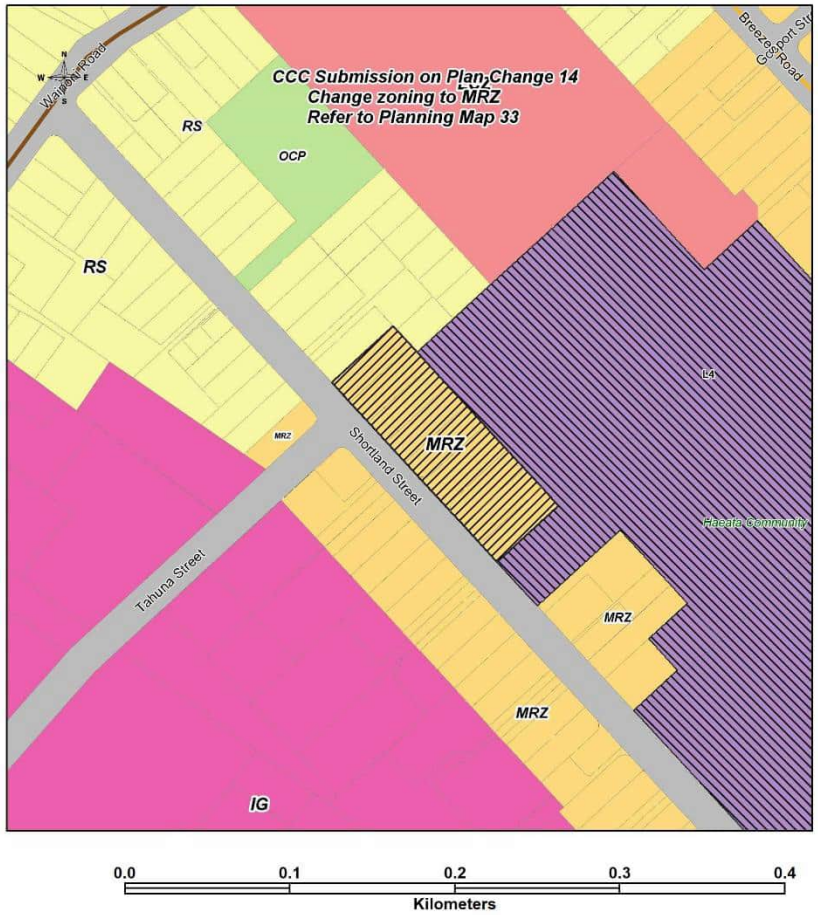
Appendix 1, Attachment 2 – Shortland Street

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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Appendix 1, Attachment 3 – Changes to LPTAA and associated zoning

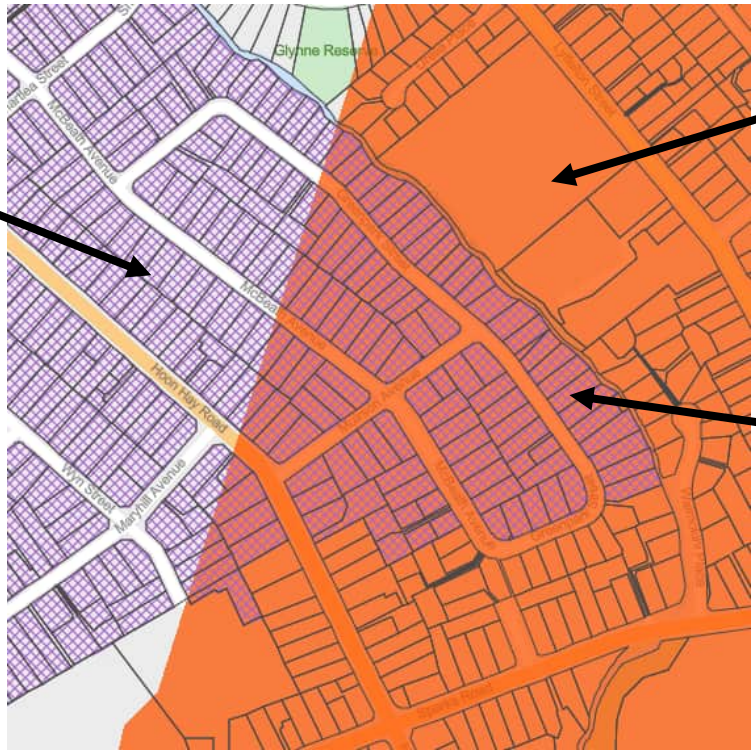
Council Submission on PC14

The following provides a visual overview of 800m walking catchments from the Orbiter bus route and resulting areas currently captured by the notified LPTAA (Low Public Transport Accessibility Area) that should be removed, or where the Orbiter bus route has been identified as being changed (via PT Futures) and additional areas should be added.

Walking catchments are shown in a red overlay, with hatched areas showing the current LPTAA extend:

Notified LPTAA Extent:

Showing sites as notified deemed outside of walking catchments from identified LPTAA



Orbiter walking catchment:

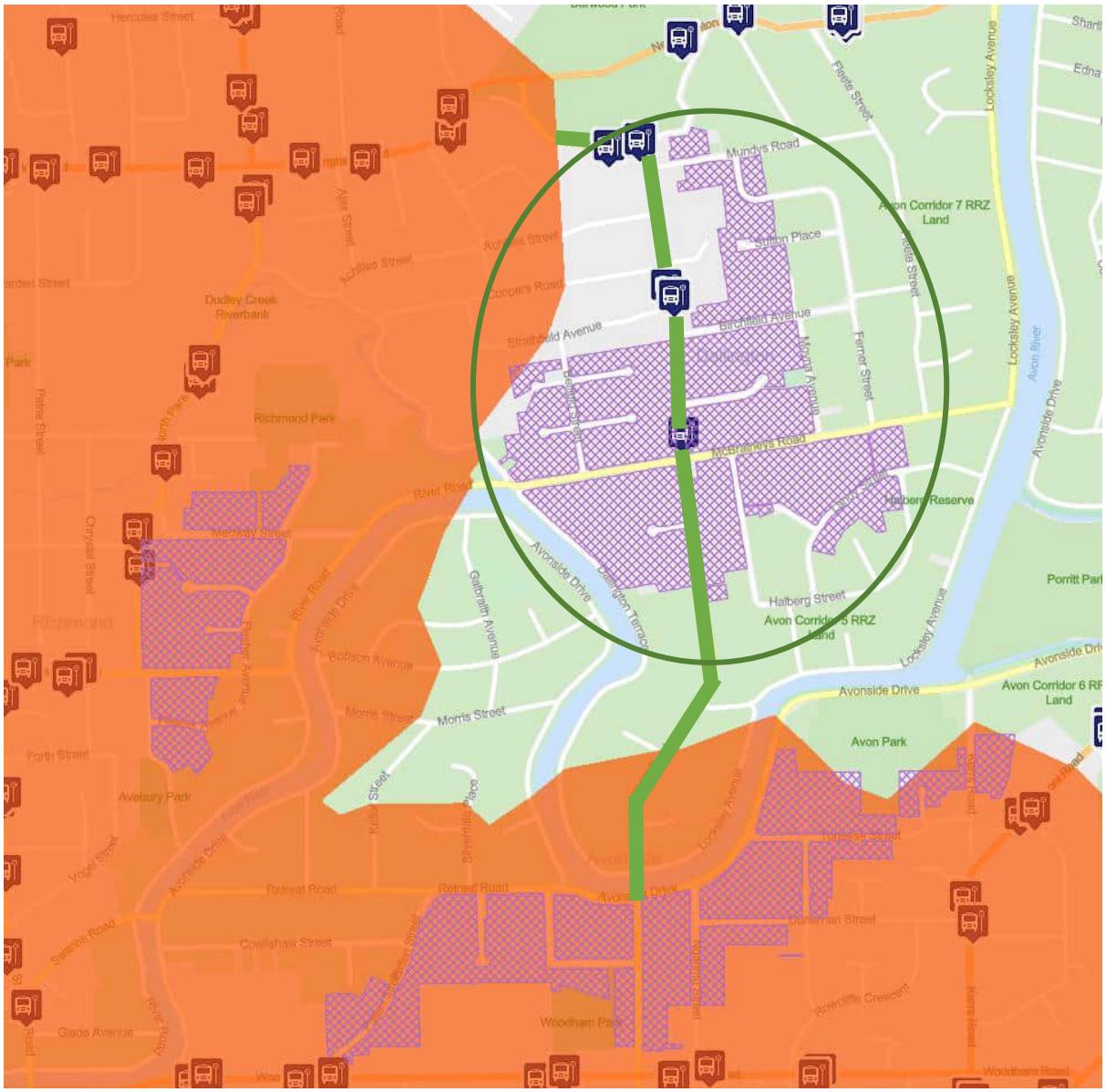
Showing 800m walking catchment from Orbiter bus stops.

LPTAA and walking catchment overlap:

Proposed area where LPTAA is removed and zoning is changed to MRZ.

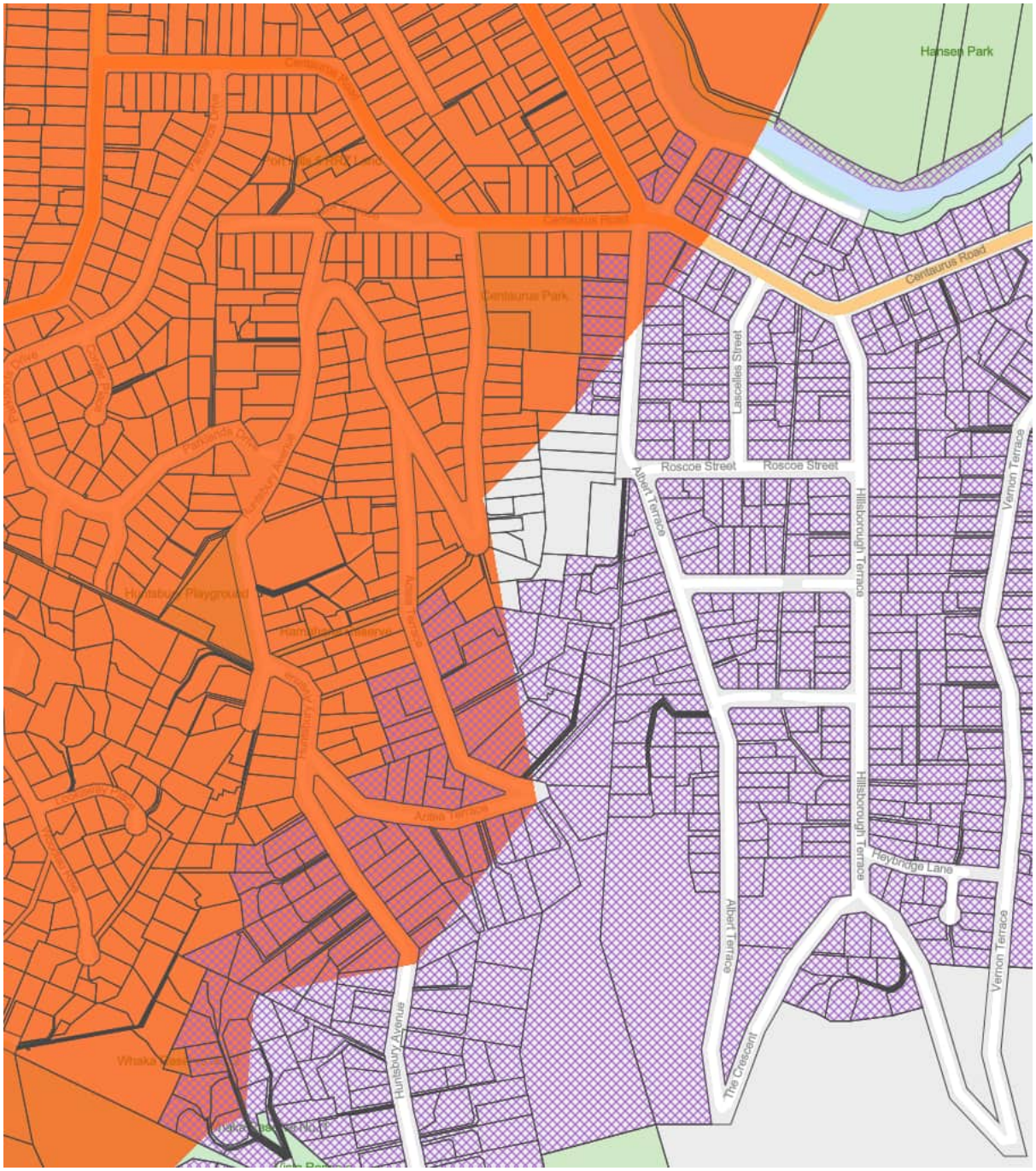
Reference should be made to proposed updated Planning Maps included as part of this Submission.

Shirley – Orbiter Bus Route Update:

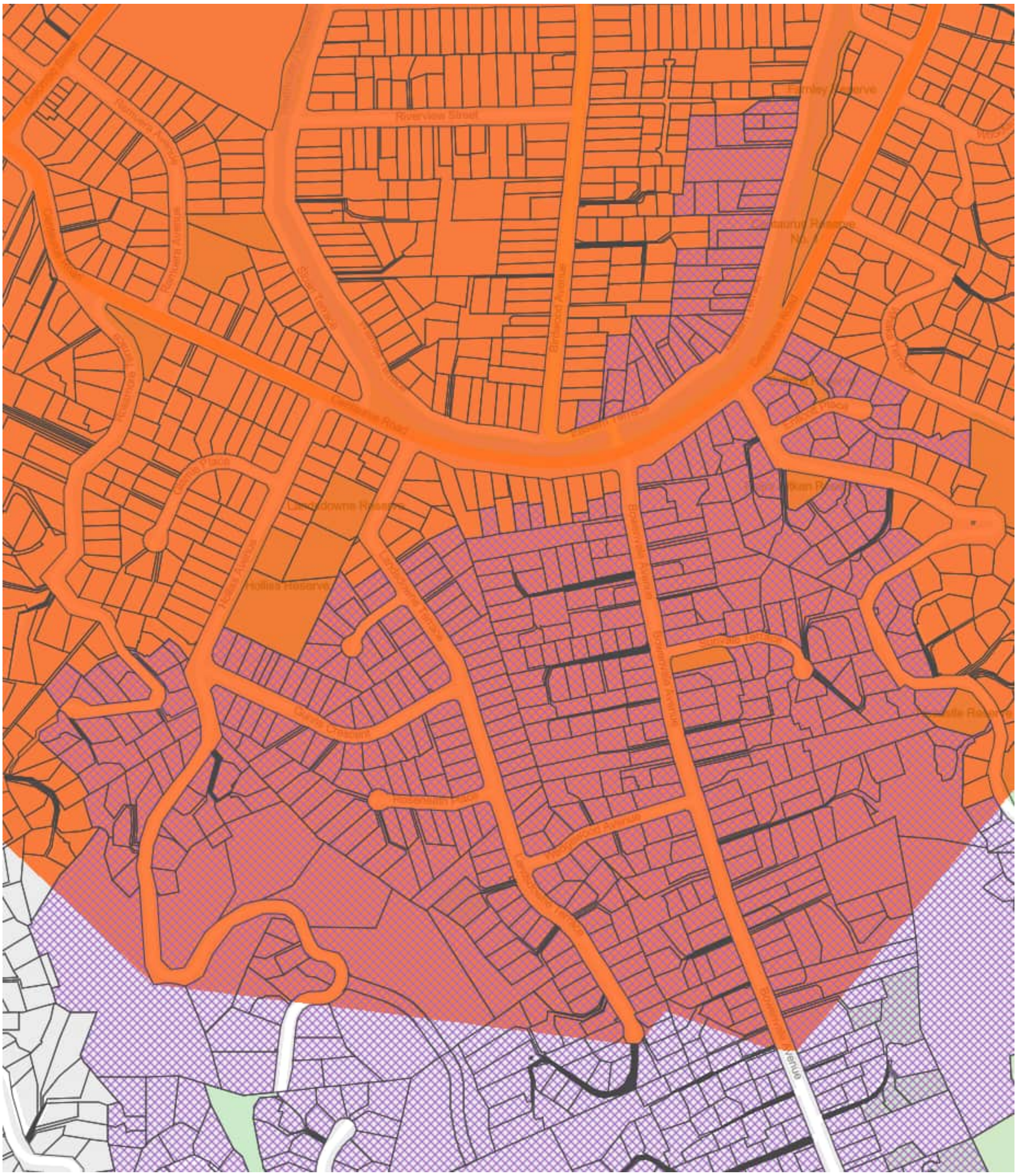


Green line illustrating new Orbiter route and LPTAA areas proposed to be removed.

St Martins / Huntsbury

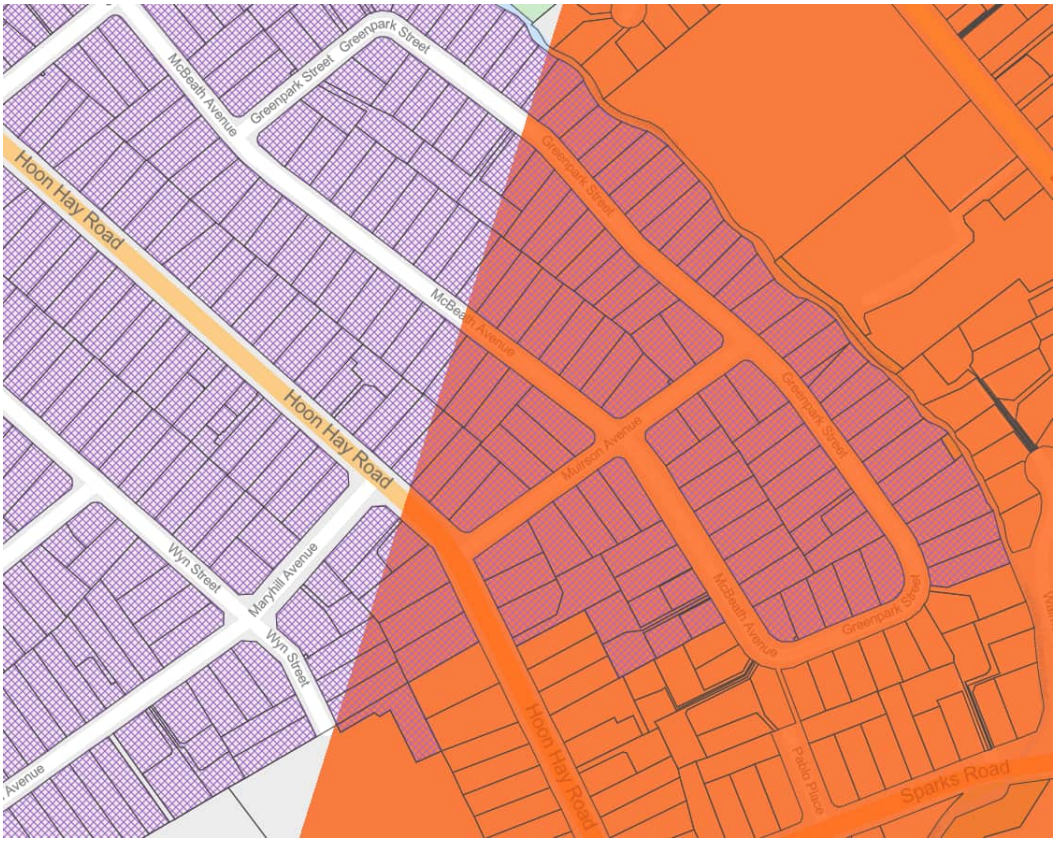


Beckenham:


Riverview Street
Birdwood Avenue
Hollis Reserve
Hollis Avenue

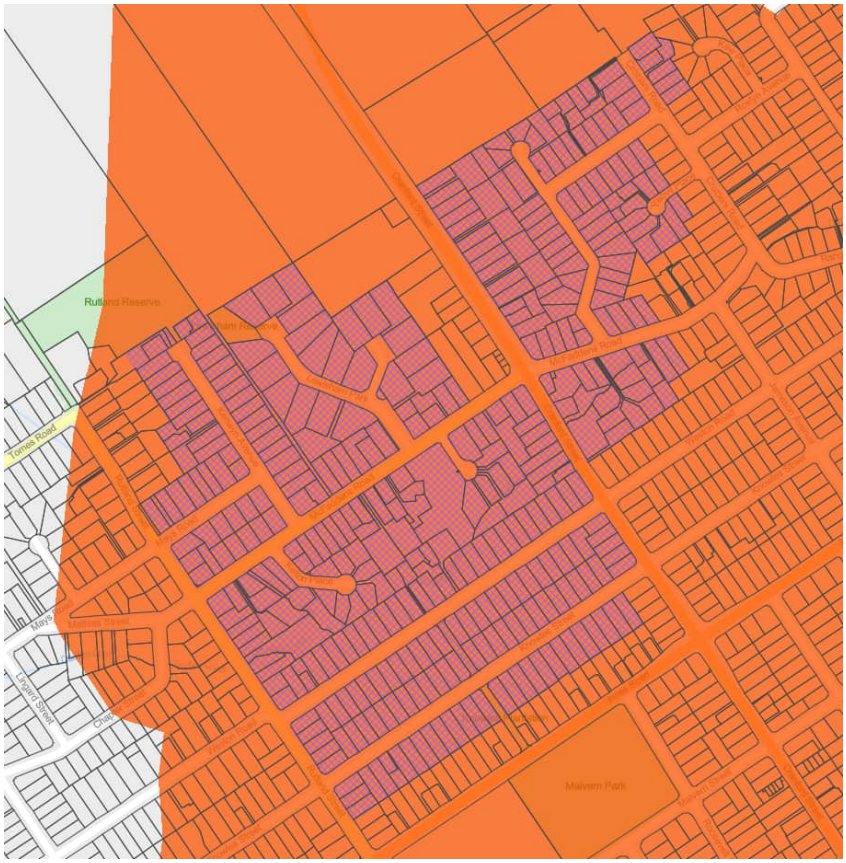
Cracroft:

Hoon Hay:



Upper Riccarton:

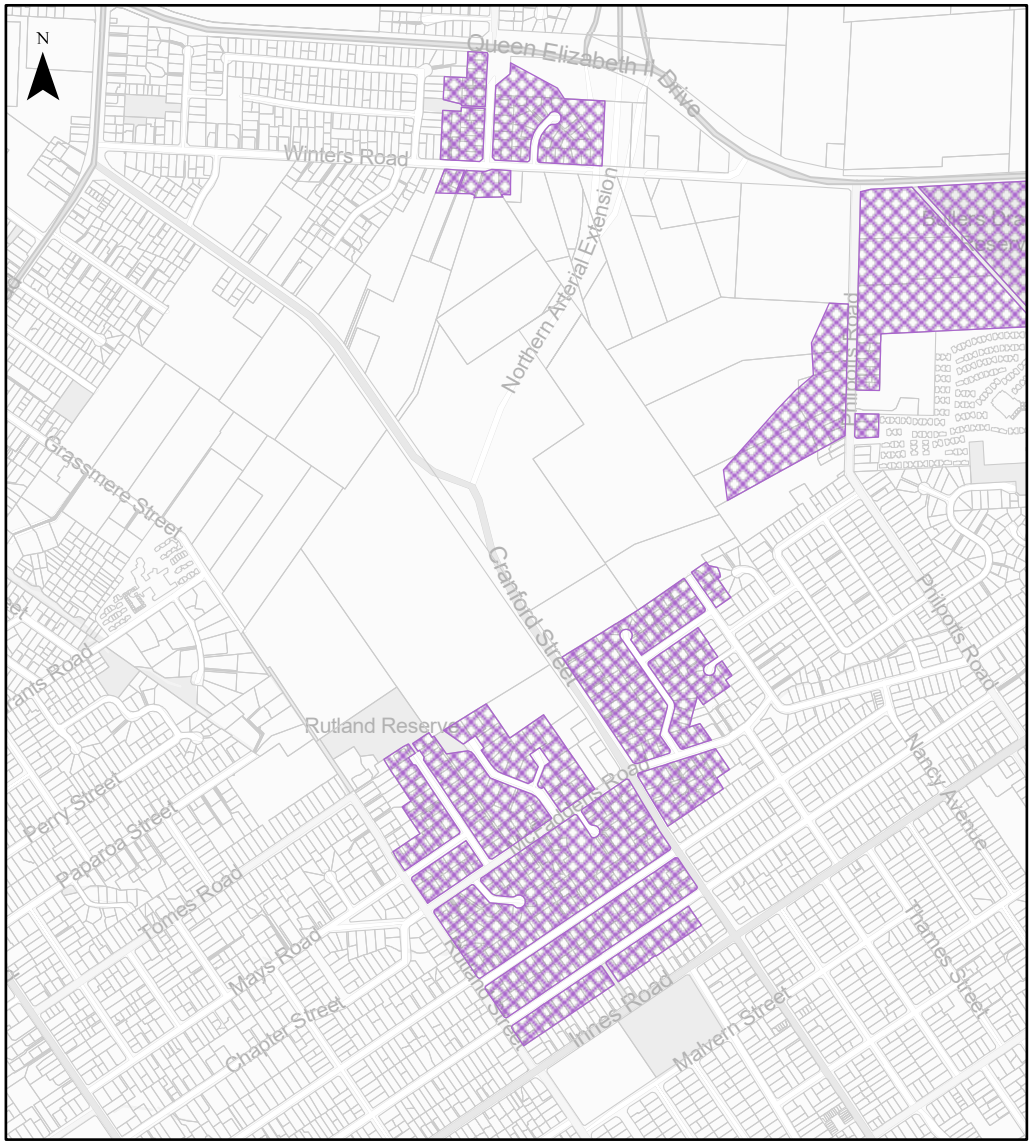
St Albans:



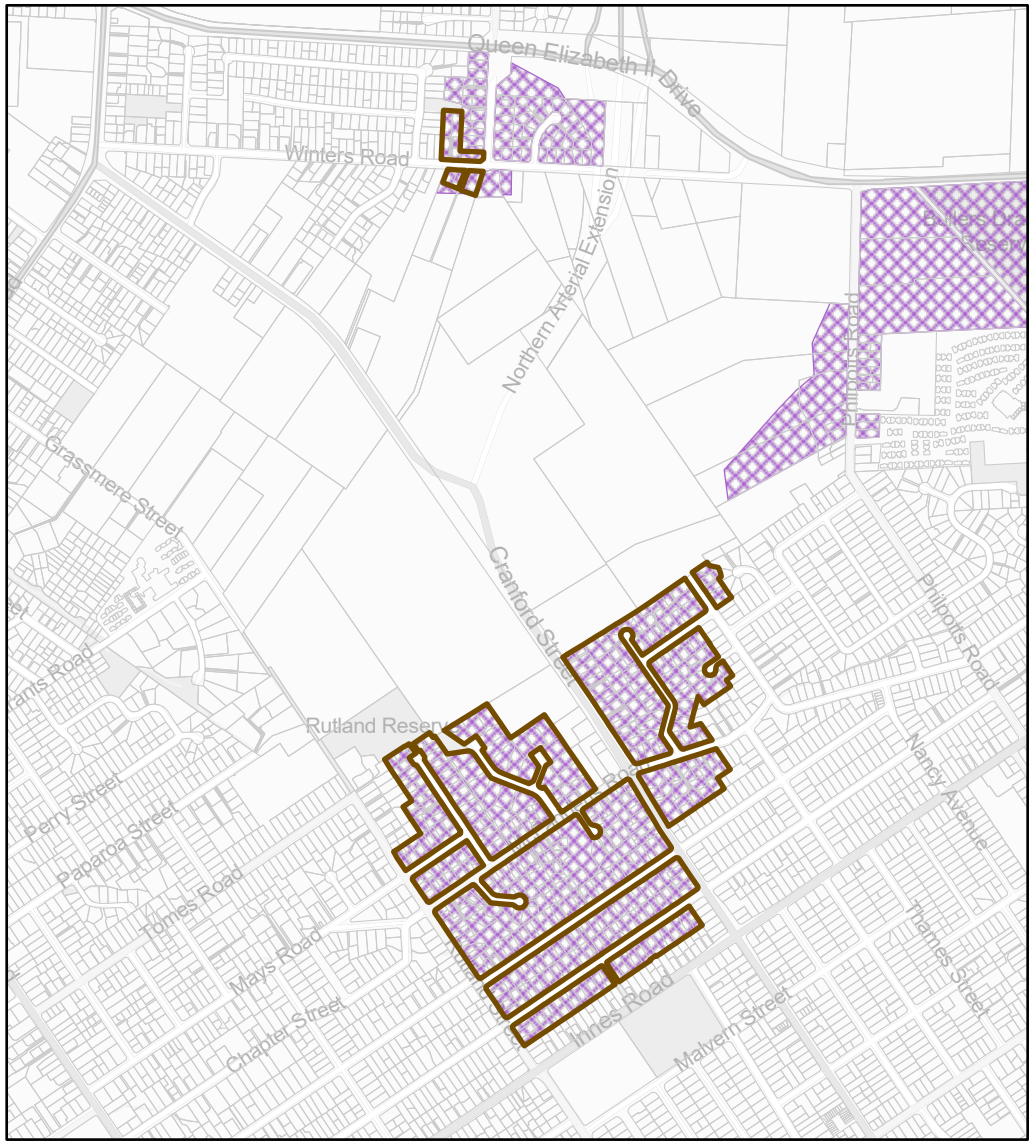
Mairehau:

Queen Elizabeth II Drive
Queen Elizabeth II Drive
74
74
74
Sarabande Reserve
Greenock Street
Grimseys Road
Autumn Place
Northern Arterial Extension
Winters Road
Winters Road
Wiremu Street
Northern Arterial Extension
Northern Arterial Extension

Plan Change 14 as Notified



CCC Submission on notified Plan Change 14



0 125 250 500 750 1,000 1,250

Metres

Scale: 1:16,000

Christchurch City Council - Plan Change 14 Submission

Low Public Transport Accessibility Removal

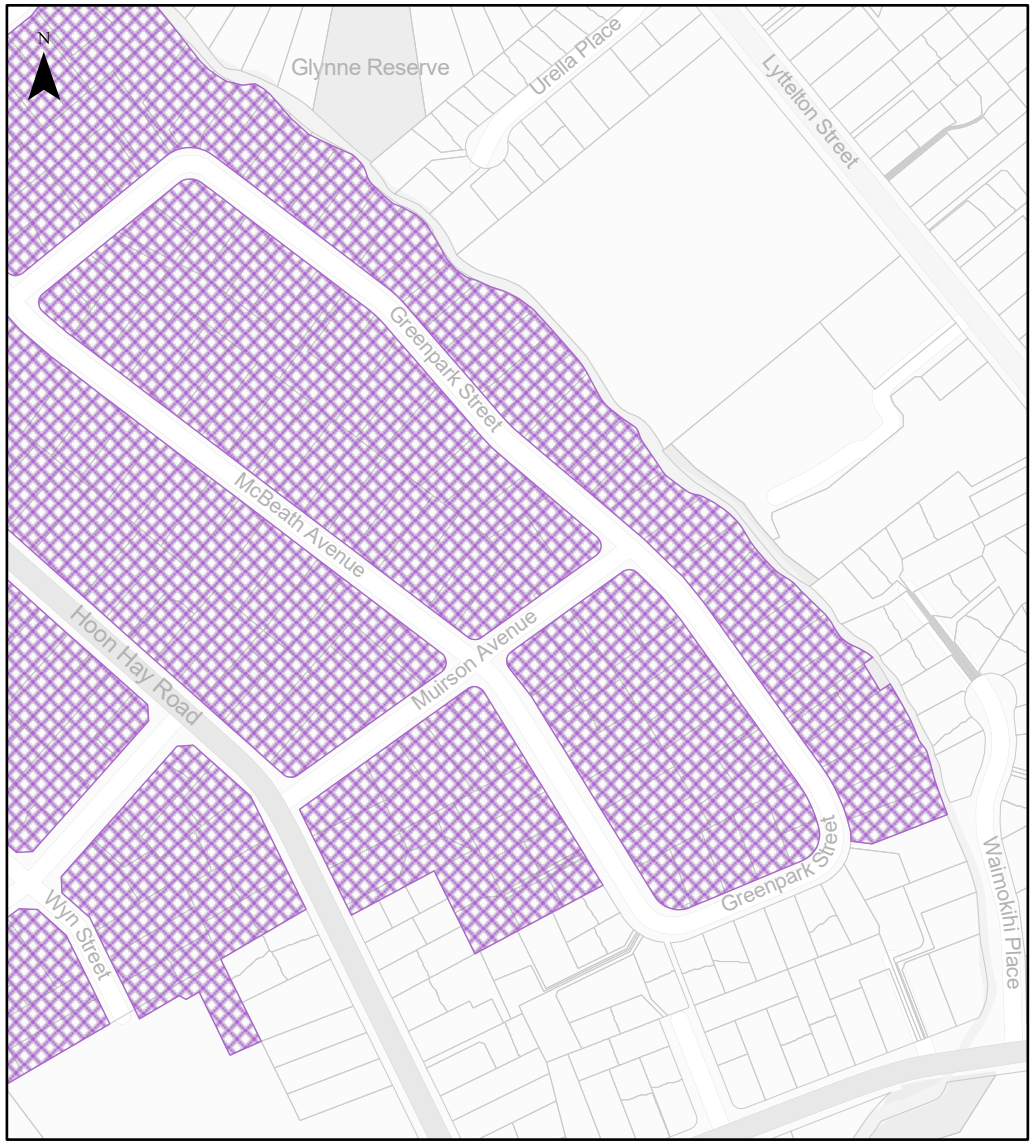
Refer to Planning Map 24 & 25 Map Series D

Christchurch District Plan | Christchurch City Council

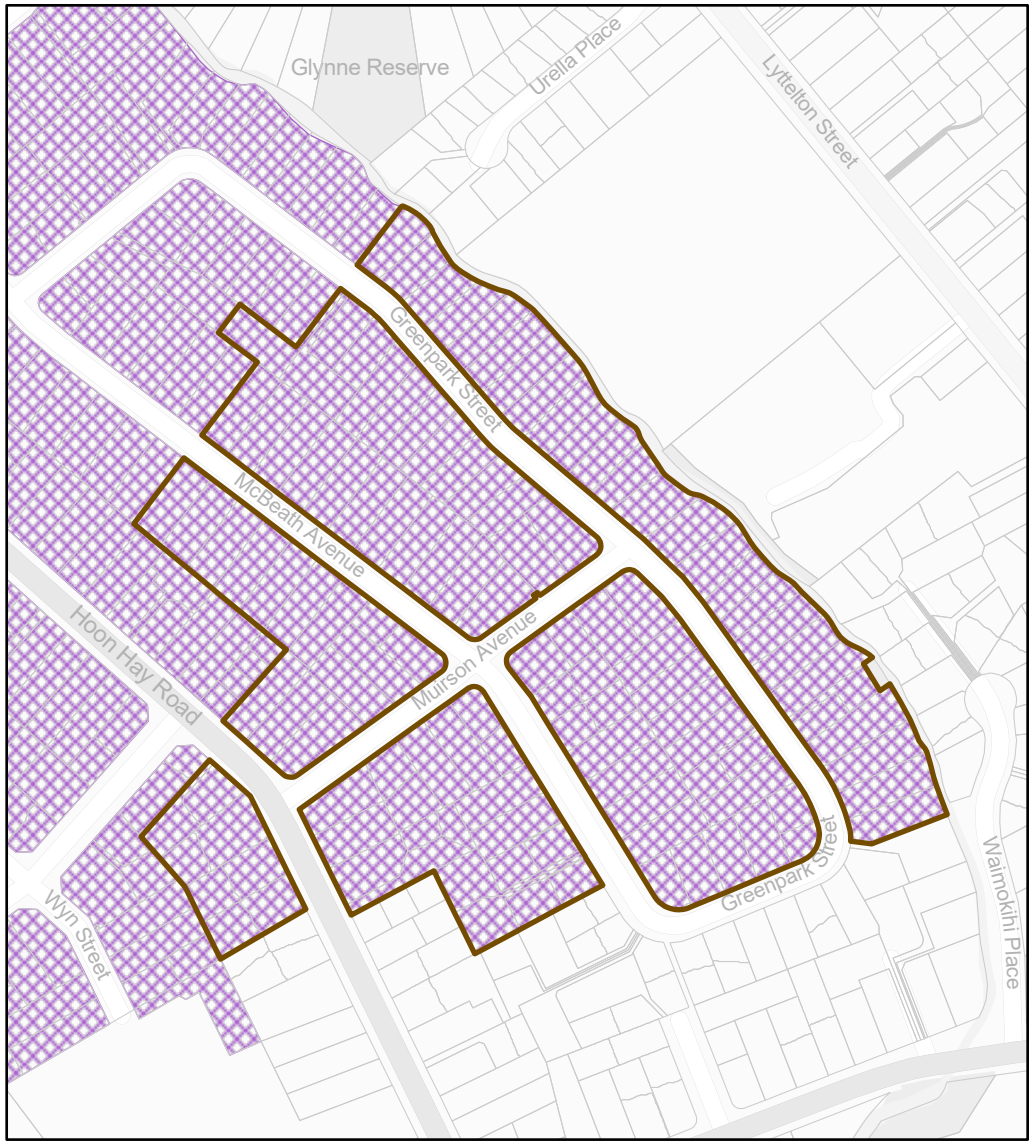
Spatial Information Team
Christchurch City Council
Date: 18/04/2023

Name: Planchange14 Submission_RemoveLowPT_Maps_D_Series

Plan Change 14 as Notified



CCC Submission on notified Plan Change 14



0 125 250

Metres

Scale: 1:4,000

Christchurch City Council - Plan Change 14 Submission

Low Public Transport Accessibility Removal

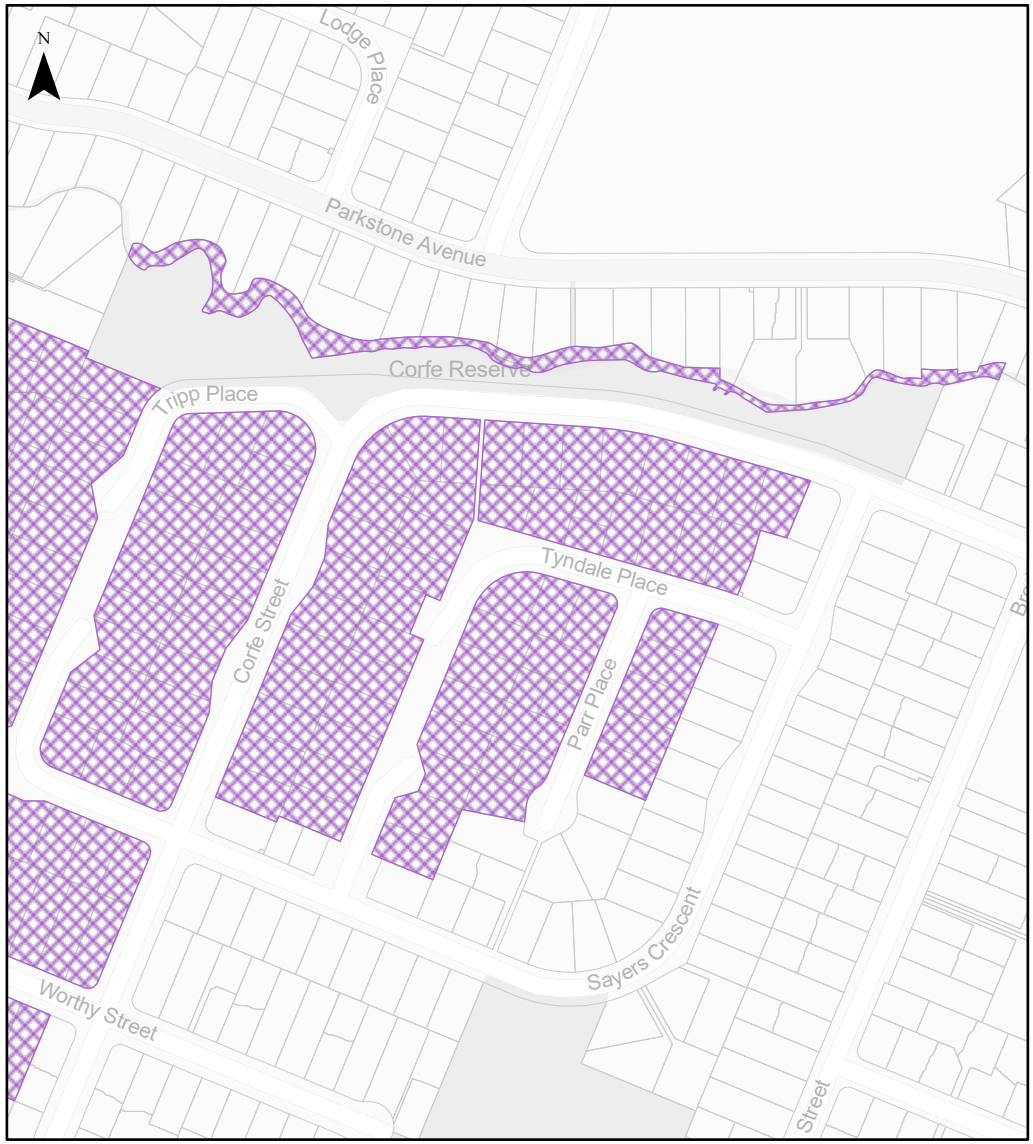
Refer to Planning Map 45 Map Series D

Christchurch District Plan | Christchurch City Council

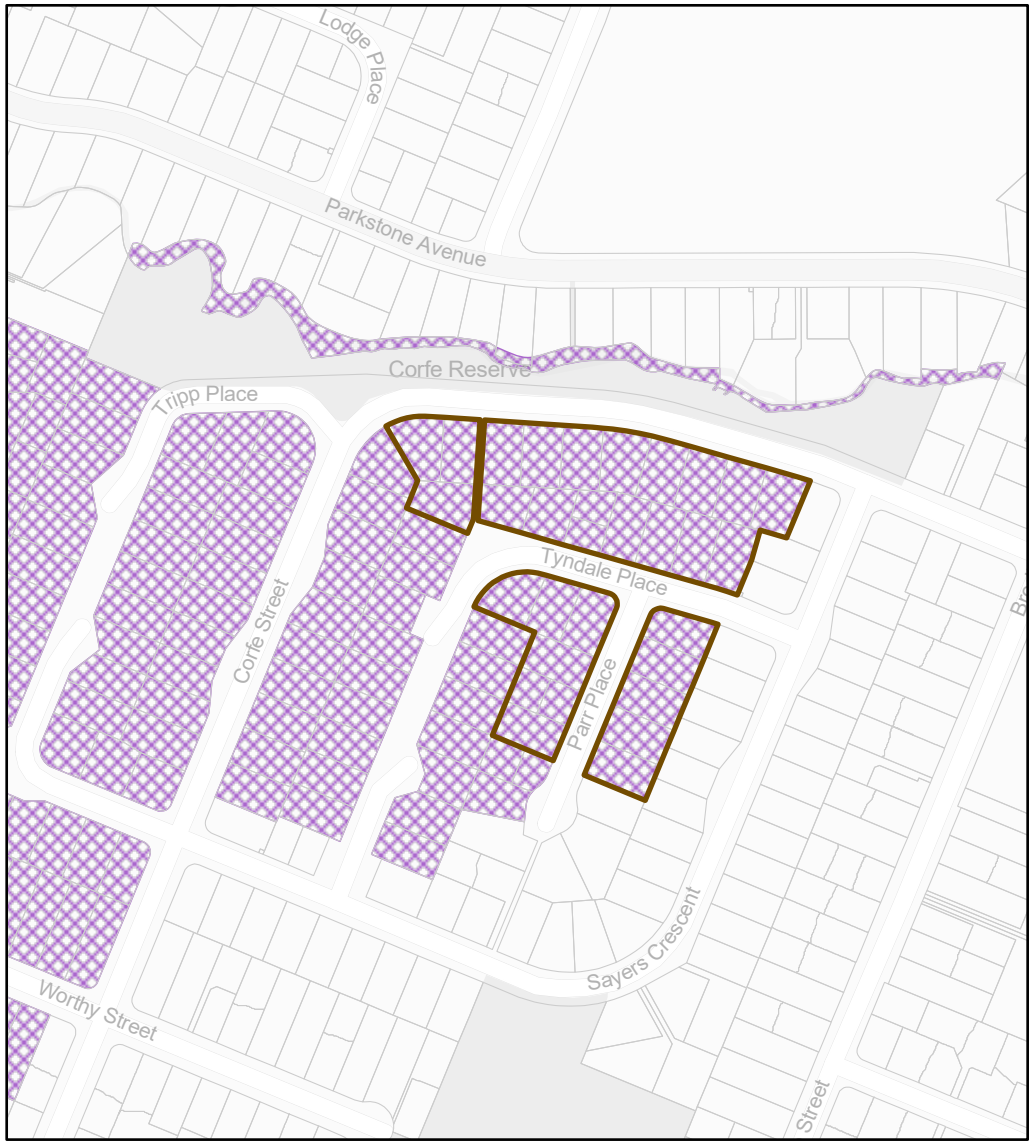
Spatial Information Team
Christchurch City Council
Date: 18/04/2023

Name: Planchange14 Submission_RemoveLowPT_Maps_D_Series

Plan Change 14 as Notified



CCC Submission on notified Plan Change 14



0 125 250

Metres

Scale: 1:4,000

Christchurch City Council - Plan Change 14 Submission

Low Public Transport Accessibility Removal

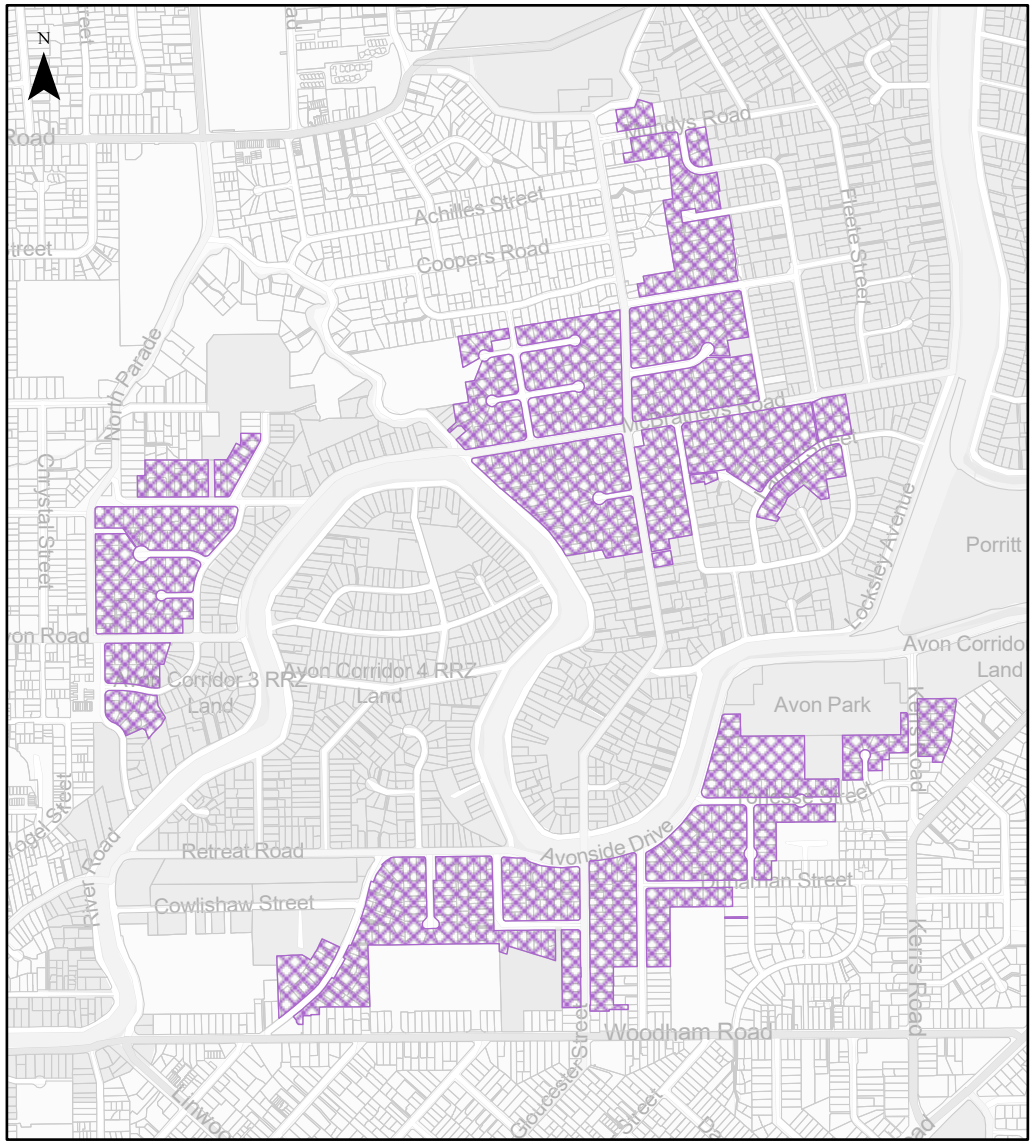
Refer to Planning Map 30 Map Series D

Christchurch District Plan | Christchurch City Council

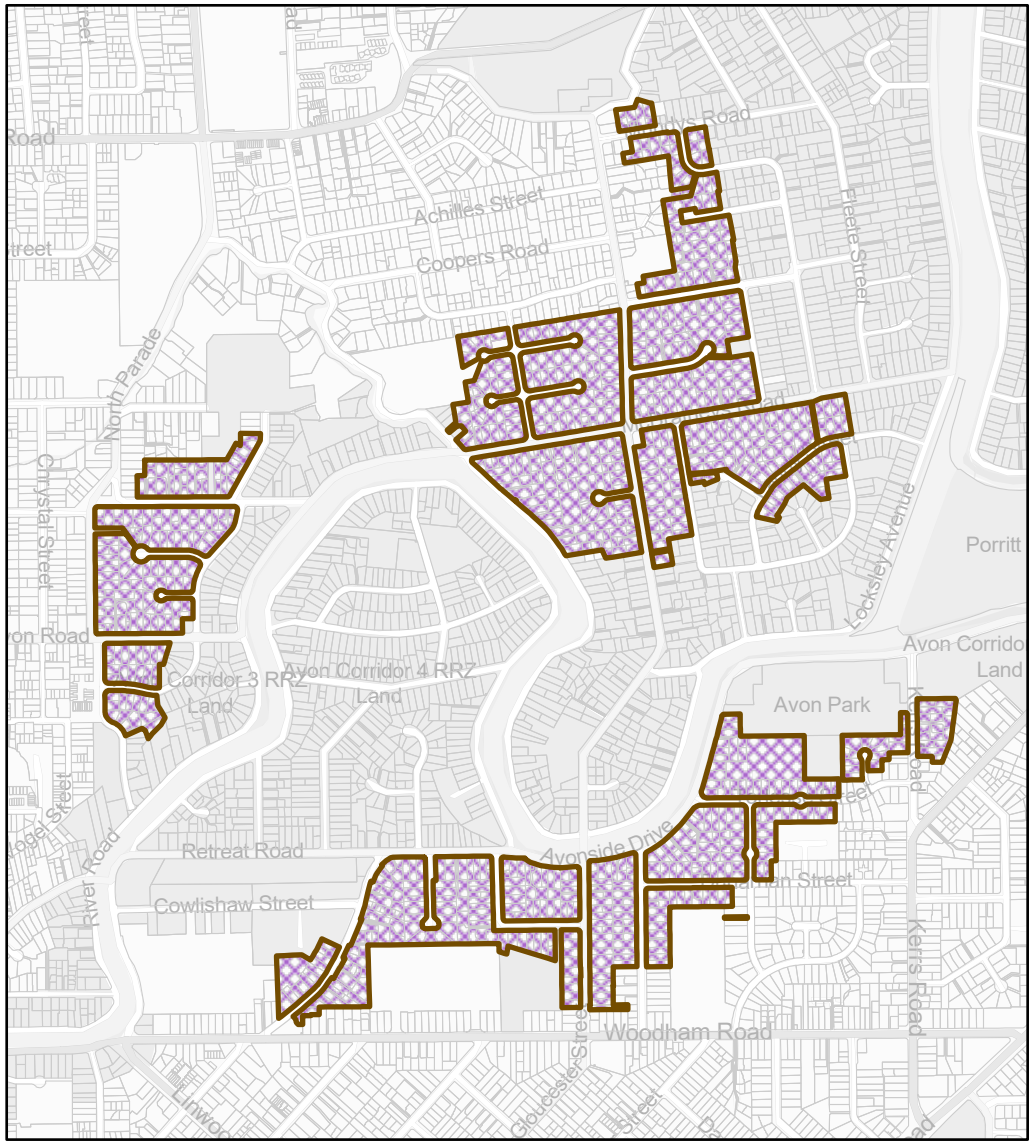
Spatial Information Team
Christchurch City Council
Date: 18/04/2023

Name: Planchange14 Submission_RemoveLowPT_Maps_D_Series

Plan Change 14 as Notified



CCC Submission on notified Plan Change 14



0 125 250 500 750 1,000 1,250

Metres

Scale: 1:16,000

Christchurch City Council - Plan Change 14 Submission

Low Public Transport Accessibility Removal

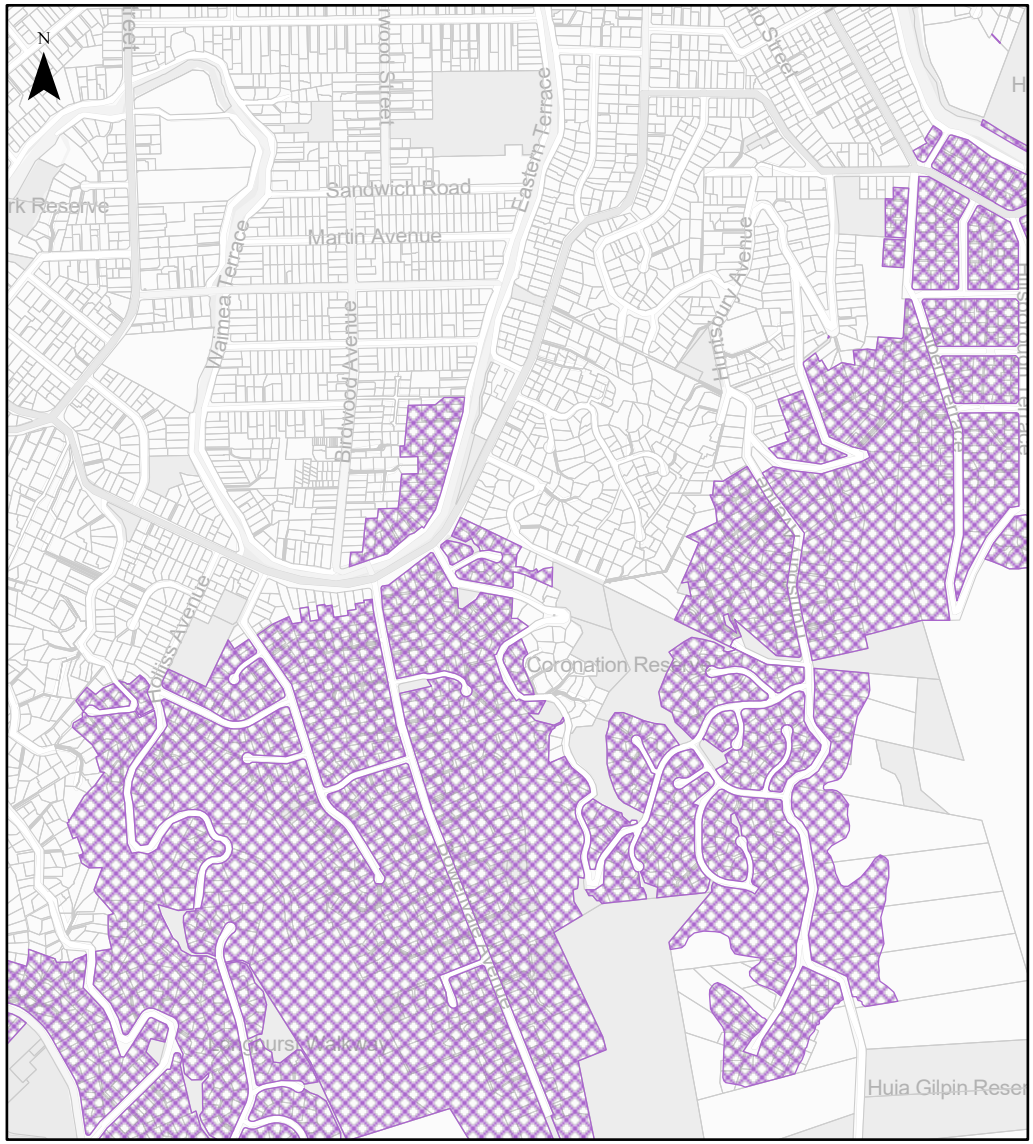
Refer to Planning Map 25, 32, 33 Map Series D

Christchurch District Plan | Christchurch City Council

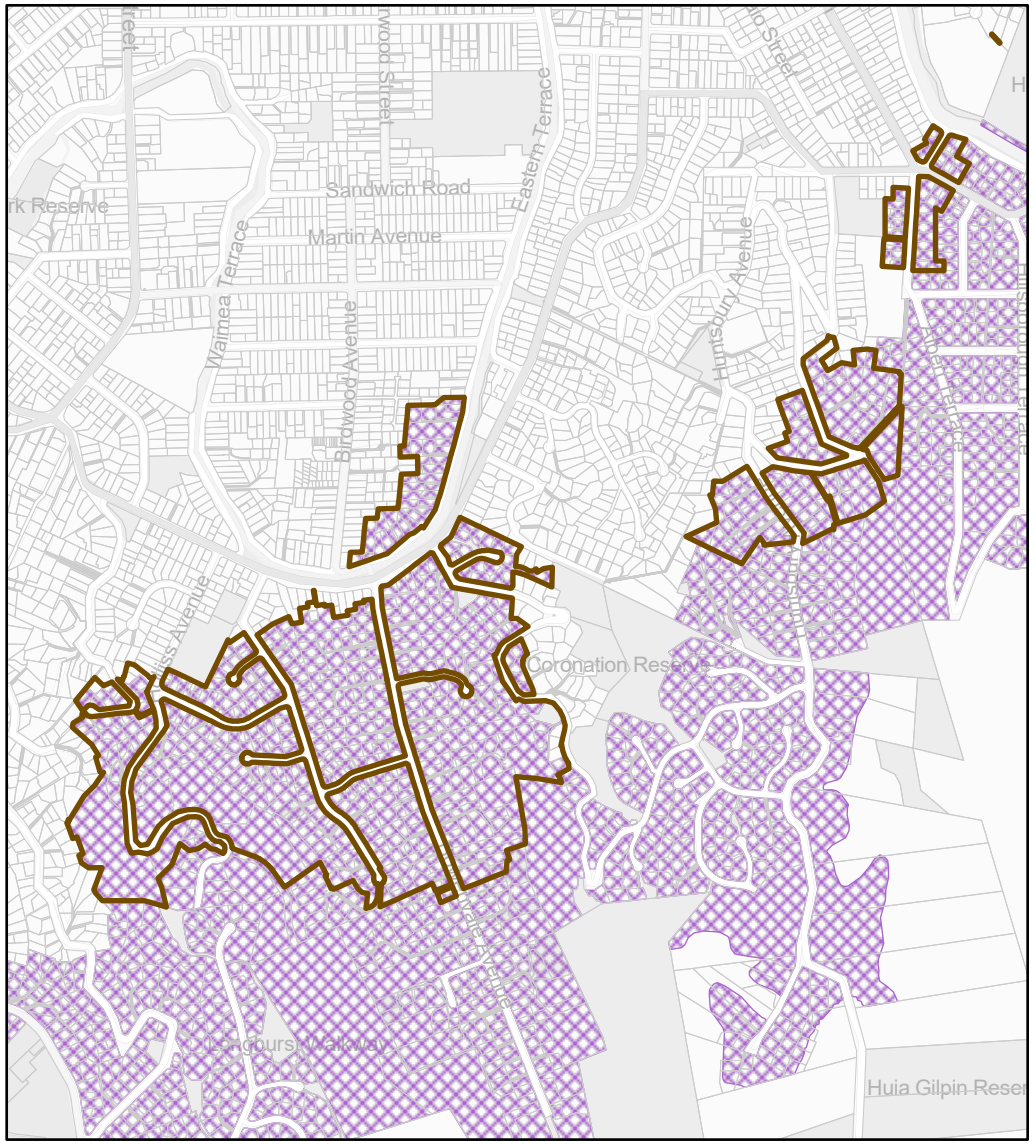
Spatial Information Team
Christchurch City Council
Date: 18/04/2023

Name: Planchange14 Submission_RemoveLowPT_Maps_D_Series

Plan Change 14 as Notified



CCC Submission on notified Plan Change 14



0 125 250 500 750 1,000 1,250

Metres

Scale: 1:16,000

Christchurch City Council - Plan Change 14 Submission

Low Public Transport Accessibility Removal

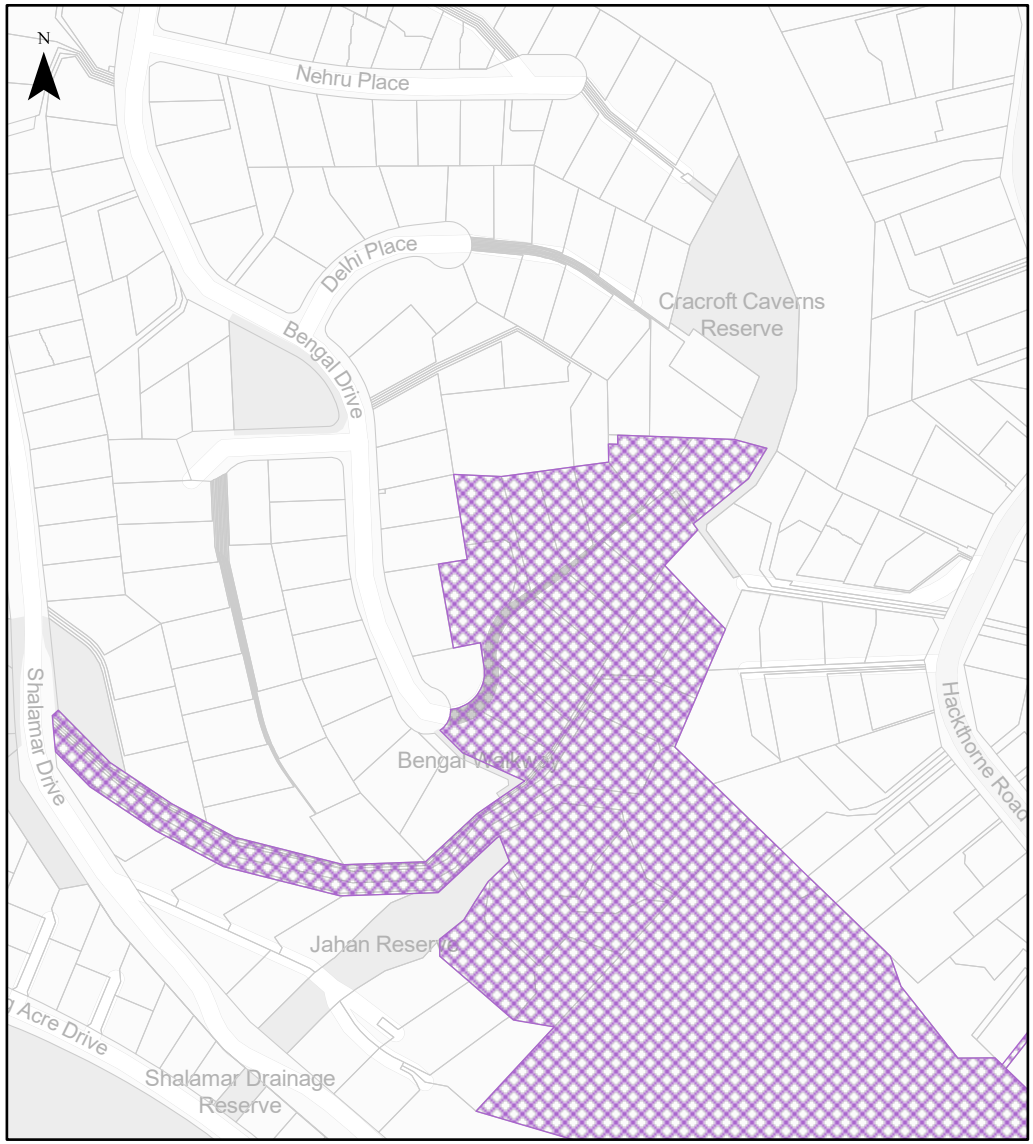
Refer to Planning Map 46 Map Series D

Christchurch District Plan | Christchurch City Council

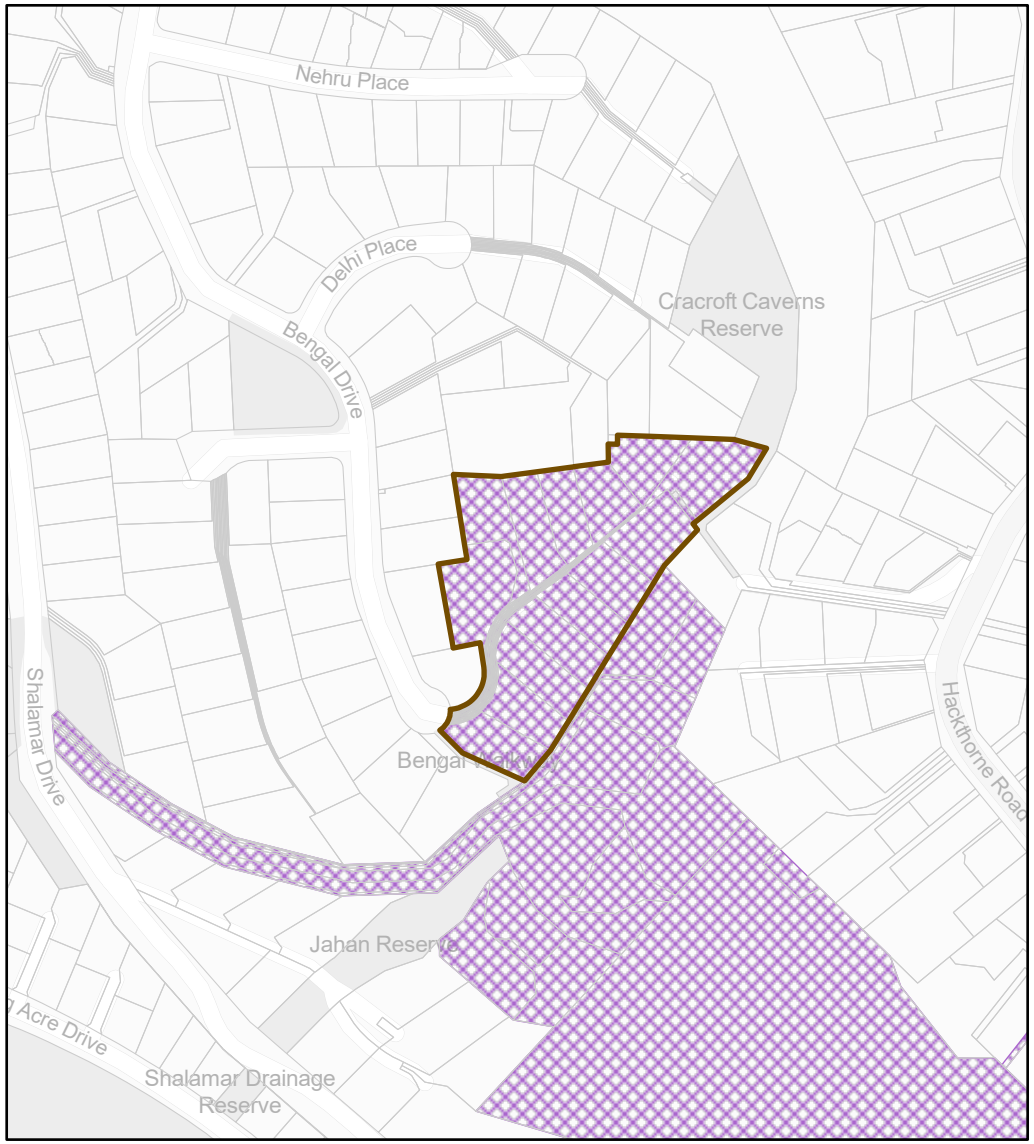
Spatial Information Team
Christchurch City Council
Date: 18/04/2023

Name: Planchange14 Submission_RemoveLowPT_Maps_D_Series

Plan Change 14 as Notified



CCC Submission on notified Plan Change 14



0 125 250

Metres

Scale: 1:4,000

Christchurch City Council - Plan Change 14 Submission

Low Public Transport Accessibility Removal

Refer to Planning Map 45 Map Series D

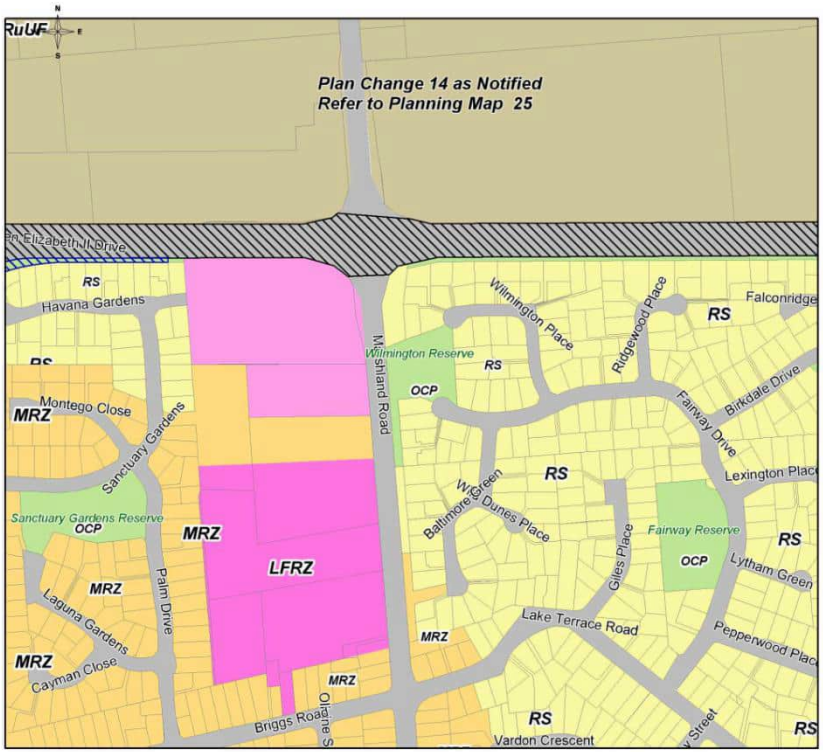
Christchurch District Plan | Christchurch City Council

Spatial Information Team
Christchurch City Council
Date: 18/04/2023

Name: Planchange14 Submission_RemoveLowPT_Maps_D_Series

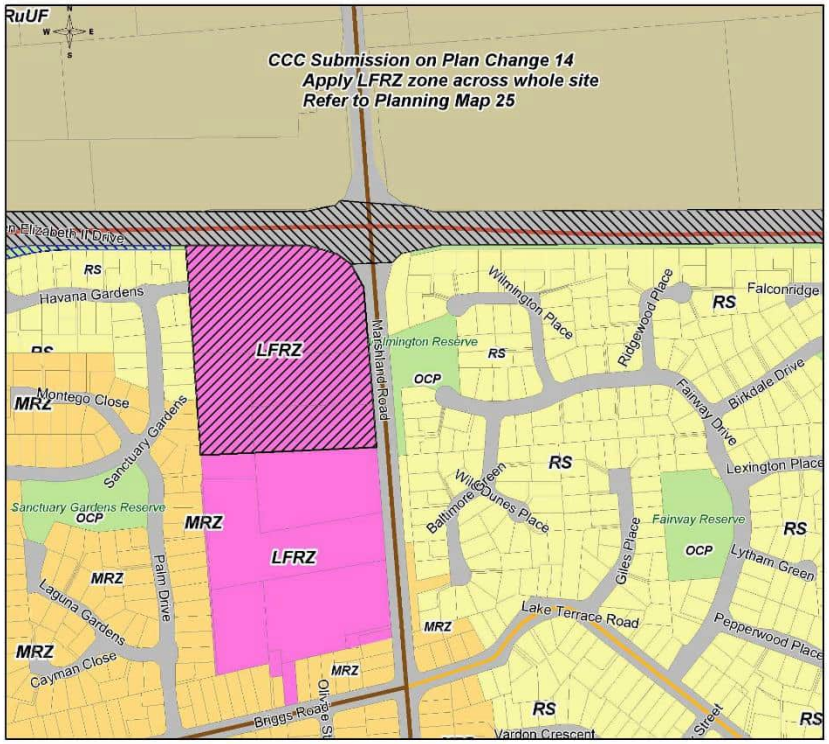
Appendix 1, Attachment 4 – Marshlands Road (PPC6 Site)

Council Submission on PC14



0.00 0.15 0.30 0.45 0.60 0.75
Kilometers

Christchurch City Council - Plan Change 14 Notified



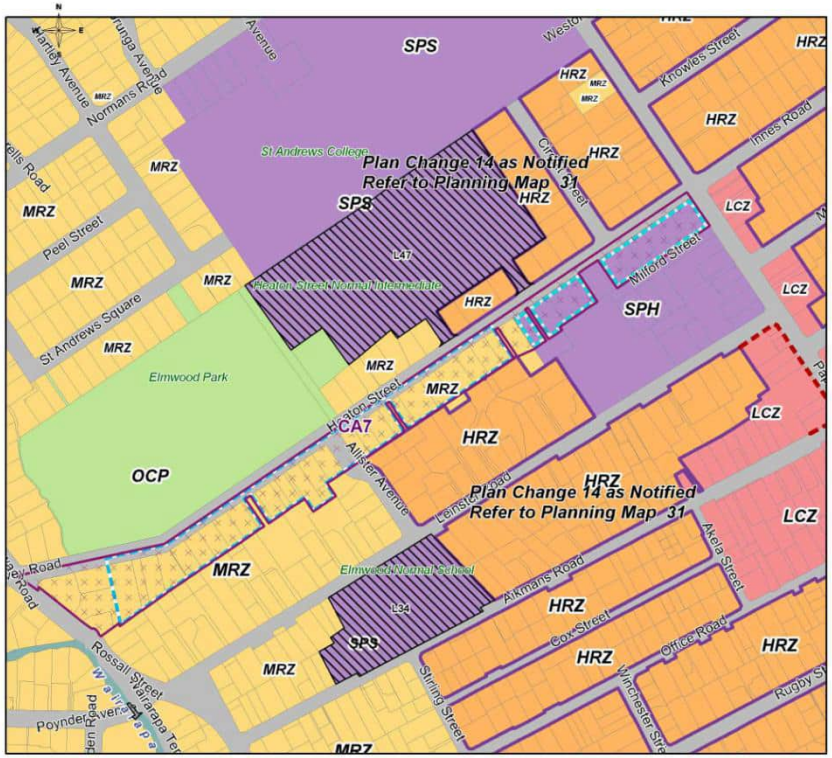
0.00 0.15 0.30 0.45 0.60 0.75
Kilometers

Christchurch City Council - Plan Change 14 Submission

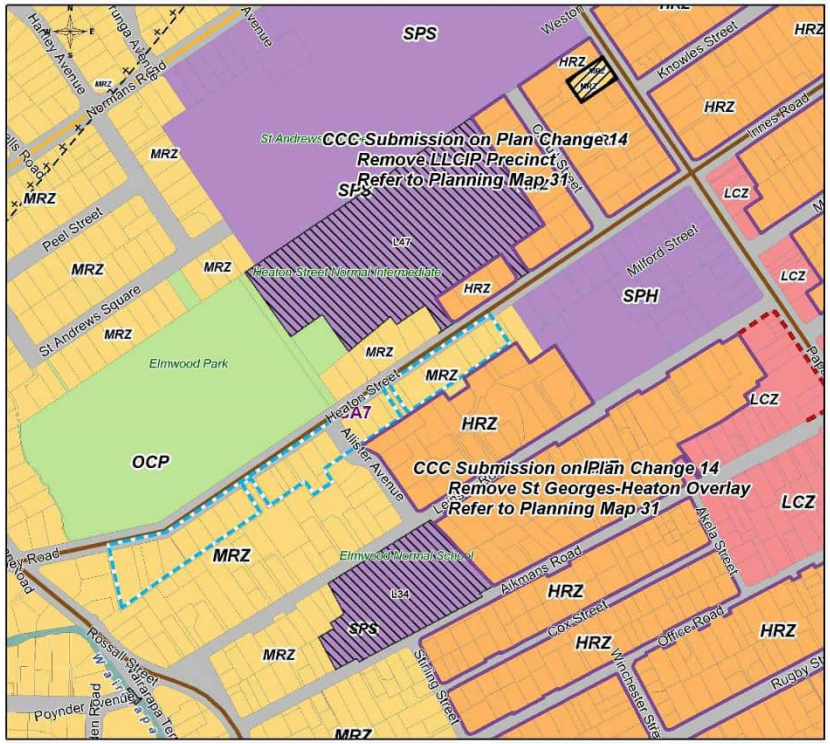
Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 5 – St Georges Hospital

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

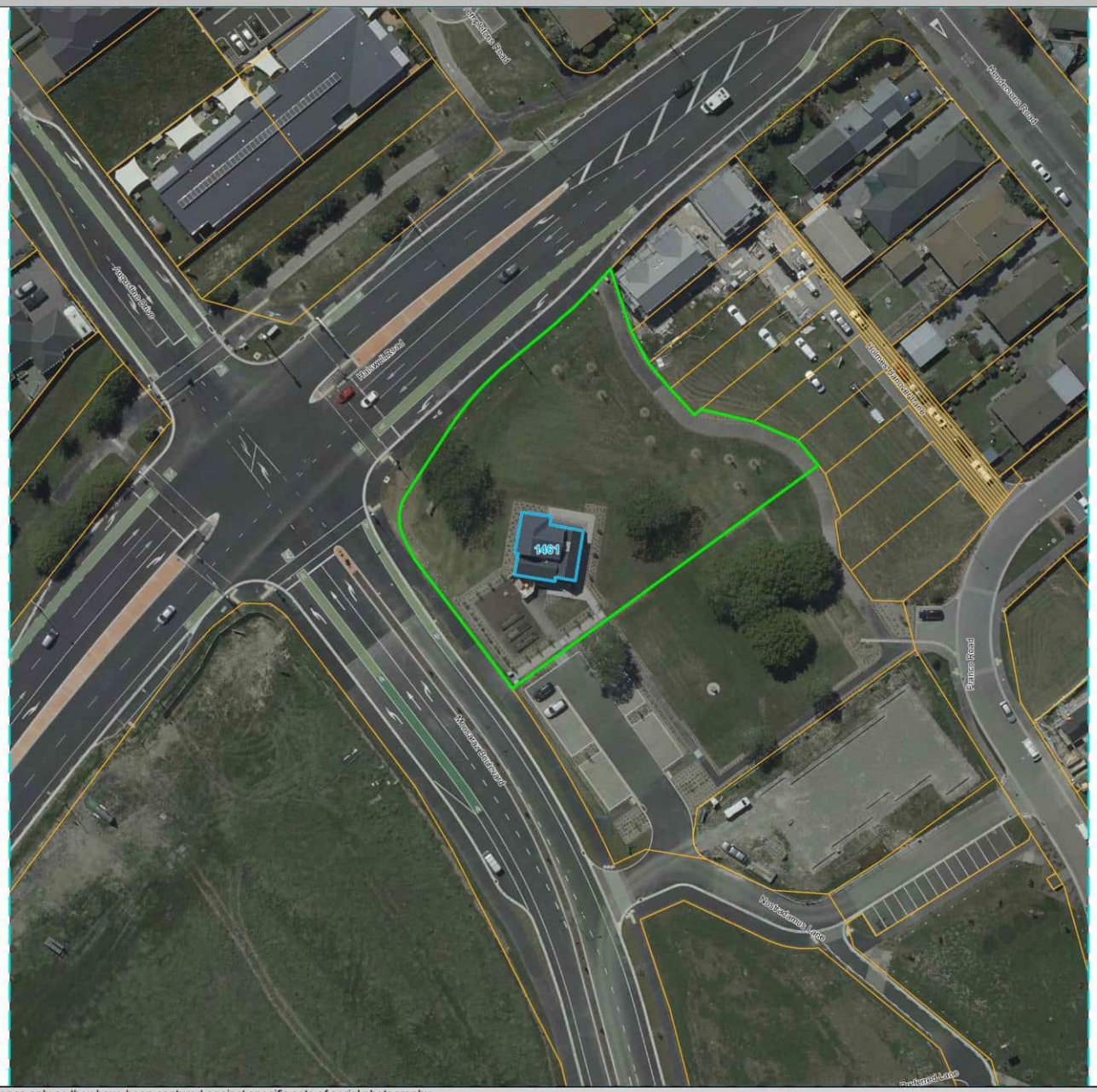
Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 6 – Spreydon Lodge

Council Submission on PC14

CCC Submission on PC 13 Heritage Items and Settings

Aerial Map Reference: **862**
Heritage Item Number: **1461**
HeritageSetting Number:



Heritage Item and Setting boundaries are a visual reference only as they have been captured against specific sets of aerial photography.
The outer boundary of the setting is deemed to follow:
a) the specific measurement(s) or description of the setting boundary where they are included on the aerial map; or if not specified, then;
b) the cadastral boundary at the nearest point to the setting boundary shown on the aerial maps
The boundaries should only be referred to in relation to these specific photos, not survey information or building plans.There may be a visual distortion due to the angle of the aerial photography.
District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

Proposed Heritage Item
Proposed Heritage Setting
Heritage Item PC13 Submission
Existing Heritage Item
Existing Heritage Setting
Heritage Setting PC 13 Submission

Scale 1 : 837
Aerial photography captured in: 2018
Published On:17/04/2023

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE

HERITAGE ITEM NUMBER

FORMER SPREYDON LODGE AND SETTING - 2 MONSARAZ BOULEVARD, CHRISTCHURCH

PHOTOGRAPH: G. Wright 24/01/2013

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Former Spreydon Lodge and setting have historical and social significance as one of the oldest houses remaining in south-western Christchurch, as the namesake of the suburb Spreydon, and for their long-term connection with horse racing. The house and setting are also significant for their connection with several important individuals and families; particularly Augustus Moore, William Sefton Moorhouse, and Samuel Garforth, whose descendants owned the property for nearly a century. The composite nature of the house expresses the changing wealth, taste, status and family size of its occupants over time.

On route to the Peninsula, the rich farmland and timbered valleys of the Halswell district proved attractive to settlers, and its population grew steadily from the late 1850s. The swampy area along the Lincoln Road between Addington and Halswell was sparsely populated, and did not begin to grow until the turn of the 20th century. This was, at least in part, because of the quantity of land held by absentee landlords or institutional owners such as the churches. Despite this lack of development, a school (known initially as the Upper

Heathcote) was established as early as 1865. The area subsequently became known for its dairy farms that supplied the city.[1]

The first European owner of the land on which the former Spreydon Lodge and setting stand was Augustus Moore (1830-1901). Moore was born in Exeter and was a former medical student who arrived in Canterbury in 1852. The following year he purchased rural sections 764 (eight hectares) and RS 310 (20 hectares) on Lincoln Road. In 1856 Moore acquired rural section 315, the section on which the house now known as Spreydon Lodge is situated. These sections formed the core of a property he named Spreydon Farm. Moore enlarged his property during the following decade until it constituted more than 120 hectares (300 acres). Based on physical evidence, it is likely that Moore constructed the first phase of the house, and lived there. However available documentary evidence does not confirm this[2]. The style of the house and archaeological artefacts recorded during the relocation of the house are of a date range consistent with the construction of the first stage of the house in c.1856 during Moore's ownership.[3]

In addition to his farming activities, Moore opened the Spreydon Arms Hotel on Lincoln (now Halswell) Road on 1 July 1863. Moore's original intention was to form a village in the vicinity of his hostelry, however an auction of quarter acre sections held at the hotel opening in 1863 was not successful. The following year Moore also purchased the small Phoenix Brewery in Kilmore Street. The brewery was badly damaged by fire in February 1865. Moore sold the Spreydon Farm property in 1864, and later in 1870 was declared bankrupt.[4]

Barrister (later to become Provincial Superintendent) William Sefton Moorhouse purchased the property from Moore for £6,750. One of the more colourful characters in Canterbury's history, WS Moorhouse (1825-81) was born in Yorkshire and came to Canterbury in 1851. Active in both national and provincial politics from 1853, he is remembered particularly for the two terms he served as Provincial Superintendent (1857-1863 and 1866-68). The key achievement during his first term was the construction of the Lyttelton rail tunnel (opened 1868).

A number of employees appear to have been hired to help Moorhouse with the running of the Spreydon estate, including C. Smith, who ran the Spreydon Arms Hotel, and John Blake, who managed his farming enterprises. The farm converted from dairy to grain in 1869, with cattle, "milch cows" and pigs advertised for sale in March 1869[5]. In February 1870 the house was first recorded as being called "Spreydon Lodge."[6] Financial difficulties resulted in Moorhouse advertising the Spreydon Farm estate and livestock for sale in July – December 1870.[7] The property was described as containing a "newly-built Family Residence, large granary, stables, stockyards, fowl houses, dairy, washhouse, piggeries" as well as the Spreydon Arms Hotel.[8]

Moorhouse had resigned the superintendency in 1863 and again a second time because of financial difficulty in 1868. In 1870 he filed for bankruptcy, and although later that year he obtained the position of Registrar of Crown Lands and the regular income it entailed, he defaulted on the two mortgages he had on the farm in 1871. Mortgagor William Hargreaves subsequently sold Spreydon Lodge to William Pyne (1840-94) who was owner and/or proprietor of the Spreydon Arms by 1871.[9] Pyne called for tenders for the sinking of a new well on the property in July 1871.[10] In February 1874 he announced the sale of 5000 cross-

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[1] J. Morrison *The Evolution of a City* Christchurch: Christchurch City Council. pp. 18, 32; S. Penney *Beyond the City: The Land and its People - Riccarton, Waimairi, Fendalton* Christchurch: Penney Ash Publications, 1977. pp. 38, 127

[2] Newspaper reports indicate he may have been living at Spreydon Arms in early 1864 and the clearing sale notice of October 1864 makes no mention of a house. (*Lyttelton Times*, 4/2/1864; 13/2/1864, p.9).

[3] Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

[4] ARCH 303 (Loach Colln) #300; *MacDonald Dictionary of Canterbury Biography* M538: Augustus Moore.

[5] Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

[6] Press 14/3/1870, p. 1

[7] Lyttelton Times 8/7/1870 p.1; Press 2/7/1870 p. 3

[8] Press 1/12/1870, p. 3

[9] *MacDonald* P622: William Pyne. Some (ie Loach, G. Penney) have claimed that Moorhouse also bought the Spreydon Arms in 1865. The hotel closed in 1872.

[10] *Press* 5/7/1871 p. 1, 6/7/1871 p. 4

bred and merino sheep as a result of a conversion of the farm to cattle[11] and went on to lease the property out in early 1874, selling his farming implements and stock, and ultimately selling the property in December 1877.[12] Pyne subsequently moved to the Waikari district, where he became bankrupt in 1883.

Local sheep farmer Samuel Garforth (1839-1901) purchased the property from Pyne. Garforth was born near Halifax, Yorkshire, emigrated to Wellington in 1859, then shortly after travelled to Otago where he engaged in the stock trade and opened some butcher's shops. After six years in Otago Garforth moved to Westland, where he remained for a further five years. In 1870 Garforth married Edith Hannon (*Lyttelton Times*, 21 June 1901) and began a more settled life on a first property in Spreydon. He subsequently became well-known as a stud breeder and cattle dealer and was a director of the Canterbury Frozen Meat Company, committee member and president of the Agricultural and Pastoral Association, and a member and chairman of the Halswell Roads Board (1891-94 and 1896-1901). Garforth was also a steward of the Canterbury Jockey Club.

Samuel's wife Edith Amelia Garforth died in 1893, and Samuel followed in 1901. A year later, Spreydon Lodge was transmitted to their daughter Amy and two other trustees of the new Garforth Trust. Although the trustees were to change regularly, the trust ran the property for the next seventy years; Amy died in 1941. Initially the farm was leased in two parts to local farmers Thomas Candy and Samuel Sparks, who both ran dairy herds. Candy, who lived in the house, gave up his lease in 1904, and his part was taken over by the Christchurch Meat Co.[13] In 1909 the whole property was leased to William and Anna Pascoe, who farmed it in partnership with first William Woods, and then William's son David. David Wood married William Pascoe's daughter Olive in 1911. One of the first vacuum milking machines in the country was installed at Spreydon Lodge during the Pascoe/Woods tenure.[14]

Thomas Overton, husband of Samuel Garforth's daughter Grace, became a trustee of the estate in 1917. Then a farmer at Lakeside, he took over the running of Spreydon Lodge from Pascoe and Woods in about 1921. The Overton family were to farm the property for town milk supply until 1974, with Grace and Thomas's son James eventually taking over from his father. The family appears to have taken over full stewardship of the property in 1948, when Spreydon Lodge passed from the last trustees of the Garforth Trust to Spreydon Lodge Ltd.

After nearly 100 years, the property passed out of the ownership of the descendants of Samuel Garforth in 1974, when it was sold to John and Bernard (Jack and Barney) Ryan. Although recorded as farmers in the transaction, the Ryan brothers were also contractors, and apparently carried out a good deal of demolition in Christchurch in the 1960s and 1970s. A year after Bernard's death in 1986, the property was sold to Wayne Francis.

Like Samuel Garforth, Wayne Francis was a racing man. In the 1970s he was a co-founder of the Nevele-R Stud, which has become one of New Zealand's most influential standardbred breeding farms. Francis purchased Spreydon Lodge to accommodate his commercial harness racing operation, Franco Breeding and Racing Stables. He added 78 hectares to the (by then) 73 hectare property, and in 1996-97 had a large stables constructed behind the house. Sixty brood mares and about fifty yearlings were trained every year. After Wayne Francis's death in 1999, the Franco Stables became an adjunct to the Nevele-R operation. Through the 2000s, the Spreydon Lodge house was employed for the accommodation of stablehands and drivers.[15] The building was damaged in the Canterbury Earthquakes of 2010 and 2011 and was consequently unoccupied for some years. Danne Mora Holdings gained planning approval for a residential subdivision on the site in 2016. The house was moved a short distance to the south-west and reoriented as part of this development. The rear lean-to sections were demolished at this time, and the curved veranda was reinstated, along with new posts. The roof was reclad in coloursteel and the house now rests on a new ring foundation. In December 2016 consent was granted to convert the building into a

[11] *Press* 16/2/1874, p. 3
[12] *Press* 28/5/1874 p.4; *Lyttleton Times* 29/6/1874 p.4; *Press* 20/6/1874 p. 3.
[13] *NZ Cyclopedia* pp 666-667
[14] G. Penney *A Short History of Halswell* 2006.
[15] Heritage Site Register: Riccarton and Wigram Wards *Spreydon Lodge*

development, sales and display office for the Halswell Commons housing development. The office use was to be confined to the ground floor with the first floor utilized for storage only.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Former Spreydon Lodge and setting have cultural significance for its long association with the culture of horse racing – both harness and thoroughbred. Horse racing is traditionally a leading recreational activity in New Zealand and has supported a significant industry since European settlement. Spreydon Lodge's first known connection with racing began with Samuel Garforth in the 1870s. Garforth was a steward of the Canterbury Jockey Club. It is not clear if later generations of his family or their tenants shared a passion for horses, but Spreydon Lodge again became a familiar name in racing circles when Wayne Francis took up the property in 1986.

The house also reflects the way of life of its occupants over time, and changes in the wider development of the city. Its retention as part of a new subdivision reflects owner/developer esteem for its value to the community.

The house is located in the vicinity of a Ngāi Tahu ara tawhito - traditional travel route. (https://www.kahurumanu.co.nz/atlas, viewed 8/12/2022)

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Former Spreydon Lodge and setting are of architectural and aesthetic significance for the early construction of the house and additions over time, which reflects materials and designs characteristic of those construction periods.

The house was built in at least two stages: the first probably in c1856 when Augustus Moore purchased the property; and the second in c.1878 after Samuel Garforth purchased the property.

The earliest remaining part of the house is a plain 'L' shape of one and a half storeys with casement windows. As the western and southern parts of the 'L' had different foundation types, do not meet squarely in the SW corner and are of a slightly differing scale this suggests that were built at different times. If this is so however, they are likely to have been built within a short period of each other as together they exhibit the common character of a typical larger dwelling of the 1850s or 1860s. It is likely that part of the original house was demolished when the c.1878 section was added. A full two storeys in height, this Italianate wing sits in the angle of the 'L'. With its sash windows and box bays on the ground floor, it is a typical grander house of the late 1870s or early 1880s. In the earthquakes, the veranda collapsed and the three chimneys either collapsed or were taken down to below roof level. The original western/rear section was significantly damaged by chimney collapse. The rear lean-to sections were demolished when the house was relocated and the house now rests on new foundations; the veranda has been rebuilt.

The interior of the house includes original features such as joinery, plasterwork and fireplaces from both construction phases, thus evidencing the history of use and occupancy of the house. The staircase is notable – particularly for the manner in which it adapts to the differing floor levels. A marble fire surround remains on the ground floor. The staircase and marble fire surround are an important part of the surviving interior fabric of the dwelling.

The composite nature of the house, with its two architecturally disparate wings, is not an uncommon feature of colonial domestic architecture. As wealth and family size increased, so

successful citizens would add to their homes. This was frequently done in the latest architectural style, which did not always accord with the scale or design of the original dwelling. Another, well-known composite home in Christchurch is Riccarton House. The former Washbourne House/Brockworth (now demolished) was also a good example. The composite nature of Spreydon Lodge has given the house an irregular floor plan; this is particularly noticeable upstairs, where there is also a significant change in floor level between the different phases of the building.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Former Spreydon Lodge and setting are of technological and craftsmanship significance for the use of materials and degree of craftsmanship skill evident in the construction and detailing of the house.

When the new section of Spreydon Lodge was built in c.1878, the earlier parts of the house were not fully demolished, or even much modified, but simply grafted to the new building. In the period since, remarkably little modification has been undertaken. Consequently the dwelling retains original fabric from both major periods of its construction. It therefore clearly demonstrates not only the changes in taste between the 1850s and 1870s, but also the greater availability of materials, skilled labour and (probably) money in the later period.

The construction and exterior fabric reflects building materials, methods and standards of craftsmanship typical of the periods in which they were constructed. The earlier parts of the interior contain typical colonial period joinery such as braced and ledged doors, and casement windows. The dining room, with timber wainscoting and fire surround and an interesting cast-iron register, is the most significant surviving space from the early period. The later part of the house features joinery typical of the late nineteenth century, including panelled doors, sash windows and a fine kauri staircase. The drawing room is the most significant surviving space from the later period, with its timber wainscoting and extensive plasterwork (cornice, ceiling rose, wall vents).

The original foundations were of three types - concrete slabs, ring foundations (including basalt stone), and basalt stone block piles. These were removed and a new foundation constructed for the relocated house in 2016.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Spreydon Lodge and setting are of contextual significance as a prominent landmark within a large open space, with high visibility from Halswell Road. The heritage setting consists of an open grassed area with trees to the north, east and west of the house and a smaller area to the south (now the rear) of the house with a landscaped garden.

Although suburban development has encroached to the boundary of the original extent of the farm, the large open space reflects Spreydon Lodge's original rural context. The 2016 redevelopment retained a number of large Oak trees on the site, in a setting of a large area of open grassed space. New trees were planted on the north side of the open space. The house is served by a new carpark. New landscaping was introduced near the house in 2016. New dwellings and the former Stables building are located to the north east of the setting.

Spreydon Lodge is one of a small number of remaining dwellings in the city from the mid-1860s. As Halswell was primarily rural until the mid-twentieth century, there are few pre-WWII dwellings in the area, and fewer still of the age and scale of Spreydon Lodge.

A smaller subset of these are of a similar scale, material and design as Spreydon Lodge, and very few known such examples are located to the south west of the city. This group includes two houses (*Airdmhor & Kinnaird*) built for Peter Duncan of engineering firm P. & D. Duncan, and another (*Trequair)* built for Robert Pitcaithly, proprietor of the Halswell Quarry. The latter house is now part of the Carmelite Monastery of Christ the King. Beyond Spreydon Lodge, the early farmhouses of *Te Repo* and *Oaklands* remain, but are both highly modified. In addition, *Oaklands* retains none of its original rural context.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Spreydon Lodge and setting are of archaeological significance for their potential to provide evidence dating in part from the earliest period of European settlement in Christchurch. Artefacts uncovered during the archaeological investigation when the house was moved featured a number of alcohol and other bottles and bricks. Most of the material was considered to be associated with the occupation of the site during the Pyne and Garforth periods of ownership. Although relocation and earthworks associated with the site redevelopment may have destroyed archaeological evidence, there is potential for parts of the setting and the earlier parts of the house in particular to reveal information about colonial life. The house is located in the vicinity of a Ngāi Tahu ara tawhito - traditional travel route (https://www.kahurumanu.co.nz/atlas, viewed 8/12/2022).

SUMMARY ASSESSMENT

The former Spreydon Lodge and setting, including the interior staircase and marble fire surround on the ground floor, are of overall significance to the Christchurch district including Banks Peninsula.

Former Spreydon Lodge and setting has historical and social significance as one of the oldest houses remaining in south-western Christchurch; as the namesake of the suburb Spreydon; and for a long-term connection with horse racing. The house is also significant for its connection with several important individuals and families. Former Spreydon Lodge and setting has cultural significance for its long association with the culture of horse racing – both harness and thoroughbred. The house also reflects the way of life of its occupants over time, and changes in the wider development of the city. Spreydon Lodge and setting is of architectural and aesthetic significance for its 19th century construction and additions over time, which reflect materials and design characteristics of those periods. Former Spreydon Lodge and setting are of technological and craftsmanship significance for its use of materials and degree of craftsmanship skill evident in its construction and detailing. The former Spreydon Lodge and setting are of contextual significance as a prominent landmark within a large open space, with high visibility from Halswell Road. The former Spreydon Lodge and setting are of archaeological significance for their potential to provide evidence related to a Ngāi Tahu ara tawhito - traditional travel route and the early period of European settlement in Christchurch.

REFERENCES:

CCC Parcel Detail Report

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Underground Overground Archaeology, Spreydon Lodge, 183 Halswell Road, Christchurch Report on archaeological monitoring for M36/589, July 2019

REPORT DATED: 7 FEBRUARY 2023

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

Appendix 1, Attachment 7 – 350 Riccarton Road HAM image

Council Submission on PC14

CCC Submission on PC 13 Heritage Items and Settings

Aerial Map Reference: **23**
Heritage Item Number: **464**
HeritageSetting Number: **197**

Heritage Item and Setting boundaries are a visual reference only as they have been captured against specific sets of aerial photography.
The outer boundary of the setting is deemed to follow:
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b) the cadastral boundary at the nearest point to the setting boundary shown on the aerial maps
The boundaries should only be referred to in relation to these specific photos, not survey information or building plans.There may be a visual distortion due to the angle of the aerial photography.
District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

Proposed Heritage Item
Proposed Heritage Setting
Heritage Item PC13 Submission
Existing Heritage Item
Existing Heritage Setting
Heritage Setting PC 13 Submission

Scale 1 : 871
Aerial photography captured in: 2018
Published On:6/04/2023

Appendix 1, Attachment 8 – 350 Riccarton Road Heritage Assessment

Council Submission on PC14

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 464
BUSH INN HOTEL AND SETTING – 350 RICCARTON ROAD, CHRISTCHURCH

PHOTOGRAPH: M.VAIR-PIOVA, 23/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Bush Inn Hotel has historical and social significance as one of the city's early hotels. The Upper Riccarton hotel was opened in 1865 by William Coles Webb who retained the license until 1905. Webb was a keen horseman, arriving from England in 1862 with a valuable collection of thoroughbreds in his charge, on behalf of Lancelot Walker of Four Peaks Station, South Canterbury. Webb originally leased the land from AR Creyke, establishing both the hotel and training stables at the rear of the building. A portion of the original Bush Inn hotel is extant at the rear of the present-day hotel. In its early years, it served as a pick up and drop off point for coaches travelling to and from the West Coast and Ellesmere.

Webb purchased the property in the early 1870s, selling the hotel and one hectare of land in 1904 to the brewers S Manning and Co. Webb retained three hectares of the site until his death in 1920. Manning and Co. leased the hotel to Paddy Burke whose company bought the remaining interest in the hotel in 1924. Burkes Caterers Ltd, which had become one of New Zealand's biggest and oldest catering businesses, was taken over by Lion Nathan in the late 1970s. In 1980 the Bush Inn was converted into a Cobb and Co restaurant, while in 2007 it became a Lone Star Cafe and Bar.

Over its history the hotel has seen a number of additions. The two-storey section close to the Waimairi Road / Riccarton Road corner was built during 1916-1918, while the wing extending the building along Waimairi Road dates from 1955. A separate single-storey building (also L-shaped) containing offices and a store was built at the rear of the hotel in 1957, only to be demolished in the 1980s.

In the late 1980s there were several new additions extending the Bush Inn Hotel frontage eastwards along Riccarton Road, one of which became the site of a TAB outlet in 1996. Following the 2010/2011 earthquakes, an area at the rear of the Waimairi Road wing was developed to allow for an expansion of the Lone Star Café and Bar.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Bush Inn Hotel has cultural significance for its association with the way of life of a number of different groups, having operated as a hotel since it was established in 1865. For 135 years there has been a restaurant and bar on this site that has served the local community. The building has cultural significance as a remnant of the coaching route between Christchurch and the West Coast and also as the bar frequented by the airmen from Wigram during their training for the aerial battles of World War II. It also became a favoured hotel for university students after the University of Canterbury moved to its current Ilam campus in the 1970s.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Bush Inn Hotel has architectural and aesthetic significance as a hotel complex that has developed since the 1860s. The oldest section of the hotel at the rear of the building is in a colonial style. It is two storeys in height, clad in rusticated weatherboards with small multi-paned sash windows on the first floor and lean-to extensions. The section of the building fronting Riccarton Road dates from 1916-18. It is this section that today defines the streetscape character of the hotel. It is a two-storey, hipped roof weatherboard building with a central cross gable above the main entrance. A single storey verandah runs the length of the building with a central half-timbered gable over the entrance and echoing the gable in the roof above. Single and paired sash windows alternate at both ground and first floor level.

Considerable changes were made to the building following World War II, including the demolition of the old racing stables which ended the historic connection with horses established by Webb. The single storey wing that returns down Waimari Road was added in 1955. This extension retains the hipped roof with cross-gabled entrance in the main façade. This wing is stuccoed with bay windows containing multi-paned glazing.

Although the architect of the Riccarton Road section remains unknown the style is typical of colonial and early 20th century timber hotels. The most significant heritage features of the interior of the building include the main entrance lobby, the staircase and main function room which features decorative plasterwork, timber panelling and an original fireplace with tiled surround. These features reflect the grandeur associated with the hotel in the early 20th century.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Bush Inn Hotel has technological and craftsmanship significance due to its 19th and early 20th century timber construction. The timberwork and plasterwork on the interior are notable due to the level of craftsmanship they display.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Bush Inn Hotel has contextual significance as one of the early colonial buildings that defined the central commercial precinct of Upper Riccarton during the 19th century. The hotel stands near a former saddlery building (c.1889) on the south side of Riccarton Road, which is also a listed heritage item. The building has landmark significance in the area due to its prominent corner site and colonial style.

The setting consists of the immediate area around the L-shaped hotel running along the corner frontages of Waimairi Road and Riccarton Road, consisting of an asphalted carpark and part of the vehicle lane off Riccarton Road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Bush Inn Hotel and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900. The original hotel on this site dated from the mid-1860s. A single section of this building remains, with the remainder of the building having been demolished and rebuilt from the 1910s onwards.

ASSESSMENT STATEMENT

The Bush Inn Hotel and setting has overall significance to the Christchurch District, including Banks Peninsula. The Bush Inn Hotel has historical and social significance, as there has been a hotel on this site since the mid-1860s. The Bush Inn also has cultural significance, having served many distinct groups since its establishment, including travellers taking the coach between Christchurch and the West Coast, airmen from the Wigram airbase, and the many locals and university students who have continued to patronise it to this day. It has architectural significance due to its colonial style with verandah, hipped roof with cross gable and weatherboard construction, and also technological and craftsmanship significance as it provides an example of timber construction methods in a commercial premises over several

decades. It derives its contextual significance from its landmark position at major intersection on Riccarton Road, and as a landmark building in the commercial precinct of Upper Riccarton. The Bush Inn Hotel also has archaeological significance in that the building predates 1900, and with its setting it has the potential to provide evidence of pre-1900 human activity on the site, in particular activity associated with the hospitality industry.

REFERENCES:

Christchurch City Council Heritage *Bush Inn – 340 Riccarton Road*

'Bars at Bush Inn Renovated. Cobb and Co restaurant to be added in New Year' *The Star* 17 December 1980.

REPORT DATED: 15 February 2015 Updated March 2023

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

Appendix 1, Attachment 9 – 20 Mona Vale Avenue HAM image

Council Submission on PC14

CCC Submission on PC 13 Heritage Items and Settings

Aerial Map Reference: **66**
Heritage Item Number: **384**
HeritageSetting Number: **224**

Heritage Item and Setting boundaries are a visual reference only as they have been captured against specific sets of aerial photography.
The outer boundary of the setting is deemed to follow:
a) the specific measurement(s) or description of the setting boundary where they are included on the aerial map; or if not specified, then;
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District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

Proposed Heritage Item
Proposed Heritage Setting
Heritage Item PC13 Submission
Existing Heritage Item
Existing Heritage Setting
Heritage Setting PC 13 Submission

Scale 1 : 842
Aerial photography captured in: 2018
Published On:6/04/2023

Appendix 1, Attachment 10 – 20 Mona Vale Avenue Heritage Assessment

Council Submission on PC14

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 384
DWELLING AND SETTING – 20 MONA VALE AVENUE, CHRISTCHURCH

PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2018

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

20 Mona Vale Avenue is of historical and social significance for its history of ownership and association with a phase of residential development in this area of the city. Through the nineteenth century, Christchurch developed to the north, south and east. However due to the siting of Hagley Park to the west of the city and the Deans' farm at lower Riccarton, little intensive development took place on the western side of the city. In 1896 John Deans subdivided a small area between what became Dean's Avenue and the northern railway close to the Riccarton Station, giving many of the new streets Scottish names. This subdivision filled gradually. Mona Vale Avenue, originally Station Street and Railway Terrace was part of this subdivision. In 1907, commercial traveller Sydney Cox and his wife Emily purchased the section at 20 Mona Vale Avenue from contractor David Martin and research to date suggests that the house was built at this time. The neighbourhood had a range of house types and sizes, and appears to have been socially mixed. In 1910 the property transferred to Jessie

Rose Foster, wife of Travis High Foster, accountant. In 1922 it transferred to Alice Mansell, wife of Walter Abbot Mansell. Travis Mansell took ownership in 1938 and is noted as being a retired Civil Servant. In 1941 the property transferred to Eric Batten, Bank Officer and Murad his wife, with Murad taking over ownership in 1951. In the 1980s owners included David John Owers a tunnel Foreman, and Ann Owers his wife. The house was restored in the late 20th century. In 2011 the property has granted consent for use as temporary office accommodation following the Canterbury earthquakes. In 2017/18 the house was moved forward on its site, with the rear of the section being subdivided in 2022 to allow for the construction of townhouses on the rear of the original section.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

20 Mona Vale Avenue has cultural significance as it demonstrates the style of living in this part of the city during the Edwardian period.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

20 Mona Vale Avenue has architectural and aesthetic significance as an example of an Edwardian return bay villa. The bay villa emerged as a popular house type in the late1880s, and by the early twentieth century was very popular in suburban development. The style reached its decorative peak in the decade leading into WWI, after which it was succeeded by the bungalow. 20 Mona Vale Avenue has many of the features common to elaborate late period villas, such as faceted bays, sash windows with leadlight top lights, decorative gables, bracketted eaves, and a stick-style verandah fringe. The interior is also decorative, with plaster ceiling roses and hall arch, and carved mantelpieces set with tiled registers. No architect has been identified; many villas were built by contractors assembling details from pattern books. The original chimneys were removed following the Canterbury earthquakes. In 2017 the house was repaired, restored, and moved forward on its site. The chimneys were reinstated with brick slip, and internal features including ceiling roses and fire-surrounds were restored and reinstated.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

20 Mona Vale Avenue has craftsmanship significance for its elaborate detailing, both inside and out - showing the skills of the plasterer, carpenter, joiner, and glazier. Interior features include decorative plaster ceiling roses, coloured decorative leadlight windows, tiled fireplaces with iron registers and timber mantlepieces.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

20 Mona Vale Avenue and setting are of some contextual value for the setting and location of the dwelling. The dwelling is located at the front of a relatively narrow sub-divided rectangular suburban section on Mona Vale Avenue, close to the Kilmarnock Street corner. The Northern Railway is across the street. The setting of the house consists of the immediate land parcel which is a sub-divided portion of the original property. The neighbourhood consists of a mix of early twentieth century dwellings and intensive modern developments. To the north of 20 Mona Vale Avenue a small Edwardian house remains fronting Kilmarnock Street; otherwise the house sits largely within a context of modern townhouses. At 40 Mona Vale Avenue is the Mona Vale Lodge, an ornate villa from the same period, part of the Mona Vale property.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

20 Mona Vale Avenue and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

ASSESSMENT STATEMENT

The villa and setting at 20 Mona Vale Avenue are of overall significance to the Christchurch District including Banks Peninsula. 20 Mona Vale Avenue is of historical and social significance for its history of ownership and association with a phase of residential development in this area of the city. The villa is a representative example of an early twentieth century villa and illustrates the residential intensification of Lower Riccarton. 20 Mona Vale Avenue has cultural significance as it demonstrates the style of living in this part of the city during the Edwardian period. 20 Mona Vale Avenue has architectural and aesthetic significance as an example of an Edwardian return bay villa. 20 Mona Vale Avenue has craftsmanship significance for its elaborate detailing, both inside and out - showing the skills of the plasterer, carpenter, joiner, and glazier. 20 Mona Vale Avenue and setting are of some contextual value for the setting and location of the dwelling. 20 Mona Vale Avenue and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

Christchurch City Council Heritage File Dwelling: 20 Mona Vale Avenue

REPORT DATED: 3 MARCH 2015 UPDATE MARCH 2023

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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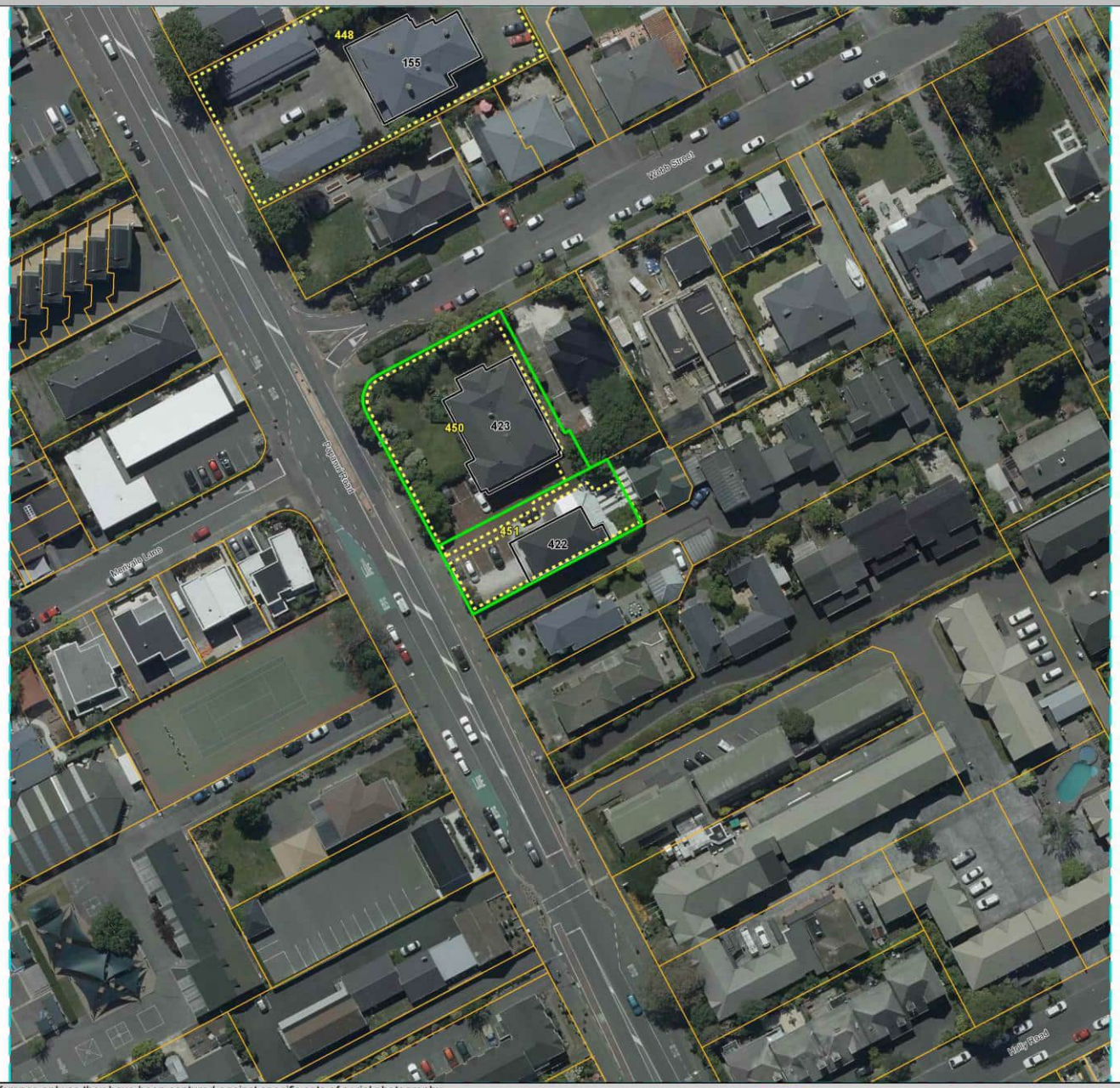
Appendix 1, Attachment 11 – 106 Papanui Road HAM image

Council Submission on PC14

CCC Submission on PC 13 Heritage Items and Settings

Aerial Map Reference: **113**
Heritage Item Number: **422**
HeritageSetting Number: **451**



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District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

Proposed Heritage Item
Proposed Heritage Setting
Heritage Item PC13 Submission
Existing Heritage Item
Existing Heritage Setting
Heritage Setting PC 13 Submission

Scale 1 : 843
Aerial photography captured in: 2018
Published On:6/04/2023

Appendix 1, Attachment 12 – 106 Papanui Road Heritage Assessment

Council Submission on PC14

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 422
FORMER DWELLING AND SETTING – 106 PAPANUI ROAD, CHRISTCHURCH

PHOTOGRAPH: M.VAIR-PIOVA, 17/12/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former dwelling at 106 Papanui Road has historical and social significance as the home built for one of New Zealand's leading painters, Louise Henderson, and her husband Hubert Henderson. Louise Sauze (1902-94) was born in Paris and trained as a designer before she met Hubert Henderson, a New Zealand graduate from Cambridge University. Hubert Henderson returned to New Zealand and in 1923 became assistant master of Christchurch Boys' High School. In 1925 Louise came to New Zealand as Hubert's wife and forged a career for herself as an artist. Louise taught design and embroidery at the Canterbury College School of Art as well as studying there herself. In 1931 she was awarded an honorary diploma in fine arts from the University of New Zealand. By this time she was exhibiting and working with other Canterbury artists including members of The Group. In 1933 Hubert and Louise built a house for themselves on Papanui Road, commissioning architect Heathcote Helmore for the design. The Hendersons remained in the house for six years, selling it in 1939. They then moved to Wellington and later Auckland with Louise

continuing to practice as an artist as well as an art teacher. In 1993, the year before her death, Henderson was made a DBE.

The former dwelling at 106 Papanui Road changed hands several times during the 20th century. Eileen Nutt owned the property from 1939-57, Margaret and Lilias Webster and Florence Hassell owned the property from 1964-78 and Hazel Von Sierakowki owned the property from 1978-97**.** In 1997 the property was purchased by Siegfried and Moira Lindlbauer who owned the neighbouring property, then known as the Charlotte Jane. The Lindbauers extensively renovated the dwelling and integrated it into their boutique accommodation business, enabling its subsequent use as a restaurant.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former dwelling at 106 Papanui Road has cultural significance because of its association with one of New Zealand's leading modernist painters, Louise Henderson, whose career spanned the mid-late 20th century. While living in Papanui Road Henderson was part of the Canterbury regionalist movement, exhibiting with other members of The Group and going on sketching trips with other Christchurch artists such as Rita Angus. At the same time she taught embroidery and design at the Canterbury College School of Art.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling at 106 Papanui Road has architectural and aesthetic significance as a Colonial Georgian Revival style house designed by well-known Christchurch architect Heathcote Helmore. It is a two-storey weatherboard building inspired by American Colonial Georgian Revival models. The elongated arched sash windows with curved headed shutters is an American device, also found in Cecil Wood's Bishopspark, built five year earlier. Helmore served his articles with Wood before travelling to England with Guy Cotterill and seeing examples of American Colonial architecture en route. In England Helmore worked for Sir Edwin Lutyens, the well-known Arts and Crafts architect, who at the time was designing Neo-Georgian buildings.

When Helmore and Cotterill returned to Christchurch they began to design houses that were Georgian Revival in style. The dwelling at 106 Papanui Road has a hipped roof with the fenestration providing the main detailing in the design. The windows are a mix of sash and casement windows with square and round-headed frames, and shutters on the ground and first floor round headed sashes. The multi-paned windows enliven the façade. In 1997 the interior walls were relined, the roof was replaced, two new guest bedroom suites were created upstairs, and a conservatory was added to the rear of the dwelling, although the exterior behind the conservatory remains intact. The space between the conservatory and a garage at the rear of the property was in turn filled in 2005 by the erection of a pergola to shelter outdoor diners and a wine cellar.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former dwelling at 106 Papanui Road has technological and craftsmanship significance due to its exterior timber construction dating from the 1930s.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former dwelling and setting at 106 Papanui Road has contextual significance, being used in common with the neighbouring dwelling Roseneath, which was originally Rangi Ruru. The original Henderson property has been subdivided with a house built at the rear of the section. The house is also part of a broader precinct of listed late 19th and early 20th century buildings that contribute to the historic residential character of Papanui Road. Several of these are in the Georgian Revival manner as that style gained in popularity during the 1920s and 1930s The dwellings at 102 and 100A Papanui Road, the two properties with street frontages immediately to the south of 106 Papanui Road, both fit into this category, the former being built in the 1930s and the latter in the 1940s, while other listed Colonial Georgian Revival buildings in Papanui are Long Cottage and Orana.

The setting of the property partially reflects the original property boundary. In addition to the former dwelling, the setting now largely consists of car parking and a vehicle accessway, with a paved area between the building and the neighbouring building at 110 Papanui Road which sits on the same title.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former dwelling and setting at 106 Papanui Road have archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The former dwelling and setting at 106 Papanui Road and its setting has overall significance to the Christchurch District, including Banks Peninsula. The former dwelling has historical and social significance as the former residence of the renowned artist Louise Henderson, a Canterbury artist who gained a national reputation. It has cultural significance as a demonstration of the way of life of a notable Canterbury painter and art educator during the 1930s. The former dwelling has architectural and aesthetic significance as a 1933 Colonial

Georgian Revival style house designed by well-known Christchurch architect Heathcote Helmore. It has technological and craftsmanship significance for the quality of its timber construction and detailing. The former dwelling and its setting have contextual significance as part of a broader group of Colonial Georgian Revival houses in Papanui Road and through its integration with the neighbouring dwelling at 110 Papanui Road as a boutique guest accommodation/restaurant business. The dwelling and setting at 106 Papanui also have archaeological significance for their potential to provide evidence of human activity prior to 1900.

REFERENCES:

Christchurch City Council Heritage files – *Former dwelling and setting, 106 Papanui Road*

http://www.teara.govt.nz/en/biographies/5h16/henderson-louise-etiennette-sidonie

REPORT DATED: 18 FEBRUARY 2015 Updated March 2023

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

Appendix 1, Attachment 13 – 110 Papanui Road HAM image

Council Submission on PC14

CCC Submission on PC 13 Heritage Items and Settings

Aerial Map Reference: **112**
Heritage Item Number: **423**
HeritageSetting Number: **450**

Heritage Item and Setting boundaries are a visual reference only as they have been captured against specific sets of aerial photography.
The outer boundary of the setting is deemed to follow:
a) the specific measurement(s) or description of the setting boundary where they are included on the aerial map; or if not specified, then;
b) the cadastral boundary at the nearest point to the setting boundary shown on the aerial maps
The boundaries should only be referred to in relation to these specific photos, not survey information or building plans.There may be a visual distortion due to the angle of the aerial photography.
District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

Proposed Heritage Item
Proposed Heritage Setting
Heritage Item PC13 Submission
Existing Heritage Item
Existing Heritage Setting
Heritage Setting PC 13 Submission

Scale 1 : 890
Aerial photography captured in: 2018
Published On:6/04/2023

Appendix 1, Attachment 14 – 110 Papanui Road Heritage Assessment

Council Submission on PC14

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 423
FORMER DWELLING/SCHOOL AND SETTING, FORMER RANGI RURU/ ROSENEATH HOUSE – 110 PAPANUI ROAD, CHRISTCHURCH

PHOTOGRAPH: M.VAIR-PIOVA, 2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Roseneath House has high historical and social significance as it was built to house a school established by the Gibson family that became, upon removal to this house, Rangi Ruru. The building was constructed in 1891 by Captain Gibson in order to house both his family and his daughters' private school, which dates to 1889. It was named Rangi Ruru by Paora Taki of Rapaki who knew Captain Gibson and on seeing the house under construction suggested the name, which generally translates as wide sky-shelter. The name of the building transferred with the school to Te Koraha its new, larger site in Merivale, in 1923.

The dwelling was then sold to the Hunt family who owned the property until 1963 when it was purchased, as Roseneath House, by the Maori Trustee for use as a Maori Affairs Hostel. It was transferred the following year to the Crown for the purposes of providing accommodation for young Maori women. In response to the increasing urbanisation of Maori in the post-war period hostels were established to accommodate young Maori moving to cities for educational or employment opportunities. Many of the young Maori women who lived at Roseneath House arrived in the city looking for work after the picking season in the Nelson

district had finished. Because the building had been built as a school for boarders and day girls it adapted well to this function. In 1995 it was transferred to Ngai Tahu Properties Ltd who sold it that same year to Siegfried and Moira Lindbauer. The Lindbauers restored the building and converted it into a boutique hotel before selling the property. Following the 2010/2011 Canterbury earthquakes, approval was given for the dwelling at 110 Papanui Road to be used as temporary accommodation for a medical practice. The property currently houses a beauty spa.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Roseneath House has high cultural significance for its association with Rangi Ruru School, and the Gibson sisters' contribution to the education of girls in the city. The building has significance in that it reflects the 19th century practice of building combined domestic residences and work places – a practice also found in relation to doctors' surgeries and shops. As a Maori hostel the building has cultural significance in that it reflects the role of the Department of Maori Affairs in facilitating the urbanisation of Maori after World War II. Roseneath House was an experiment in a form of hybrid hostel and flatting situation for its residents.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Roseneath House, constructed in 1891, has architectural and aesthetic significance as a large timber Italianate styled building. As it was built to house the Gibson family and the school they ran, it was well suited to its later use a hostel and a boutique hotel. The design is enlivened by projecting bay windows on the ground floor and a series of arched windows on the first floor ranging from single windows to pairs and sets of three and four. A photograph published in the local history of St Albans, shows the dwelling with a return veranda that has since been removed. The designer of the dwelling is currently unknown.

Alterations to the dwelling in c.1995 included the removal of some 1920s additions on the south side of the building and the extension of the east elevation to provide enlarged guest accommodation in what had been a porch. Christchurch architects Sheppard & Rout designed the new work and at the same time restoration of some of the original windows and fire surrounds was undertaken.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The building has technological and craftsmanship value for its construction methods and materials and its detailing. The former dwelling retains much of the original native timber used in its construction, including kauri doors and wardrobes and rimu flooring.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Roseneath House and its setting has high contextual significance as one of a group of large historic houses that contributes to the historic residential character of Papanui Road. Te Wepu (1882) over Webb Street and Acland House (c.1893) remain as part of this group in the immediate vicinity. The building is distinctive for its scale, corner site and architectural style. The building stands close to the roadway on both its Papanui Road and Webb Street frontages giving it landmark significance within the streetscape. Today the setting consists of the listed building with a garden setting to the north-west aspect of the house and a paved area to the south. The former dwelling sits on a shared title with the neighbouring property however the setting reflects the original property prior to integration with 106 Papanui Road.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Roseneath House and its setting have archaeological significance because of the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site, possibly including that which occurred prior to 1900.

ASSESSMENT STATEMENT

The former dwelling known as Roseneath House and its setting has overall heritage significance to Christchurch, including Banks Peninsula. Roseneath House has high historical and social significance for its association with Rangi Ruru School until 1923 and its use as a young Maori women's hostel by the Department of Maori Affairs. The building has high cultural significance due to its contribution to the education of girls in the city and as a hostel during the period of Maori urbanisation. Roseneath House has architectural and aesthetic significance as a large timber Italianate style building, and the former dwelling and its setting has high contextual significance as one of a group of large residential buildings of a similar age that remain extant along Papanui Road; its scale and location on a prominent corner in Merivale all contribute to its landmark status in the area. Roseneath House and its setting have archaeological significance in view of the date at which development first occurred on this property.

REFERENCES:

Christchurch City Council Heritage files *4 Webb Street/110 Papanui Road, Roseneath House*
http://www.teara.govt.nz/en/maori-housing-te-noho-whare/page-3

St Albans from Swamp to Suburbs – An Informal History (Christchurch, 1989)
Megan C Woods 'Integrating the Nation: Gendering Maori Urbanisation and Integration, 1942-1969' PhD thesis, University of Canterbury, 2002.

REPORT DATED: 6 MARCH, 2015 **REPORT UPDATED APRIL 2023**

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

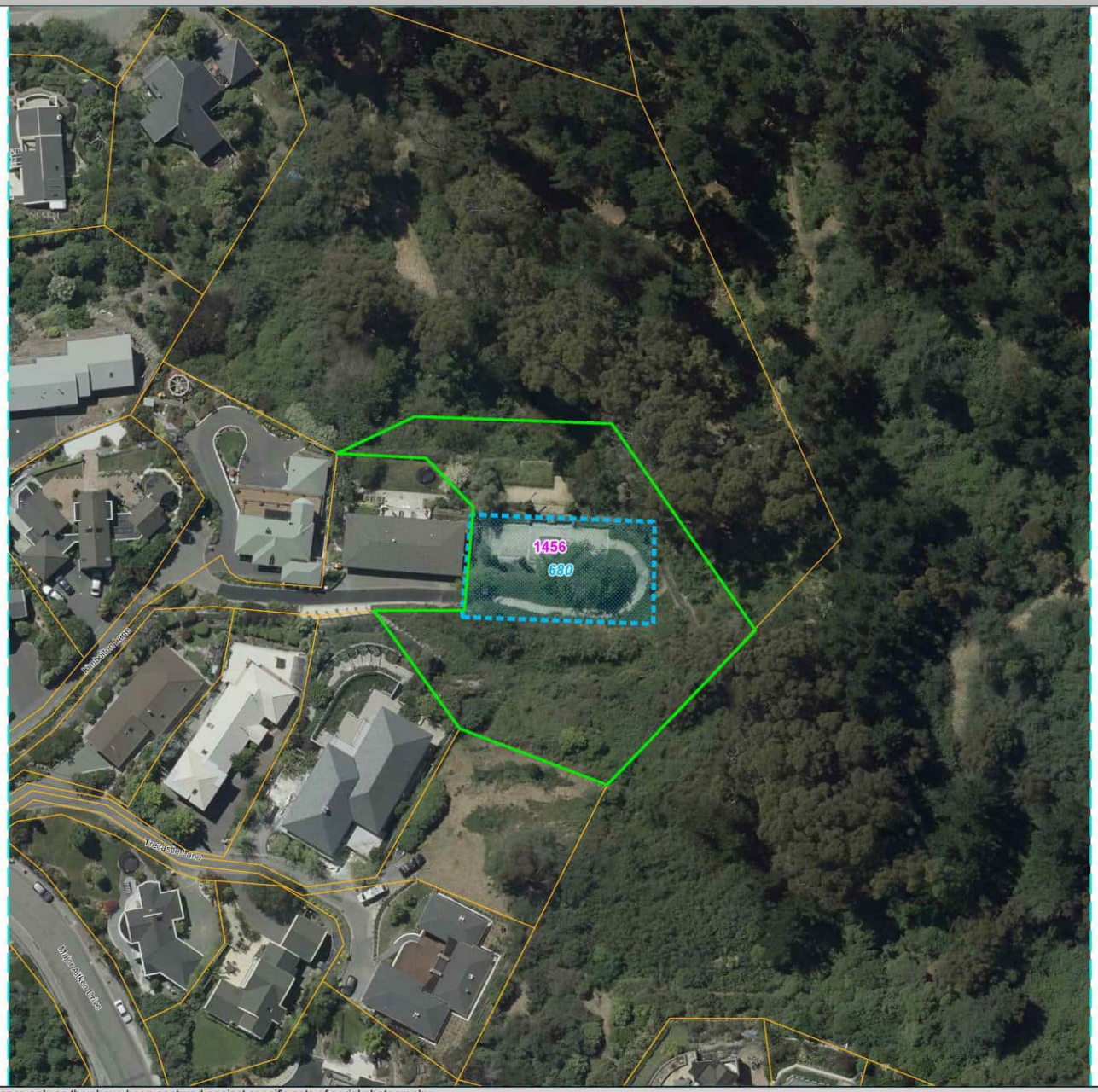
PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

Appendix 1, Attachment 15 – 29 Major Aitken Drive HAM image

Council Submission on PC14

CCC Submission on PC 13 Heritage Items and Settings

Aerial Map Reference: **858**
Heritage Item Number: **1456**
HeritageSetting Number: **680**



Heritage Item and Setting boundaries are a visual reference only as they have been captured against specific sets of aerial photography.
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a) the specific measurement(s) or description of the setting boundary where they are included on the aerial map; or if not specified, then;
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The boundaries should only be referred to in relation to these specific photos, not survey information or building plans.There may be a visual distortion due to the angle of the aerial photography.
District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act.

Proposed Heritage Item
Proposed Heritage Setting
Heritage Item PC13 Submission
Existing Heritage Item
Existing Heritage Setting
Heritage Setting PC 13 Submission

Scale 1 : 799
Aerial photography captured in: 2018
Published On:6/04/2023

Appendix 1, Attachment 16 – 29 Major Aitken Drive Heritage Assessment

Council Submission on PC14

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1456

FORMER CASHMERE SANATORIUM OPEN AIR SHELTER AND SETTING - 29 MAJOR AITKEN DRIVE, CHRISTCHURCH

PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Former Cashmere Sanatorium Open Air Shelter and setting are of high historical and social significance for their association with the Cashmere Sanatorium, which was opened in 1910 to care for patients with pulmonary tuberculosis (TB). The disease had a significant impact on the Canterbury community, and approximately 10,000 patients were treated there between 1910 and 1960. The building is also associated with the medical professionals who worked and resided there, including the first doctor - Dr George Blackmore and medical officers, nurses and porters (orderlies).

In the late 19th century the disease was a major killer in New Zealand. Sanatoria were set up around the country from the turn of the century to provide specialist care. (Te Ara) The Cashmere Sanatorium was the first to be opened in the South Island. The disease peaked during WWII with 2603 cases recorded in 1943. Control measures were legislated in the Tuberculosis Act of 1948.

Although Nurse Sibylla Maude had initially established a tent based tuberculosis sanatorium in Wainoni in the early years of the twentieth century, the disease was deadly and prevalent enough to

warrant the need for a permanent facility in Christchurch. There were 506 cases and 160 deaths noted in Canterbury in 1907 (Bennett). Large numbers of people caught the disease. Before the 1960s the main form of treatment was rest and exposure to sunlight and fresh air. The Cashmere Sanatorium was established with assistance from fundraising, and 12 acres of land donated for the purpose by the Cracroft Wilson estate. The foundation stone for the main building was laid in 1907 by the Acting Prime Minister the Hon. W. Hall-Jones. The North Canterbury Hospital Board took over the 35 bed hospital before it opened in 1910. The sanatorium was initially managed by Dr. George Blackmore, who lived in a grand brick house situated on the hillside below the main building.

Coronation Hospital (for advanced cases of TB) opened on the same site in 1914 and a Military Sanatorium was built in 1918 to care from WWI returned servicemen with the disease. All of these institutions came to be known collectively as Coronation Hospital. The part of the complex where the shelters were situated became known as the Middle Sanatorium. Upon its opening, there were 31 beds, with 27 of these located in the shelters on the hillside. To the north and west of the main block, and to the east towards a gully, flat terraces were excavated for the shelters. Over the years more terraces were formed, lower down the slopes, to site more shelters. The shelters were set side by side in rows along the terraces. A few special shelters could be rotated to catch the sun. By 1917 there were 85 beds in the shelters ('Up the Hill', Canterbury Area. Health Board). Governor-General Lord Bledisloe and Lady Bledisloe visited the Sanatorium in 1930, and Lord Bledisloe was reported as being very impressed with the shelters. https://www.stuff.co.nz/the-press/christchurch-life/124587082/1930-a-visit-to-the-sanatorium

As medical care improved and cases of the disease reduced from the 1950s, along with recovery time from the disease, Coronation Hospital changed focus to care for the elderly over time. The last TB patient left the hospital in 1960 – fifty years after the hospital opened to patients. The shelters stood empty at this time, and most were relocated off site. The elderly persons facilities were closed in 1991 and the remaining sanatorium buildings were demolished in 1993 to make way for a new housing development (Broadoaks). At this time Fulton Hogan donated the last remaining shelter to the City Council, which was relocated to Council reserve land in Coronation Reserve in the late 1990s. Street and place names in the area reflect the past history of the site (eg Coronation Reserve, Major Aitken Drive).

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Former Cashmere Sanatorium Open Air Shelter and setting are of high cultural significance as they reflect the way of life of patients at the sanatorium – isolated, with only the basic needs met. The site of the former sanatorium complex reflects the provision of care for members of society who are unwell, and the needs of particular groups such as returned servicemen and children. The sanatorium complex was largely avoided by the general public, to the extent that people were unwilling to build houses nearby, or send their children to play with the doctor's children, for fear of catching the disease. (Christchurch City Libraries). Although the sanatorium was seen by the general public as a place of death and despair, Dr Blackmore was adamant that the sanatorium would be 'an atmosphere of cheerfulness and hope'. Despite his stern and reserved demeanour, he cared strongly for his patients, and was an advocate for their right to return to society as contributing members,

not outcasts. At a time when there was no proven cure for tuberculosis, hope was all the patients had. Former patients struggled to reintegrate into society and employment due to the stigma of beliefs around the disease at the time. The longest resident patient stayed for 21 years. The last patient to recover was discharged in 1960. Following this, the open air shelters where the patients had lived were removed and many found a new purpose as garden sheds or sleep outs in the backyards of Christchurch. (Christchurch City Libraries). Various charitable bodies were set up to support the more personal needs of patients and their families.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Former Cashmere Sanatorium Open Air Shelter and setting are of architectural and aesthetic significance for the design of the shelter (possibly by architect Samuel Hurst Seager) which reflects medical treatments of the period and it is the last remaining shelter on the original Sanatorium site.

The Isolation Unit building or shelter is approximately 9 metres squared with three sliding glazed doors which enabled the structure to be open on three sides to provide the fresh air considered necessary at the time for treatment of tuberculosis. The shelter is of weatherboard construction with a corrugated iron roof. The windows have been replaced with perspex. The shelter is lined in timber board and batten. The isolation units were oriented towards the sun and away from cold easterly and southerly winds. The original scheme sketch for the complex was designed by well-known Christchurch architect Samuel Hurst Segar. Terraces and retaining walls were built enabling the units to be constructed on timber skids for flexibility of siting. The single units had a single standard hospital metal bed, a bedside locker, wardrobe, chair, and a privacy curtain on rails. The units were supplied with overhead electricity for lighting and heating. Ablutions were performed in separate buildings. Fences divided male and female areas of the facility. The units were a mix of one and two bed capacity. Windows are six paned and top hung, cladding is vertical timber tongue and groove, doors are nine pane sliding doors. Windows originally had a mix of clear and obscure glazing.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the extent of heritage fabric that remains throughout. Interior features include the layout and space, structure and linings, fixtures, hardware, materials and finishes.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Former Cashmere Sanatorium Open Air Shelter and setting are of technological and craftsmanship significance for the construction materials and methods of the shelter. The shelters were a specific rather than standard design in terms of the particular requirements for patients. This included the windows, ability to be relocated easily, and in terms of the sliding door mechanisms.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Former Cashmere Sanatorium Open Air Shelter and setting are of high contextual significance for their location in the Coronation Reserve which contains mature trees and plantings. Dr Blackmore took an interest in tree planting and encouraged a wide variety of specimen and plantation trees on the site. The shelter is located near its original site. It sits on a gravelled terrace, one of the four terraces constructed for the sanatorium at this location. To the north-west and east of the shelter are sets of steps that run between the terraces. The broader residential area still contains evidence of the former Sanatorium complex in landscaping features in the form of concrete terraces. These would have housed similar shelters. The location of the sanatorium provided a remote rural setting, which responded to how contagious the disease was, as well as providing the fresh air and sunshine considered necessary for patients' recovery.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Former Cashmere Sanatorium Open Air Shelter and setting are of archaeological significance for their potential to provide evidence of human activity, particularly that related to provision of healthcare from 1910.

ASSESSMENT STATEMENT

The Former Cashmere Sanatorium Open Air Shelter and setting, including the interior, is of overall Significance to Christchurch and Banks Peninsula.

The Former Cashmere Sanatorium Open Air Shelter and setting are of high historical and social significance for their association with the Cashmere Sanatorium, which was opened in 1910 to care for patients with pulmonary tuberculosis (TB). The Former Cashmere Sanatorium Open Air Shelter and setting are of high cultural significance as they reflect the way of life of patients at the sanatorium. The Former Cashmere Sanatorium Open Air Shelter and setting are of architectural and aesthetic significance for the design of the shelter (possibly by architect Samuel Hurst Seager) which reflects medical treatments of the period and it is the last remaining shelter on the original Sanatorium site. The Former Cashmere Sanatorium Open Air Shelter and setting are of technological and craftsmanship significance for the construction materials and methods of the shelter. The Former Cashmere Sanatorium Open Air Shelter and setting are of high contextual significance for their location in the Coronation reserve. The Former Cashmere Sanatorium Open Air Shelter and setting are of archaeological significance for their potential to provide evidence of human activity, particularly that related to provision of healthcare from 1910.

REFERENCES:

Christchurch City Council Heritage Files; HNZPT Nomination form, Cashmere Sanatorium Open Air Shelter (former); Canterbury Maps Historical website; Te Ara 'Spas, Sanatoriums and surgery' Spas, sanatoriums and surgery – Te Ara Encyclopedia of New Zealand; Cashmere Sanatorium (Now Coronation Hospital) 1906-1964, F.O. Bennett; The Hill of Hope – Cashmere Sanatorium https://my.christchurchcitylibraries.com/blogs/post/the-hill-of-hope-cashmere-sanatorium/ ; Up the Hill. Cashmere Sanatorium and Coronation Hospital 1910-1991, Canterbury Area Health Board, 1993.

REPORT DATED: JUNE 2022

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

Appendix 1, Attachment 17 – Revised RHA6 Contributions Map (Appendix 9.3.7.8.5)

Council Submission on PC14

Appendix 9.3.7.8.5 - Inner City West Residential Heritage Area

N

Key

- Proposed Residential Heritage Area
- Contributory
- Defining
- Intrusive
- Neutral

DP Heritage Area Contribution CCC Submission

- Contributory
- Intrusive

SCALE 1:3200

GIS & Analytics Team
Christchurch City Council

Heritage_PC_Contribution.gws
Date: 19/04/2023

Appendix 9.3.7.8.5

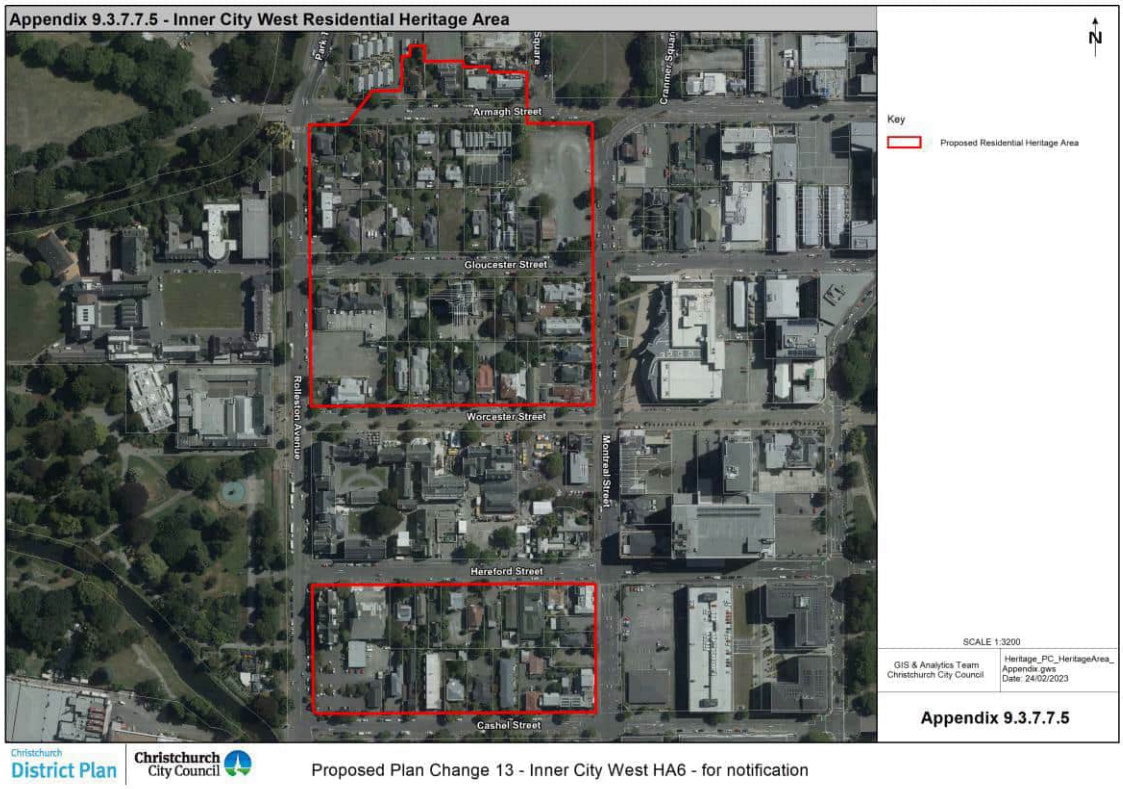
Appendix 1, Attachment 18 – Revised RHA6 Overall Report

Council Submission on PC14

CHRISTCHURCH DISTRICT PLAN

INNER-CITY WEST RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Please refer to the District Plan for the most up to date mapping for the area.

The Inner-City West Residential Heritage Area encompasses the city blocks from the northern side of Cashel Street to the northern side of Armagh Street, between Rolleston Avenue and Montreal Street, with the exception of the Arts Centre block, which is excluded from the HA.

Summary of Current Heritage Protection and Recognition

Heritage New Zealand Pouhere Taonga lists ten houses within the heritage area: 17 and 25 Armagh Street, 2 and 38-42 Gloucester Street, 15, 17, 21 and 23 Worcester Street, 279 Montreal Street and 23/25/25A Cashel Street. The same buildings are also individually scheduled items in the Christchurch District Plan, as are 4 & 32 Armagh Street, 311 Montreal Street and 5 Worcester Street.

Notable trees listed in the Christchurch City Plan are: Southern Magnolias at 273 Montreal Street (T953) and 15 Worcester Street (T1182); a Totara (T1179), a Red Twigged Lime (T1180) and a Copper Beech (T1181) at 2 Worcester Street; a Common Lime (T12) and Variegated Sycamore (T13) at 32 Armagh Street; and a Common Lime at 22 Cashel Street (T481).

Christchurch District Plan Zoning

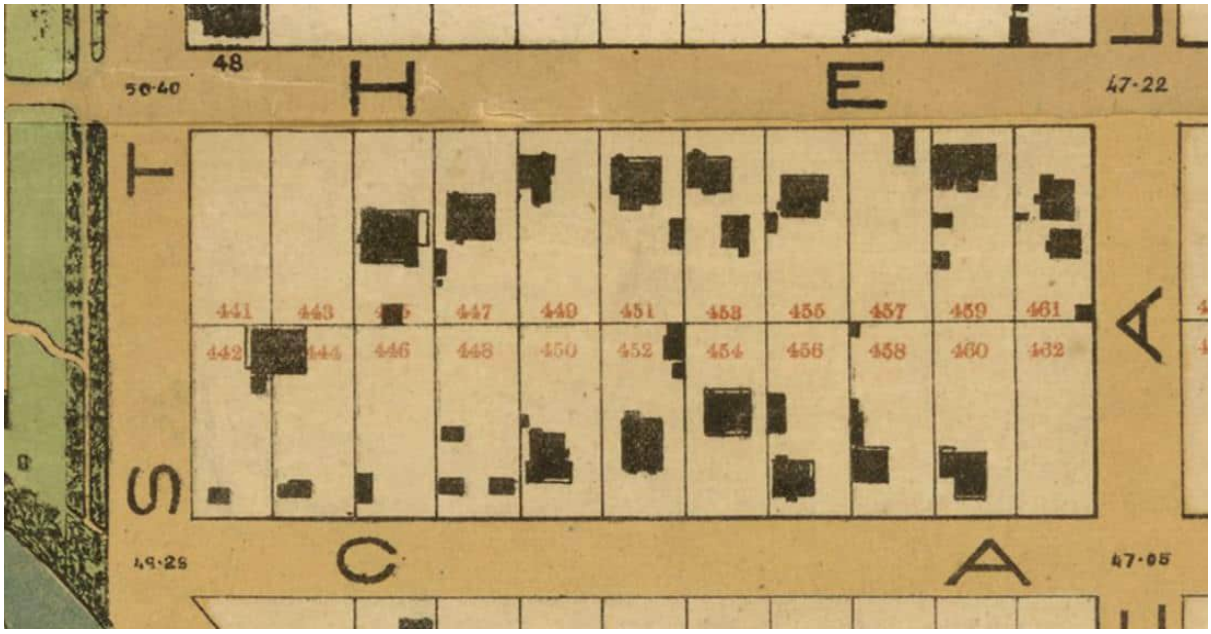
The HA is variously zoned Residential Central City, Special Purpose (School) and Residential Guest Accommodation in the Christchurch District Plan.

Summary of Heritage Values

This HA comprises 75 properties, the buildings on some of which date from the early years of Christchurch's colonial development. The area embodies historic, architectural and contextual values relating to its central city location, underlying development pattern and proximity to major cultural and educational facilities, which include Canterbury Museum, Christ's College, the Botanic Gardens and the Arts Centre of Christchurch (formerly the University of Canterbury).

The area occupies the central western sector of the inner-city, whose linear geometry is divided roughly in half by the path of the Ōtākaro (Avon River). Puāri, a major and long-standing Waitaha and Ngai Tahu kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place), was located to the north-east of the area (HNZPT Wahi Tapu, list entry # 7607). Following the colonial survey of Christchurch in 1850, a limited amount of development had occurred on all the blocks within the HA by the early 1860s. By 1877 only the block bounded by Gloucester and Worcester Streets and some lots on the north side of Gloucester Street remained largely undeveloped. New builds and the replacement of earlier dwellings in the late 19th and early 20th centuries created a notable collection of houses whose designs reflect the taste and social standing of their owners. These houses tended to be two-storeyed; their size likely encouraging, from the late 19th century, their conversion to boarding houses, signalled the attraction of the area for city workers and visitors. The work of noted local architects, including Samuel Hurst Seager, the England Brothers, Joseph Maddison, Cecil Wood, Colin Lamb, Wilfred Lawry, and, more recently, Peter Beaven can all be found in the area.

In comparison with other residential areas within close proximity to the city centre, the Inner-City West Residential HA retains a high degree of historic authenticity. Over the years, the area has been home to academics, musicians, artists and well-known Canterbury identities. Although many of the larger dwellings have been converted into apartments, flats and commercial premises, the residential character of the area has been maintained.



Detail from TS Lambert's 1877 Christchurch map; showing Hereford/Cashel block. ATLMAPS ATL-Acc-3158.

History of Subdivision and Development

The four blocks between Rolleston Avenue and Montreal Street in the west and east respectively and from Cashel Street in the south to Armagh Street in the north, were mapped in the colonial survey of Christchurch in 1850. The blocks were all divided into equally sized town sections which were offered for sale from the start of European settlement.

Canterbury College, which in 1958 became the University of Canterbury and is now the Arts Centre of Christchurch, was established at the western end of the block bounded by Hereford and Worcester Streets in the 1870s. The university gradually extended east to occupy the entire block, with all but one of the few earlier houses built on the eastern part of the block being removed.

The block between Worcester and Gloucester Streets was part of the large land holdings which the Canterbury Association allocated to the Anglican Church Property Trustees as part of the endowment supporting the establishment of churches and schools in the city. It passed from the Church Property Trustees to the Rev John Raven, who was one of the trustees, in 1863. When Raven returned to England in 1875 the entire block was still largely undeveloped; it was thus known as 'Raven's Paddock'.

The block was resurveyed by Raven's executors in 1882, however the plan was not approved until 1891. The sections of this subdivision (see DP 1003) were steadily sold off through the 1890s and the first decade of the 20th century. The original houses on this block were, like the majority of the houses on the blocks between Cashel and Hereford Streets and Gloucester and Armagh Streets, more substantial homes belonging to wealthy owners. The HA is therefore characterised by houses, and some flats, that date from 1860s through to World War I.

Although the area was separated from the original centre of the city (Market and Cathedral Squares and High Street) by the Ōtākaro Avon River, the early construction of both pedestrian and vehicular bridges made it readily accessible to other parts of the city. Consequently, from the city's earliest years important institutions and facilities became established on land adjoining the three blocks of the HA. Christ's College moved to its Rolleston Avenue site in 1857. The Botanic Gardens, also on Rolleston Avenue, date from 1864 and the Canterbury Museum occupied its first building on its present site in 1869. The only institutional buildings which were built on the three blocks of the HA were Christchurch Girl's High School, which moved to its site facing Cranmer Square in the 1880s, and the accommodation block of College House, at the western end of the block between Hereford and Cashel Streets.

The proximity of all of these institutions had an influence on the area's development as the 20th century advanced; an area of single-family homes gradually taking on a more diverse character as boarding houses and flats became part of the mix. In the years after World War II, before its protracted move to the new Ilam campus, the University of Canterbury (formerly Canterbury College) took over a number of houses, especially in the block between Hereford and Cashel Streets and on the south side of Cashel Street. Earlier, a College-related institution, the men's hall of residence known as Rolleston House, took over a number of houses at the western end of the block between Worcester and Gloucester Streets. Christ's College began buying houses in the northern two blocks of the HA immediately after World War I and a number of these properties remain in College ownership.

Corner of Rolleston Avenue and Armagh Street, 14 September 1921. 1/1-03801-F, Alexander Turnbull Library, Wellington.

At mid-century, the residential character of the area was changing as it lost favour with professional families. Two parallel developments increased residential density and saw the socio-economic profiles of those living in the area change. Boarding houses had been operating within the HA since the mid-1880s but between the world wars several purpose-built apartment buildings were constructed. At the same time a considerable number of large, single-family homes were converted into flats, notably those which came into the hands of members of the Clifford family.

The character of the area again changed as a result of zoning changes introduced in 1962. The intention of these changes was to encourage the establishment of educational and cultural institutions, rather than commercial enterprises, and allow the introduction of medium- to high-density residential development in the area. Through successive zoning and other town-planning changes, these objectives have remained the goal of public policy for the area.

With the departure of the University for Ilam in the early 1970s, the houses which it had occupied were now able to be used for other purposes. Some reverted to being residences while others were taken over by other institutions or, in some cases, commercial enterprises. The Young Men's Christian Association took over the buildings that had been occupied by College House and the Youth Hostel Association leased one of the larger houses that had been part of Rolleston House.

Since the 1970s, the presence of the Arts Centre, which took over the University's town site, has influenced the socio-economic profile of the area. The construction of the YMCA and Gloucester Tower apartment buildings in the early 1990s appeared to signal a new era of residential intensification, but they remain the only high-rises in the area.

After the February 2011 earthquake, the heritage area was located within Zone 1 of the inner-city cordon, to which residents and businesses owners gained access in early March.

While repairs were required in some instances demolitions were few. Today residential uses have largely been maintained within the area, although a number of houses are now owned and occupied by Christ's College and the University of Otago's medical school.

Joan Woodward Collection. Montreal Street houses, 1985. Canterbury Museum.

Historic Names and Uses

The names of the streets running through or bordering the HA, with the exception of Rolleston Avenue, all date from the original 1850 survey of Christchurch.

Armagh Street is named for the Anglican bishopric of Armagh in what is now Northern Ireland and Cashel Street is similarly named for a bishopric in (southern) Ireland. Likewise Gloucester, Hereford and Worcester Streets are named for cathedral towns in the west of England.

Park Terrace and Rolleston Avenue were a continuation of Antigua Street in the original survey of Christchurch. The stretch of Antigua Street from Cambridge Terrace to the Armagh Street corner acquired the name Rolleston Avenue when the city's 'four avenues' were renamed in the early 20th century after Canterbury's four provincial superintendents.

The name Rolleston was apt because William Rolleston, the last provincial superintendent, was deeply interested in education and important educational institutions were located on that stretch of road. Rolleston Avenue was at times referred to as the "West Belt" in conformity with the original names of the three other avenues.

Distinctive Physical Characteristics

- The Botanic Gardens, along with the buildings of Christ's College and Canterbury Museum, form a distinct physical boundary along the western side of the HA.

- Canterbury Museum, the Arts Centre of Christchurch and the Christchurch Art Gallery are landmarks in Christchurch and located on the periphery of the HA.

- A variety of house styles are present dating from the 1860s to the early 21st century. Many large houses, once owned by affluent Christchurch families, have been turned into apartments or commercial premises, some relating to the educational institutions in the area.

- Materials used on buildings vary; brick and timber are both present.

- Many of the sites still contain areas of open space with mature trees, however some of these areas are being eroded by car parking.

- The relationship between the residential buildings and the pedestrian environment of the street is recognised through the prevalence of the pedestrian gates and way in which buildings show their 'face' to the street.

The Significance of the Area to the Heritage of Christchurch

The historic heritage significance of this area lies in its **historical and social** value as a place that developed as colonial Christchurch grew and was home to members of the middle class before transitioning to rental and visitor accommodation. **Cultural** values are associated with the way of life of the area's former residents. The diversity of architectural styles, particularly those in vogue in the late 19th and early 20th centuries, contributes to the area's **architectural and aesthetic** values. The **craftsmanship** value of the houses is generally typical of the period in which they were built. The area has **contextual** values through its relationship to the surrounding open space and educational and institutional precincts. **Archaeological** values may be present in the area due to its age, pattern of development and use.

Historical/Social

A relatively large number of substantial houses dating from the 19th and early 20th century survive in this inner-city HA. The area is also distinctive because of the interaction and inter-relationship between residential functions and the various institutions, past and present, which have existed in the wider area and are integral to the heritage of the HA.

Through the first half of the 20th century, some of the area's middle-class families migrated to newer residential areas away from the central city. This released houses to allow them to be used for institutional or commercial purposes. Others were converted into cheap flats to meet the accommodation needs of students and city workers.

In the period between the wars and particularly through the 1920s and 1930s, several two-storeyed blocks of flats were constructed, reflecting an important change in the residential preferences of some Christchurch residents.

In the second half of the 20th century, changes to zoning and town-planning regulations allowed for a greater institutional focus in the area, along with medium to high density residential living. This led to the construction of a number of townhouse developments, including the only high-rise building in the area, the Gloucester apartment building.

The area also has historical importance as home to a number of individuals who played an important role in local, regional and national affairs. Charles Upham, (1908-1994) a New Zealand war hero who was awarded the Victoria Cross twice during WWII, lived within the HA as a child and adult. At least two significant figures in the musical community, pianist Ernest Charles Empson (1880-1970) and organist Alfred Bunz, lived in the area. Several of the houses were occupied at different times, for shorter or longer periods, by staff of Canterbury College, later the University of Canterbury. Street directories also reveal that

the clergy of several different denominations or religions including the city's rabbi have, at different times, lived in the HA.

View of Hereford looking west from the intersection of Montreal Street. Dr A McEwan.

Cultural/Spiritual

The HA derives its cultural value from the association that many of the houses in the area had and have with the cultural and educational institutions that were or are located in the area. In particular, these include Canterbury College, now the Arts Centre of Christchurch, and Christ's College. College House, later Christchurch College, was the city's only theological college, which contributed to the city's religious life. The way of life of local residents, and their contribution to the educational and cultural life of the city in particular, is part of its cultural value.

Architectural/Aesthetic

The houses in the HA have architectural and aesthetic value related to their style, which provides a visual chronology of middle-class residential development in the area from the later 19th century until the present day. Almost half of the houses in the area are Italianate, villa or English Domestic Revival in style; two apartment buildings in the Art Deco/Moderne style attest to changing tastes and ways of inner-city living in the later 1930s. A number of dwellings were designed by noted local architects including Samuel Hurst Seager, Joseph Maddison, the England brothers and Cecil Wood. Other architects to have designed buildings in the area include W. Melville Lawry, Colin Lamb, Peter Beaven and Alun Wilkie.

Although some have been altered to meet higher density residential requirements, or converted for use as professional rooms, many of the historic houses and apartments in the area have retained a high level of external authenticity.

Former Townend cottage, 325 Montreal Street, c.1875. Dr A McEwan.

Technological / Craftsmanship

The craftsmanship of the houses in this area is generally typical of the period in which they were built. Trade skills relating to timber construction are particularly evident in the detailing of verandas, eaves and fenestration. The majority of the houses in the area are constructed from timber, for framing and weatherboard cladding, and corrugated metal; these being the conventional materials of New Zealand housing since the beginning of colonial settlement.

Contextual

The contextual value of the HA arises from the development pattern created by the placement of its historic housing, which is predominantly two-storeyed, on lots that often extend to the mid-line of the block. Mature trees and vegetation, pedestrian gates and boundary fencing complement the appearance of the buildings that have retained a residential use. The tramline running along Worcester Boulevard creates a distinctive foreground for the residential buildings that extend along the northern boundary of that street. Street trees enhance the residential character of Armagh and Cashel Streets and the visual prominence of the houses adjacent to the Christchurch Art Gallery in Montreal Street adjacent is especially notable.

Archaeological

As development has occurred in the area since the mid-19th century, the HA has potential archaeological values relating to its pre-1900 residential use and occupation.

Principal References

Christchurch City Libraries 'Christchurch Street and Place Names'; available online.

Gordon Slatter *The Story of Rolleston House 1919-1974* (Pegasus, 1977)

GL Clark *Rolleston Avenue and Park Terrace Christchurch* (1979)

John Cookson & Graeme Dunstall (eds) *Southern Capital Christchurch – Towards a City Biography 1850-2000* (CUP, 2000)

John Wilson et al *Christchurch Contextual Historical Overview* (CCC, June 2005)

Rodney Wells & Don Hamilton *The Buildings of Christ's College 1850-1990* (Caxton, 1991)

Te Runanga o Ngāi Tahu *Kā Huru Manu* available at https://www.kahurumanu.co.nz/atlas

REPORT COMPLETED 29 August 2021

AUTHOR Dr Ann McEwan / Heritage Consultancy Services

Aerial view of Christchurch City, 1940. ATL.

Schedule of Individual Items to be included in the HA

Name of Building / Structure / Site	*Address*	*HNZPT List Entry*	*Contribution to Heritage Area*
former Wigram house service wing	Armagh Street frontage (2,4,8 Park Terrace)	No	Defining
House	1 Armagh Street	No	Contributory
Former Jones house / Rolleston House	4 Armagh Street / 64 Rolleston Avenue]	No	Defining
House	6 Armagh Street	No	Defining
Townhouses	14 Armagh Street [units 1-4]	No	Neutral
House	16 Armagh Street	No	Defining
'Inveresk', former Anderson house	17 Armagh Street	Yes List entry # 3117	Defining [Scheduled item #34]
Townhouses	20 Armagh Street	No	Neutral
House	21 Armagh Street	No	Neutral
Townhouses	22 Armagh Street	No	Neutral
'Red House'	25 Armagh Street	Yes List entry # 3703	Defining [Scheduled item #35]
Townhouses	28 Armagh Street	No	Contributory
Townhouses	30 Armagh Street	No	Neutral
Vacant lot	32 Armagh Street	No	Intrusive
Former house	7 Cashel Street	No	Defining
former Sir George Harper residence / Flats	11 Cashel Street	No	Defining
Townhouses	15 Cashel Street	No	Neutral
College Court Flats	19 Cashel Street	No	Defining
'Tait House'	23, 25, 25A Cashel Street	Yes List entry # 9997	Defining [Scheduled item #326]
Visitor accommodation	27 Cashel Street	No	Defining
Cashel Flats	31 Cashel Street	No	Defining
Former Knight/Jones house	33 Cashel Street	No	Defining
Ronald McDonald House	37-43 Cashel Street	No	Intrusive
Former Bennett house / Rolleston House	2 Gloucester Street	Yes	Defining

		List entry # 3729	[Scheduled item #216]
Condell's and Corfe dayboy houses and staff accommodation	4-8 Gloucester Street	No	Contributory
'Somes House' school house	7 Gloucester Street	No	Defining
Vacant lot	9 Gloucester Street	No	Intrusive
House	13 Gloucester Street	No	Defining
Former house	14 Gloucester Street	No	Defining
House	18 Gloucester Street	No	Defining
House	19 Gloucester Street	No	Contributory
Vacant lot	21 Gloucester Street	No	Intrusive
'The Gloucester' apartment building	28 Gloucester Street	No	Intrusive
House	25 & 1/25 Gloucester Street	No	Defining
Former Beaven house	29 Gloucester Street	No	Defining
Townhouses	31 Gloucester Street	No	Contributory
Former Macdonald/Upham house	30/32 Gloucester Street	No	Defining
'Gloucester House'	33 Gloucester Street	No	Defining
Former house	34 Gloucester Street	No	Contributory
'Orari', former MacDonald house	38-42 Gloucester Street	Yes List entry # 3712	Defining [Scheduled item #217]
YMCA sports centre	12 Hereford Street	No	Neutral
Former Dr Chilton's house	16 Hereford Street	No	Defining
House	18 Hereford Street	No	Defining
Townhouses	20 Hereford Street	No	Neutral
House	24 Hereford Street	No	Defining
Former Strain house	26 Hereford Street	No	Defining
House	28 Hereford Street	No	Contributory
Residential building	32 Hereford Street	No	Neutral

former 'The Lodge' private hotel / YHA hostel	36 Hereford Street	No	Contributory
House	38 Hereford Street	No	Defining
Vacant lot	273 Montreal Street	No	Intrusive
House	275 Montreal Street	No	Contributory
Former house	277 Montreal Street	No	Contributory
West Avon Flats	279 Montreal Street	Yes List entry # 1944	Defining [Scheduled item #387]
Vacant lot	305 Montreal Street	No	Intrusive
House	309 Montreal Street	No	Defining
Former Kennedy house	311 Montreal Street	No	Defining [Scheduled item # 389]
Townhouse apartments	315 Montreal Street	No	Neutral
Former Townend/Empson cottage	325 Montreal Street	No	Defining [Scheduled item #390]
former CGHS tuck shop and swimming pool changing rooms	325 Montreal Street [35 Gloucester Street]	No	Contributory
YMCA apartment building	18 Rolleston Avenue	No	Intrusive
Ravenscar House	52 Rolleston Avenue	No	Intrusive
Flats	54 Rolleston Avenue	No	Neutral
Vacant lot	64 Rolleston Avenue	No	Intrusive
'Flowers House' boarding hostel	72 Rolleston Avenue	No	Neutral
Former Rich house / Rolleston House	5 Worcester Street	No	Defining [Scheduled item #566]
Former Taylor house	15 Worcester Street	Yes List entry # 1891	Defining [Scheduled item #567]
Former Page house	17 Worcester Street	Yes List entry # 1892	Defining [Scheduled item #568]
Former Seager house	21 Worcester Street	Yes List entry # 1893	Defining [Scheduled item #569]
Former Cole house	23 Worcester Street	Yes	Defining [Scheduled item #570]

		List entry # 1894	
Former house, 'Ballintore'	27 Worcester Street	No	Contributory
Vacant lot	31 Worcester Street	No	Intrusive
Vacant lot	33 Worcester Street	No	Intrusive
Flats	35 Worcester Street	No	Defining
MED electricity substation	35E Worcester Street	No	Contributory

Key for the Contribution to the HA

Defining
Buildings, structures and other features that establish the historic heritage values of the Heritage Area. Defining buildings, structures and features embody the heritage values of the area and retain a level of authenticity and integrity sufficient to demonstrate these values.

* Any building or structure that is individually scheduled within Appendix 9.3.7.2 of the Christchurch District Plan is deemed, regardless of its group ranking, to be making a defining contribution to the historic heritage values of the area.

Contributory
Buildings, structures and other features that support the historic heritage values of the Heritage Area. Contributory buildings, structures and features are consistent with the heritage values of the area and may be either modified or modern buildings, structures and features in sympathy with the design and typology of their neighbours.

Neutral
Buildings, structures and other features that neither establish, support nor detract from the historic heritage values of the Heritage Area. Neutral buildings, structures and features may be modern buildings that introduce a new typology (for example a cluster of flats or townhouses) or a new pattern of land development (such as cross-leasing); they generally respect the overall scale and density of the area.

Intrusive
Buildings, structures and other features that detract from the historic heritage values of the Heritage Area. Intrusive buildings, structures and features are developments and typologies that are inconsistent with the historic heritage values of the area, including, but not limited to, non-residential uses and/or high-rise buildings. Vacant lots, from which buildings have been demolished or removed, are also considered intrusive within the streetscape of the Heritage Area.

CONTEXT RECORD FORM

Area/Element Description
Two of Christchurch's inner-city blocks set within the context of an institutional precinct incorporating, education, the arts, health and recreation.

Contributing landscapes
The Botanic Gardens

Street and block pattern
Regular grid block and street pattern first surveyed in 1850/51.

Section layouts
At time of subdivision, highly regular long, rectangular sections, however altered through ongoing amalgamation and subdivision.

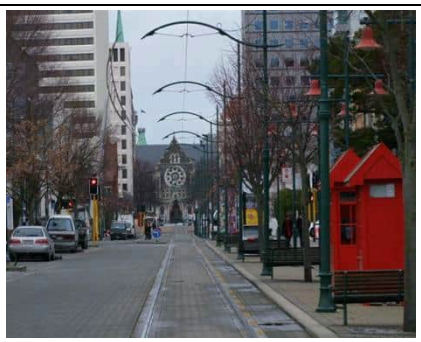
Key Long views
Southern Alps and Port Hills

Key Short views
Botanic Gardens, Canterbury Museum, Cranmer Square and Cathedral Square, Christchurch Art Gallery

Contextual Significance
These blocks are important to the residential heritage of Christchurch's inner city, including the size of the sites, location of the building on these sites and the site elements. They illustrate the importance of the public/private interface, Garden City ideals and the value of an inner-city location in regard to local activities and access. Irrespective of the number of car parks that have recently been accommodated in the area, the development of the area, having less consideration for the car and more focus on pedestrians, is still evident in the overall design and specific elements of the sites and buildings.

INVENTORY OF PUBLIC AND PRIVATE REALM FEATURES

FEATURE	DESCRIPTION	
OPEN SPACE	N/A	
STREAMS	N/A	
CEMETERY	N/A	
LANDMARKS	The Arts Centre and Canterbury Museum (Rating: Primary)	
MEMORIALS	N/A	
PLAQUES	N/A	
GATES/PILLARS	Many pedestrian entry gates and associated features (Rating: Primary)	

PATHS	N/A	
STRUCTURES	Telephone boxes, tram lines, sculptures and assorted paraphernalia of Worcester Boulevard in relation to the Arts Centre activities (Rating: Neutral)	
FENCES	Variety of fences, at different heights (Rating: Neutral)	

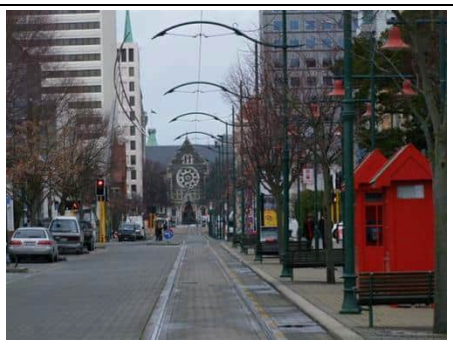
WALLS	Variety of walls of varying heights, ages and styles (Rating: Contributory) (Rating: Neutral) (Rating: Intrusive)	
WHARFS/PIERS	N/A	
STEPS	N/A	
SEATS	N/A	
SIGNS	N/A	

LIGHTING	Modern feature lighting on Worcester Boulevard (Rating: Neutral) Rolleston Avenue variation on the modern street lighting (Rating: Neutral) Standard galvanised steel with curved outreach (Rating: Neutral)	
STREET	Gloucester and Hereford Streets are simple in form consisting of carriageway and footpaths both sides (Rating: Contributory) Cashel Street has recently been renewed to incorporate berms and tree planting (Rating: Neutral)	

	Worcester Boulevard has been substantially rebuilt to a highly detailed level of design (Rating: Neutral)	
• WIDTH	All the road reserves are a standard width of 20m (Rating: Primary)	
• ALIGNMENT AND LAYOUT	Refer to Streets	
• MATERIAL	Gloucester, Hereford and Cashel Streets are asphalt (Rating: Contributory) Worcester Boulevard is a combination of cobbles, concrete and asphalt (Rating: Neutral)	
• KERB AND CHANNEL	All the streets have concrete kerb and channel renewed in recent years (Rating: Neutral)	
• FOOTPATH	Both sides of variable widths (Rating: Contributory)	
• BERM	Cashel Street only (Rating: Neutral)	
Street trees	Street tree planting in tree wells on Worcester Boulevard (Rating: Neutral) Recent street tree planting in Cashel Street (Rating: Neutral)	

• CLUSTER	N/A	
• AVENUE	(Rating: Neutral)	
• INTERMITTENT	N/A	
• SIZE	Immature (Rating: Neutral)	
• SPECIES	Unidentified	
Garden planting	N/A	
Private Realm Features		
MATERIALS	Brick, masonry, rock, timber, iron, concrete (rating: Contributory)	
BUILDING SETBACK	Highly variable across the area but with a predominance of setbacks between 8 and 14m (Rating: Contributory)	
ANCILLARY BUILDINGS	Garages within the site and small-scale garages on the street frontage (Rating: Neutral)	

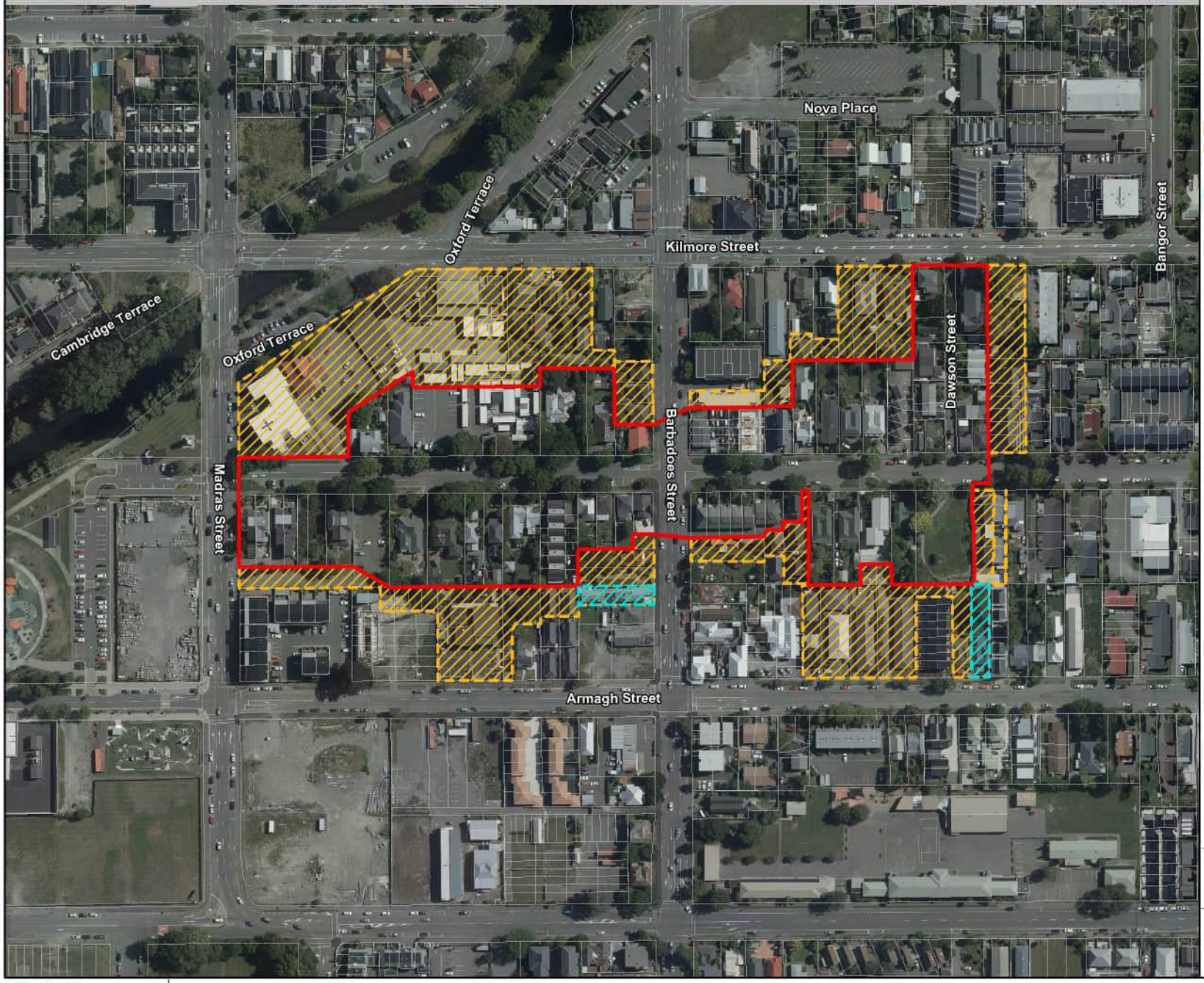
TREES	Mix of predominantly exotic, trees (Rating: Contributory)	
VEGETATION	Mix of vegetation, although carparking has reduced the area of front yard vegetation (Rating: Contributory)	

VIEWS	Cathedral Square, Canterbury Museum, Botanic Gardens (Rating: Contributory)	

Appendix 1, Attachment 19 – Updated RHA Interface Maps

Council Submission on PC14

Appendix 9.3.7.9.1 - Chester Street/Dawson Street Residential Heritage Area



N

Key

- Proposed Residential Heritage Area
- Proposed Residential Heritage Area
- Interface Overlay*
- Remove Interface Overlay - CCC Submission

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3000

GIS & Analytics Team Christchurch City Council	Heritage_PC_HeritageArea.gws Date:17/04/2023

Appendix 9.3.7.9.1

Appendix 9.3.7.9.2 - Church Property Trustees North St Albans Residential Heritage Area

N

Key

Proposed Residential Heritage Area

Existing Residential Character Area

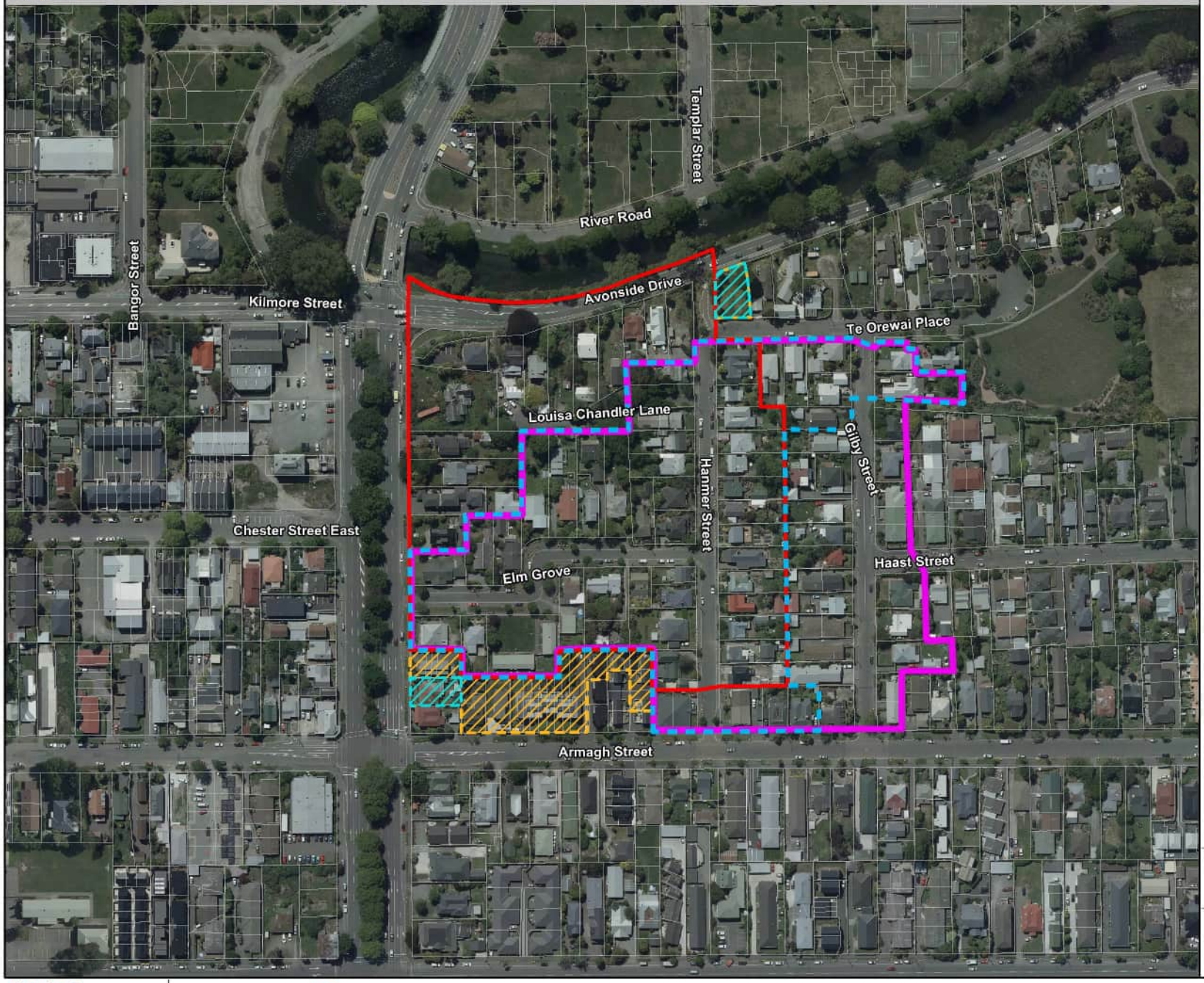
* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:4000

GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date:17/04/2023

Appendix 9.3.7.9.2

Appendix 9.3.7.9.3 - Englefield Avonville Residential Heritage Area



N

Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area
- Proposed Residential Heritage Area
- Interface Overlay*
- Remove Interface Overlay - CCC Submission

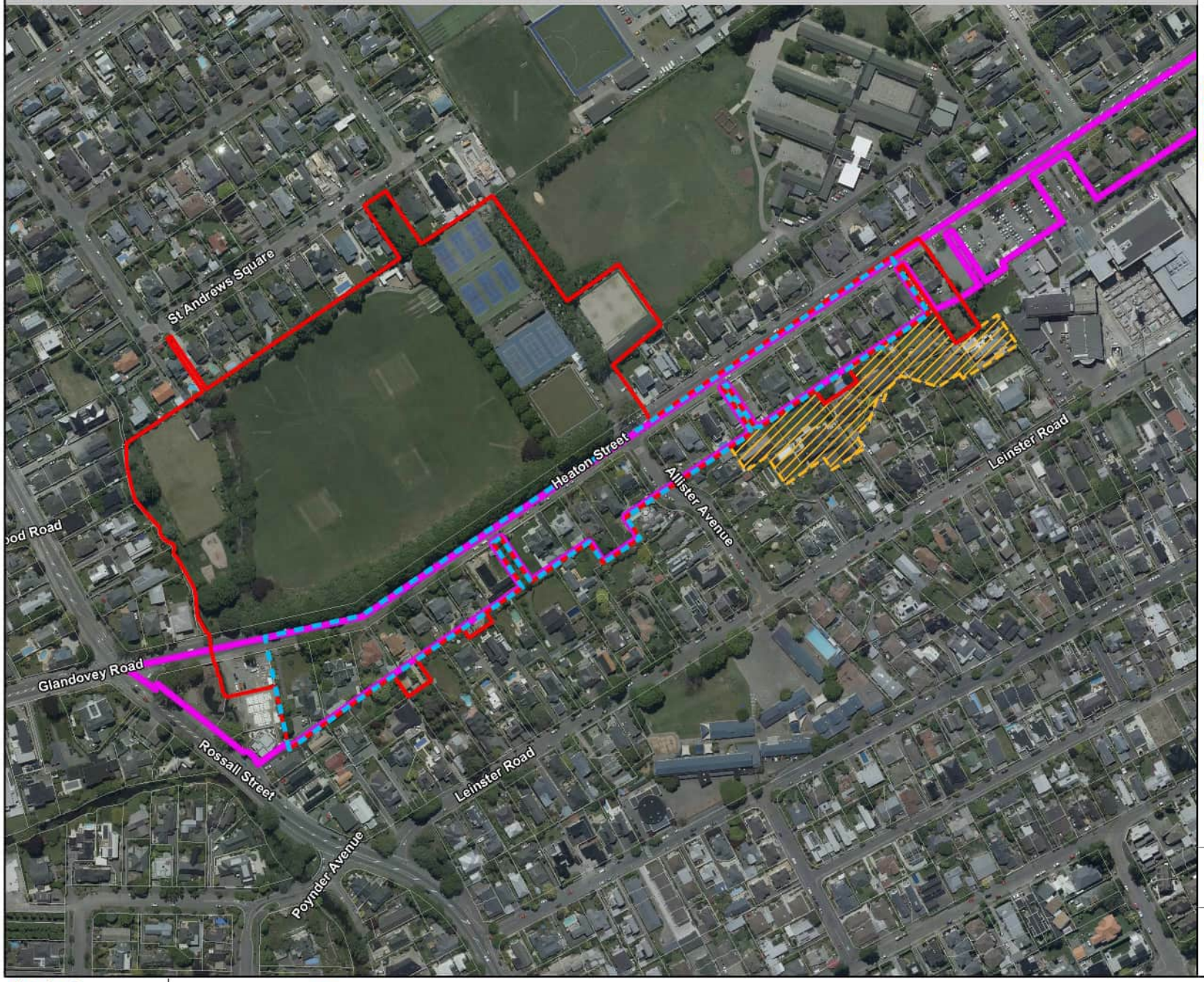
* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3000

GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date:17/04/2023

Appendix 9.3.7.9.3

Appendix 9.3.7.9.4 - Heaton Street Residential Heritage Area



N

Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area
- Proposed Residential Heritage Area Interface Overlay*

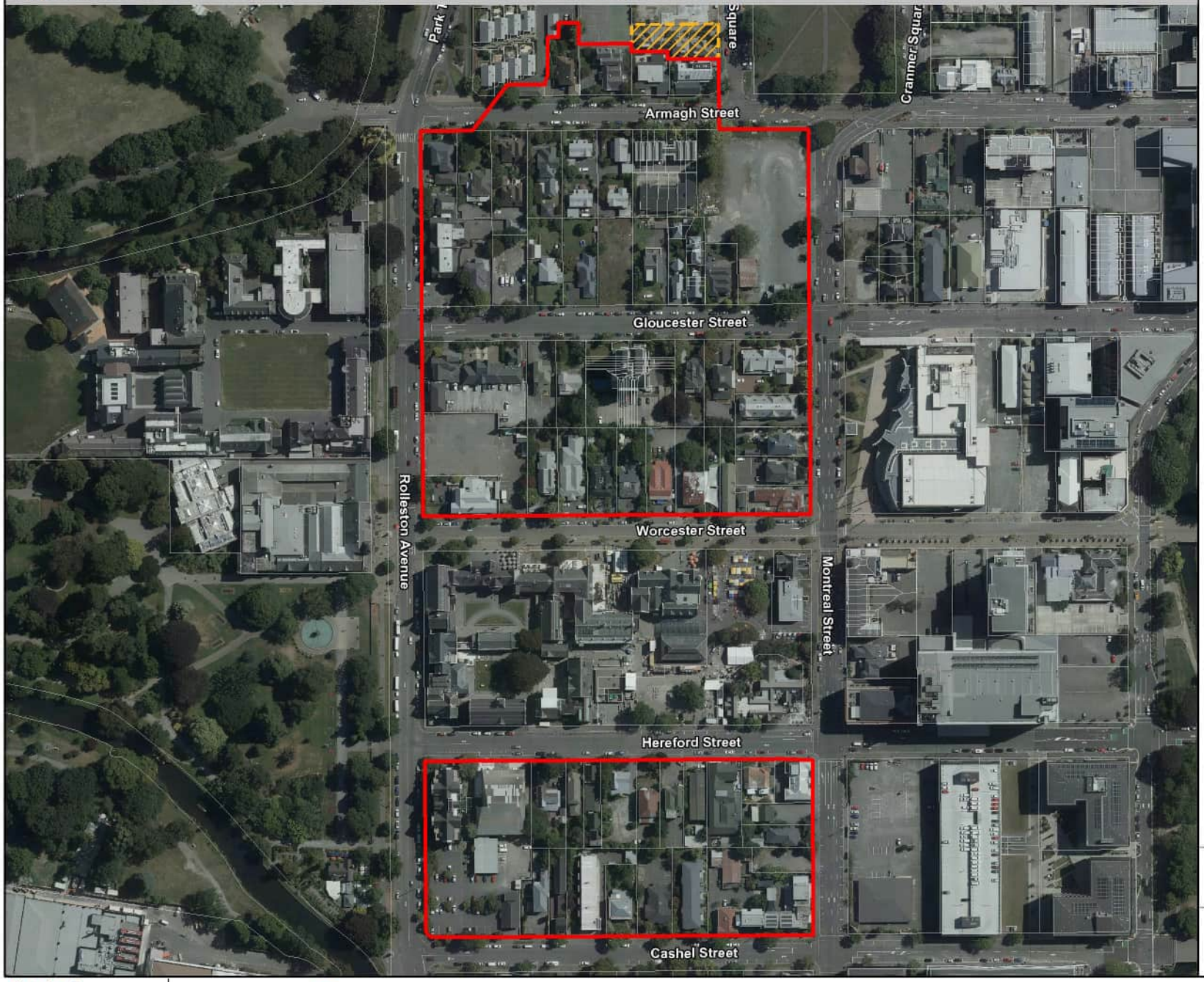
* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:4000

GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date: 17/04/2023

Appendix 9.3.7.9.4

Appendix 9.3.7.9.5 - Inner City West Residential Heritage Area



N

Key

Proposed Residential Heritage Area

Proposed Residential Heritage Area Interface Overlay*

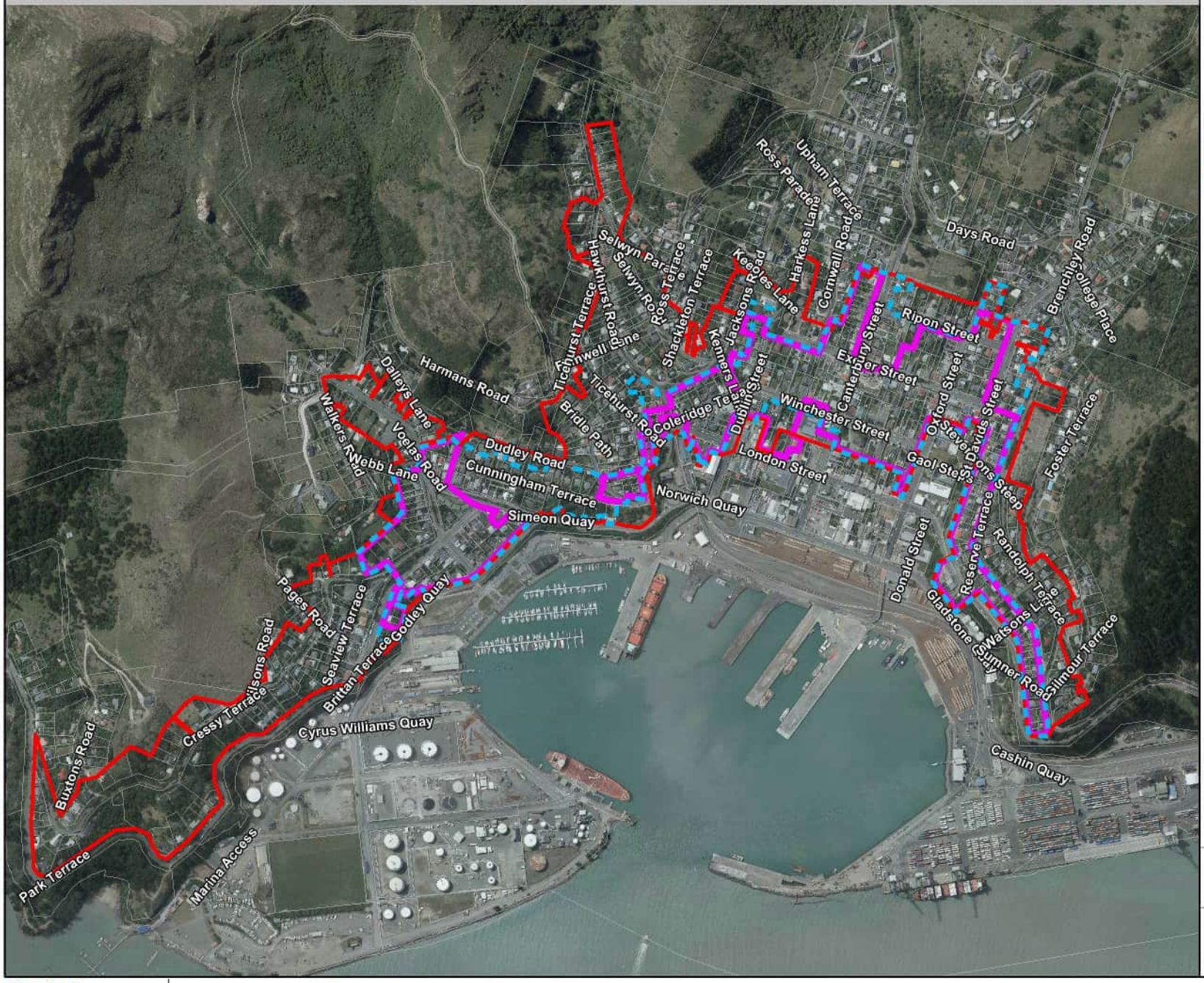
* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3200

GIS & Analytics Team Christchurch City Council	Heritage_PC_HeritageArea.gws Date: 17/04/2023

Appendix 9.3.7.9.5

Appendix 9.3.7.9.6 - Lyttelton Residential Heritage Area



N

Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:11000

GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date:17/04/2023

Appendix 9.3.7.9.6

Appendix 9.3.7.9.7 - Macmillan Avenue Residential Heritage Area

N

Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area

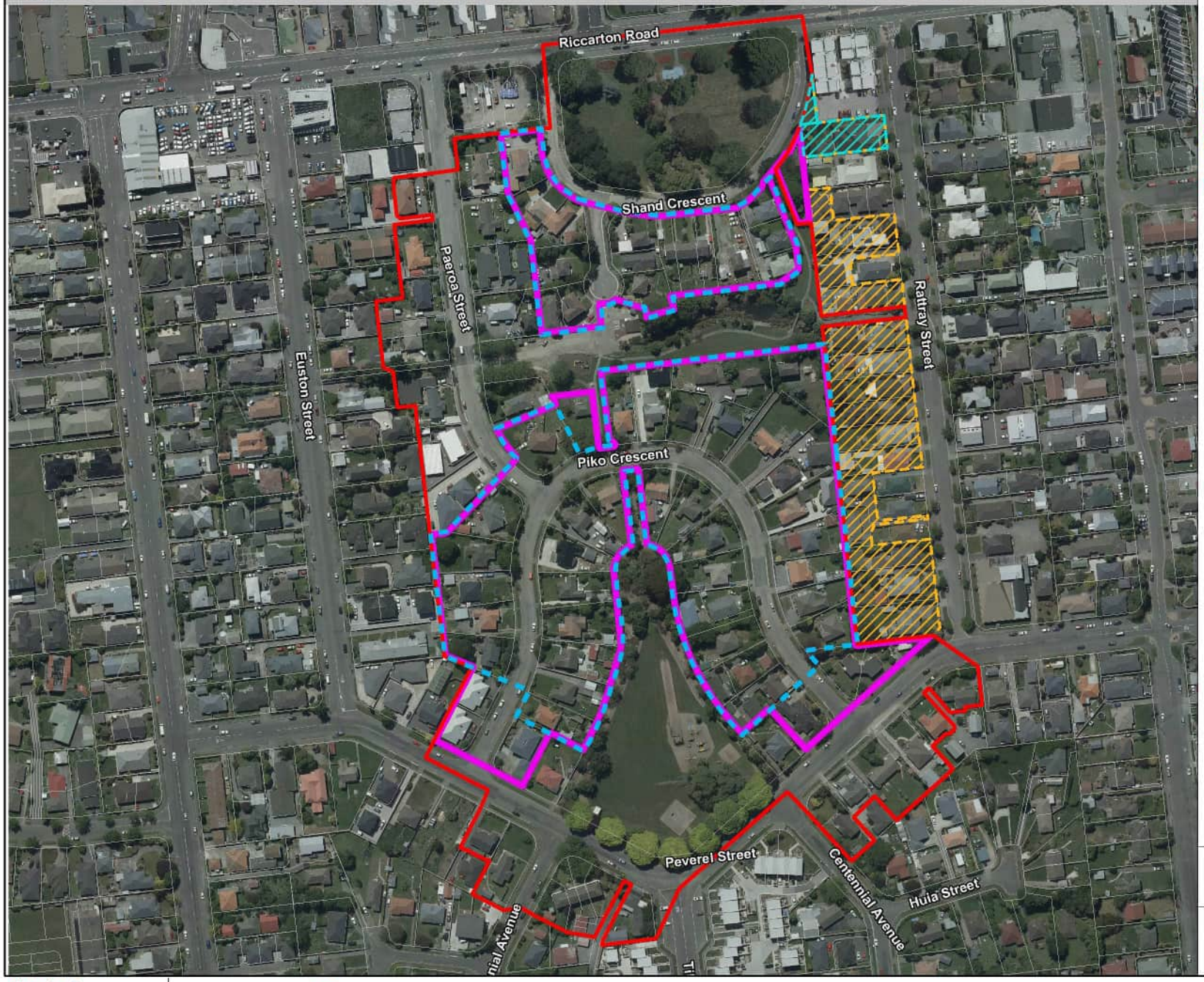
* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3000

GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date:17/04/2023

Appendix 9.3.7.9.7

Appendix 9.3.7.9.8 - Piko/Shand (Riccarton Block) State Housing Residential Heritage Area



N

Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area
- Proposed Residential Heritage Area
- Interface Overlay*
- Remove Interface Overlay - CCC Submission

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3000

GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date: 17/04/2023

Appendix 9.3.7.9.8

Appendix 9.3.7.9.9 - RNZAF Station Wigram Staff Housing Residential Heritage Area

N

Key

Proposed Residential Heritage Area

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:4000

GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date:17/04/2023

Appendix 9.3.7.9.9

Appendix 9.3.7.9.10 - Shelley/Forbes Street Residential Heritage Area

N

Key

Proposed Residential Heritage Area

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:1500

GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreainterface.gws Date:17/04/2023

Appendix 9.3.7.9.10

Appendix 9.3.7.9.11 - Wayside Avenue 'Parade of Homes' Residential Heritage Area

N

Key

Proposed Residential Heritage Area

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3000

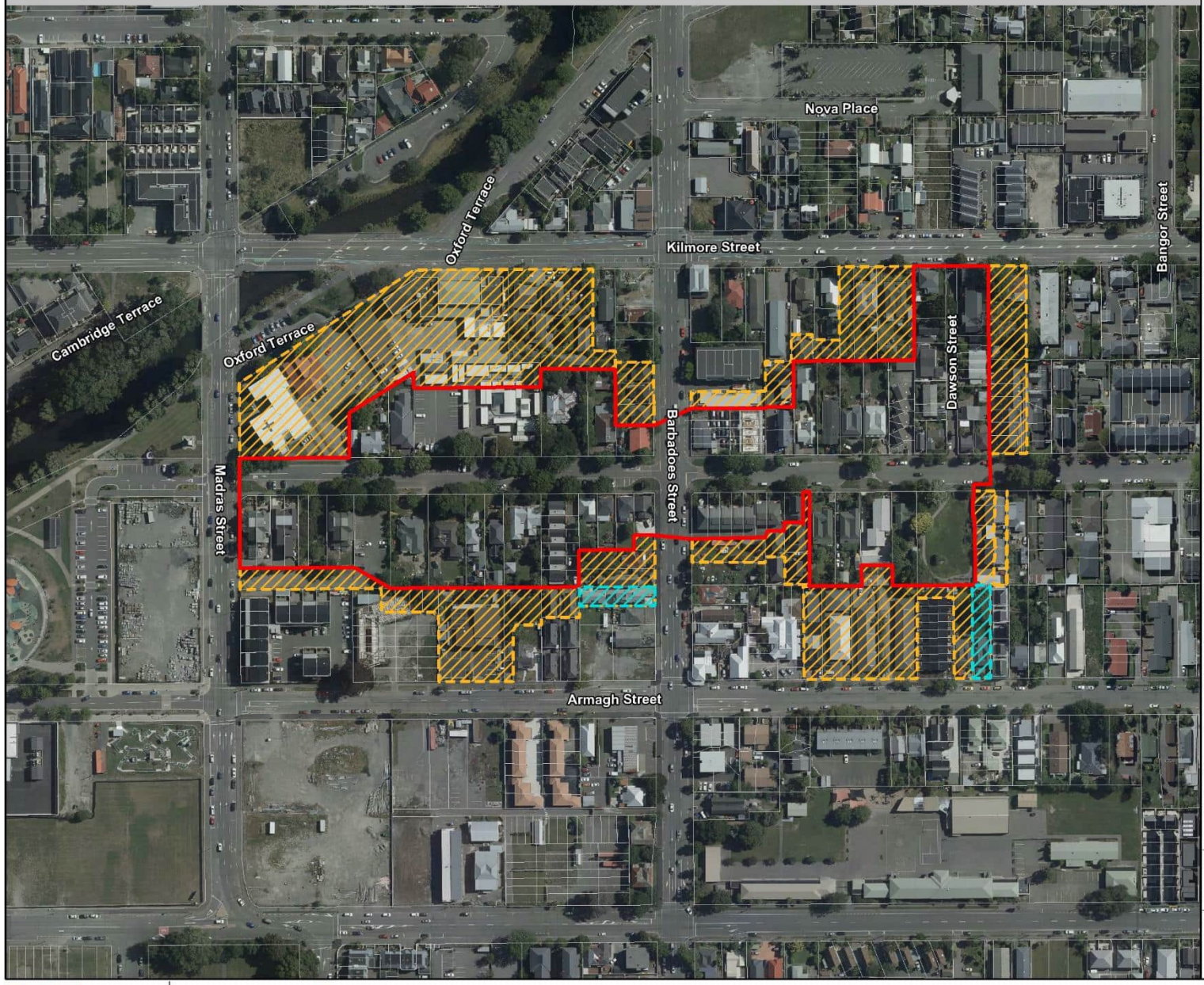
GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date:17/04/2023

Appendix 9.3.7.9.11

Appendix 1, Attachment 20 – Revised Chester St East RHA Map

Council Submission on PC14

Appendix 9.3.7.9.1 - Chester Street/Dawson Street Residential Heritage Area



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Key

- Proposed Residential Heritage Area
- Proposed Residential Heritage Area Interface Overlay*
- Remove Interface Overlay - CCC Submission

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3000

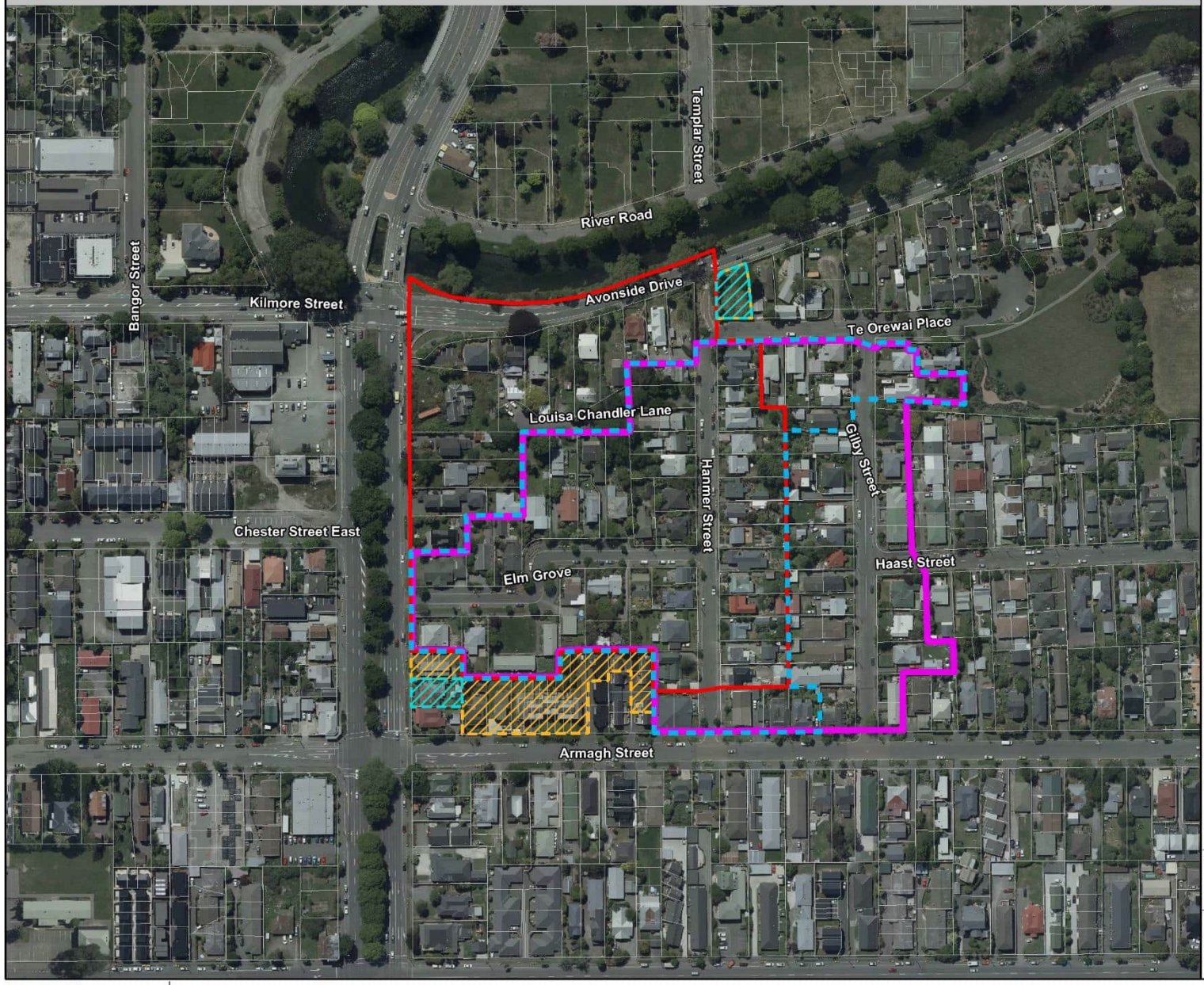
GIS & Analytics Team Christchurch City Council	Heritage_PC_HeritageArea.gws Date:17/04/2023

Appendix 9.3.7.9.1

Appendix 1, Attachment 21 – Revised Englefield RHA Map

Council Submission on PC14

Appendix 9.3.7.9.3 - Englefield Avonville Residential Heritage Area



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Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area
- Proposed Residential Heritage Area
- Interface Overlay*
- Remove Interface Overlay - CCC Submission

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3000

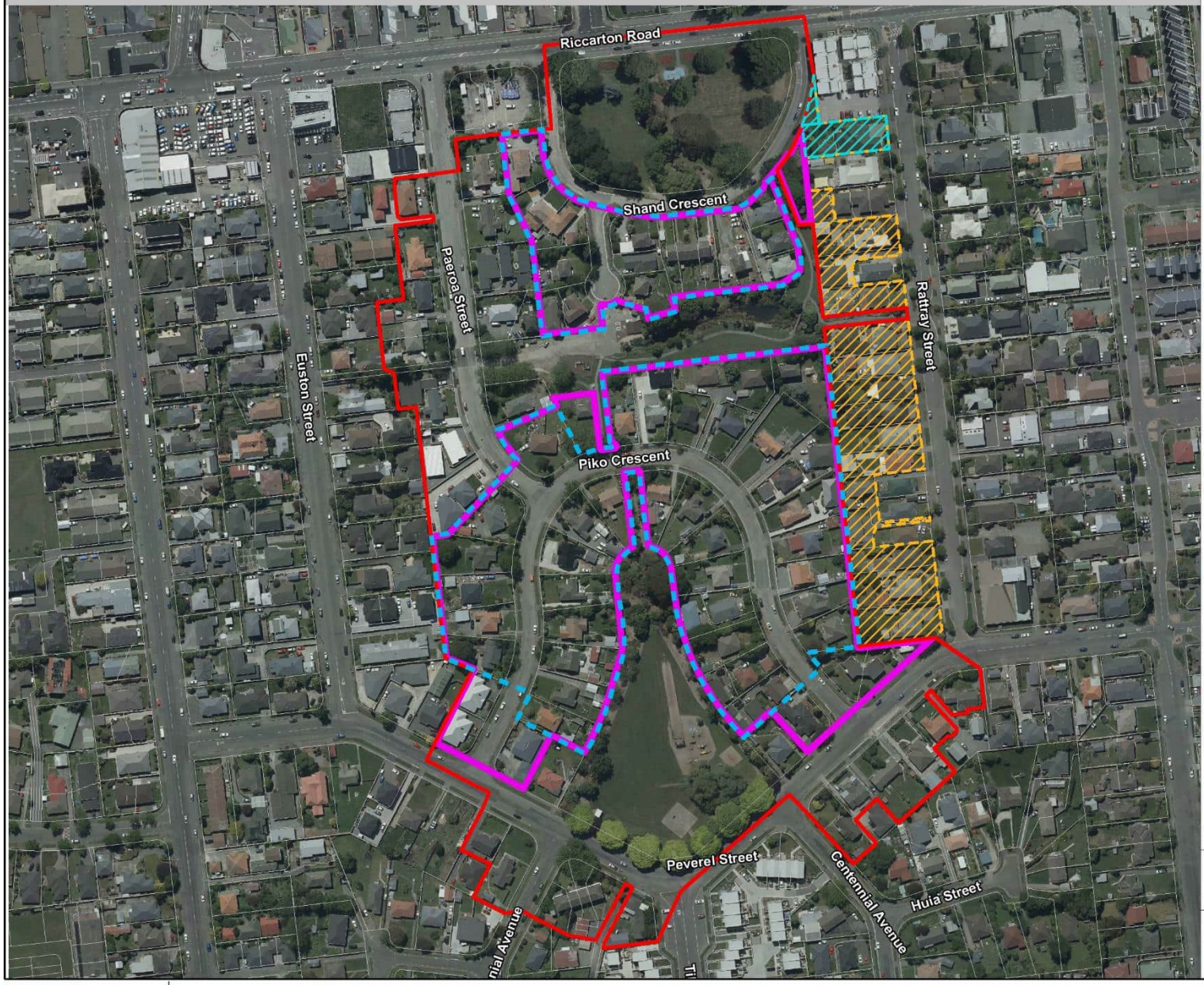
GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date:17/04/2023

Appendix 9.3.7.9.3

Appendix 1, Attachment 22 – Revised Piko/Shand RHA Map

Council Submission on PC14

Appendix 9.3.7.9.8 - Piko/Shand (Riccarton Block) State Housing Residential Heritage Area



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Key

- Proposed Residential Heritage Area
- Proposed Residential Character Area
- Existing Residential Character Area
- Proposed Residential Heritage Area
- Interface Overlay*
- Remove Interface Overlay - CCC Submission

* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8.

SCALE 1:3000

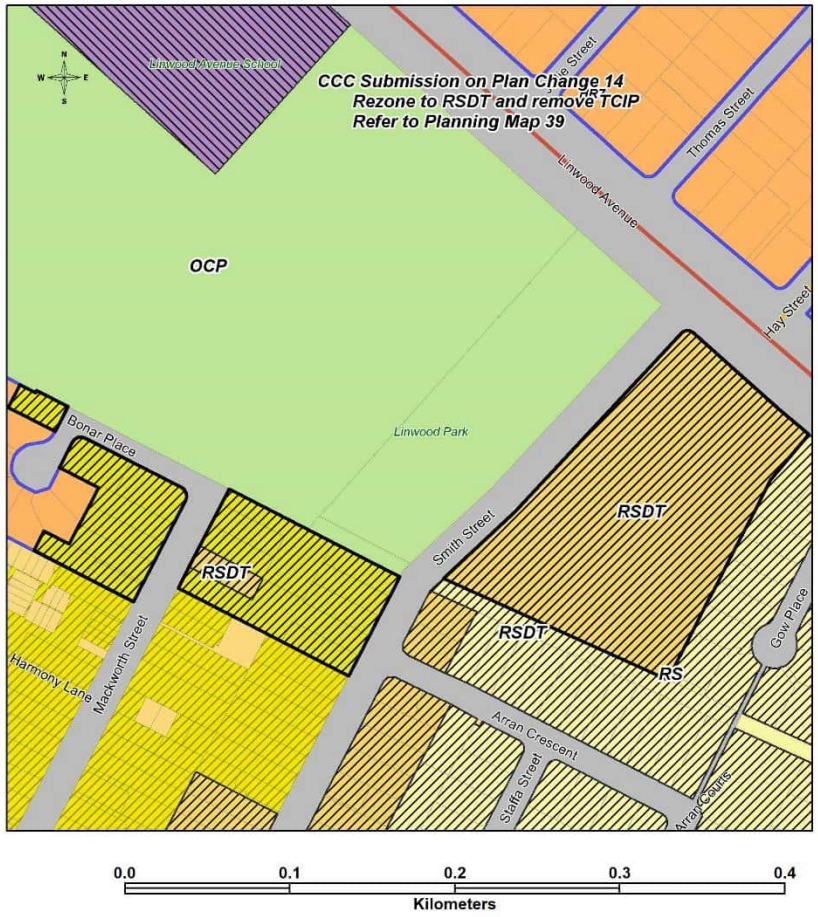
GIS & Analytics Team Christchurch City Council	Heritage_PC_ HeritageAreaInterface.gws Date: 17/04/2023

Appendix 9.3.7.9.8

Appendix 1, Attachment 23 – Smith Street, Mackworth Street, Bonair Place

Council Submission on PC14

Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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GIS & Analytics Team
Christchurch City Council

Proposed Plan Change 14

PC14_PlanningMaps_A_CCCSubmissions.gws
Date: 28/04/2023

Appendix 1, Attachment 24 – Lismore Street

Council Submission on PC14

Christchurch City Council - Plan Change 14 Notified

Christchurch City Council - Plan Change 14 Submission

Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 25 – Highstead Road

Council Submission on PC14

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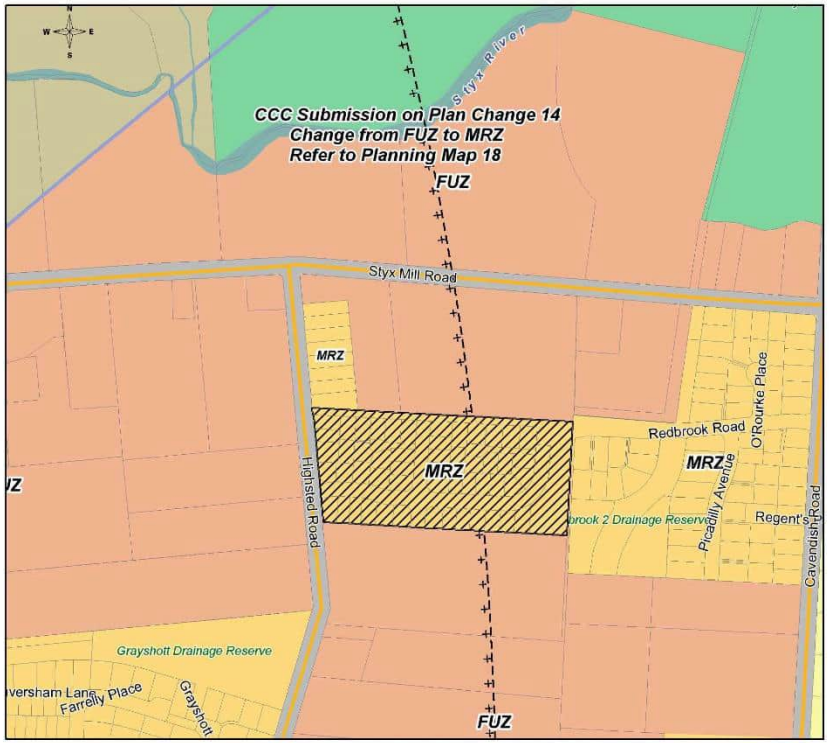
Kilometers

Christchurch City Council - Plan Change 14 Notified



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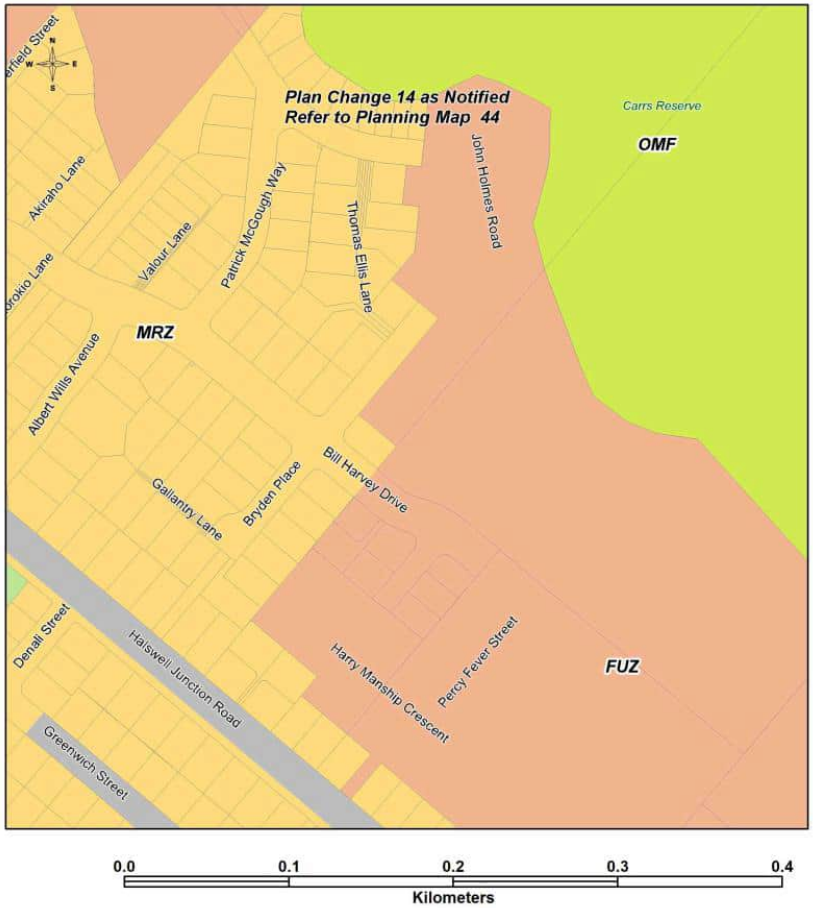
Kilometers

Christchurch City Council - Plan Change 14 Submission

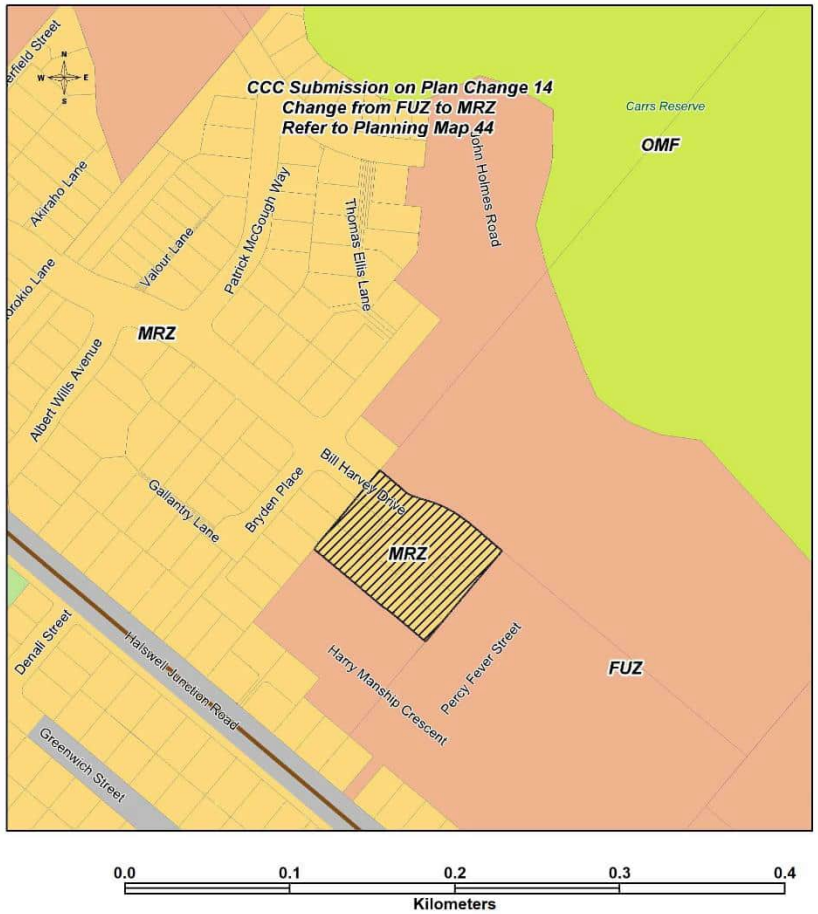
Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 26 – Bill Harvey Drive

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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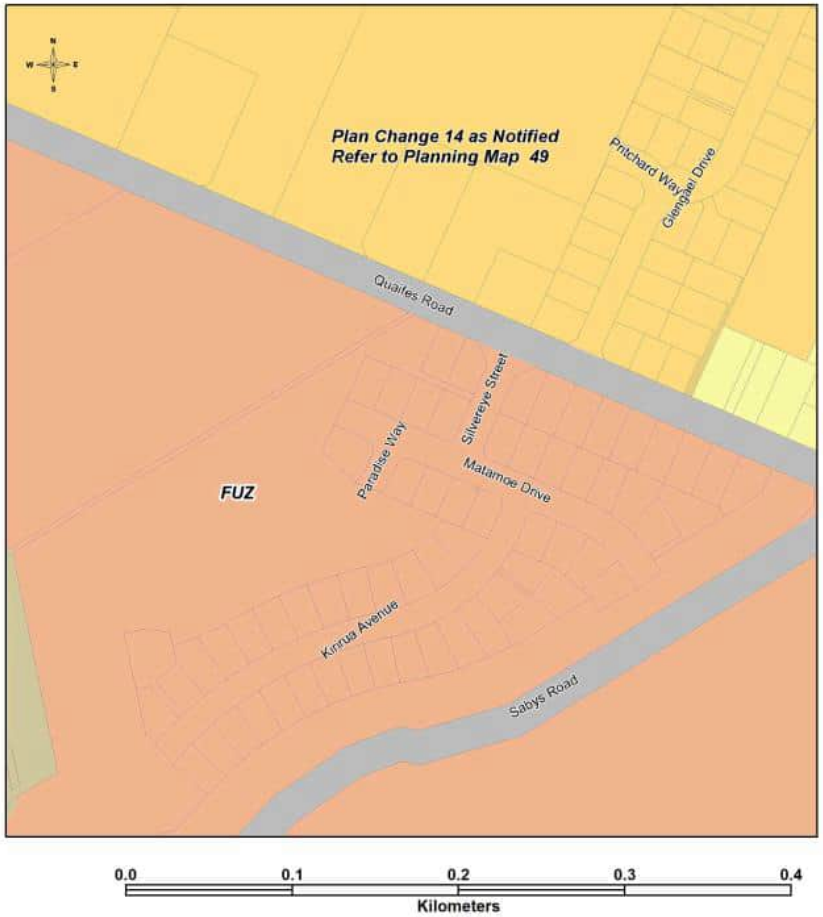
Appendix 1, Attachment 27 – Sabys Road

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified

Christchurch City Council - Plan Change 14 Submission

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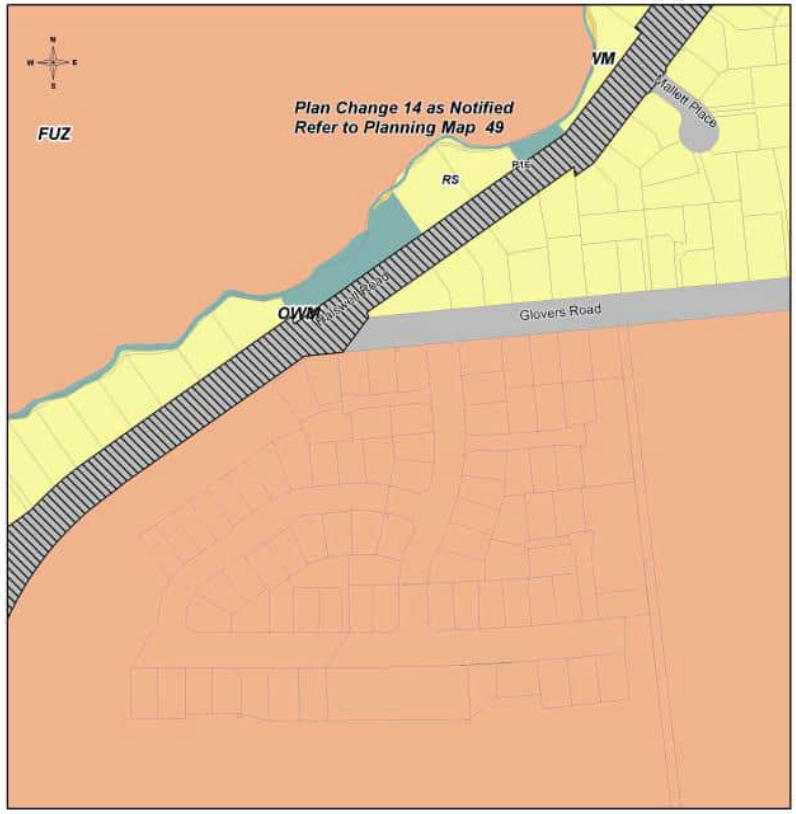
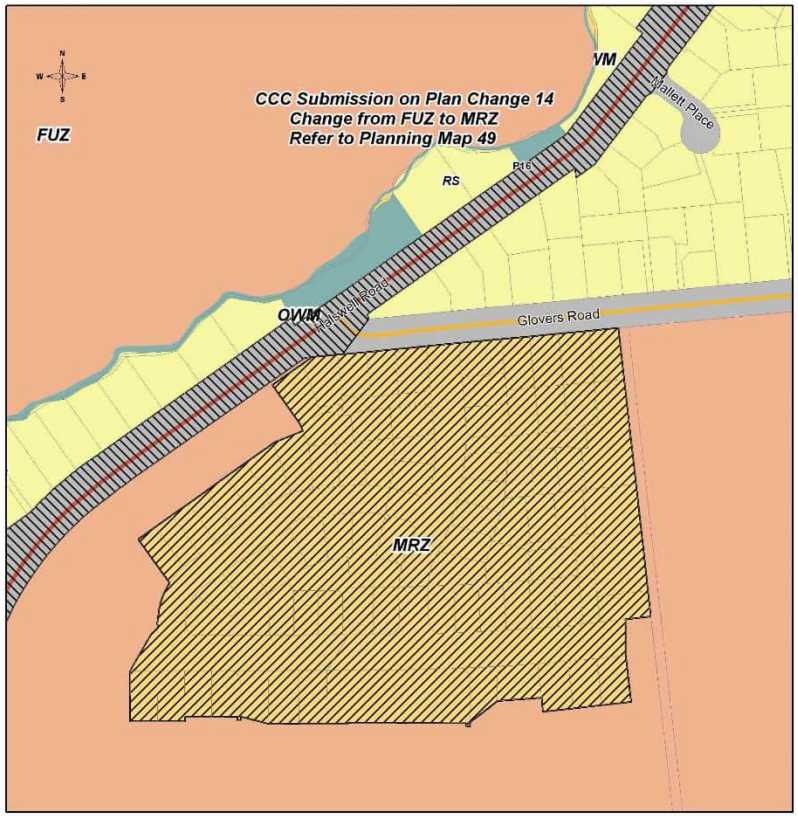
Appendix 1, Attachment 28 – Glovers Road

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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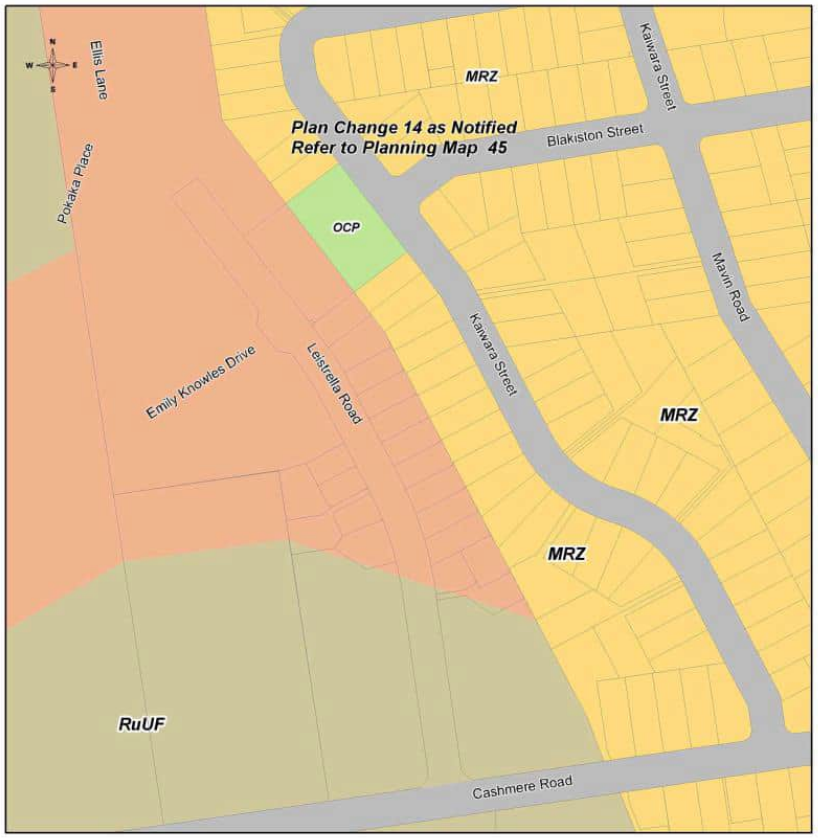
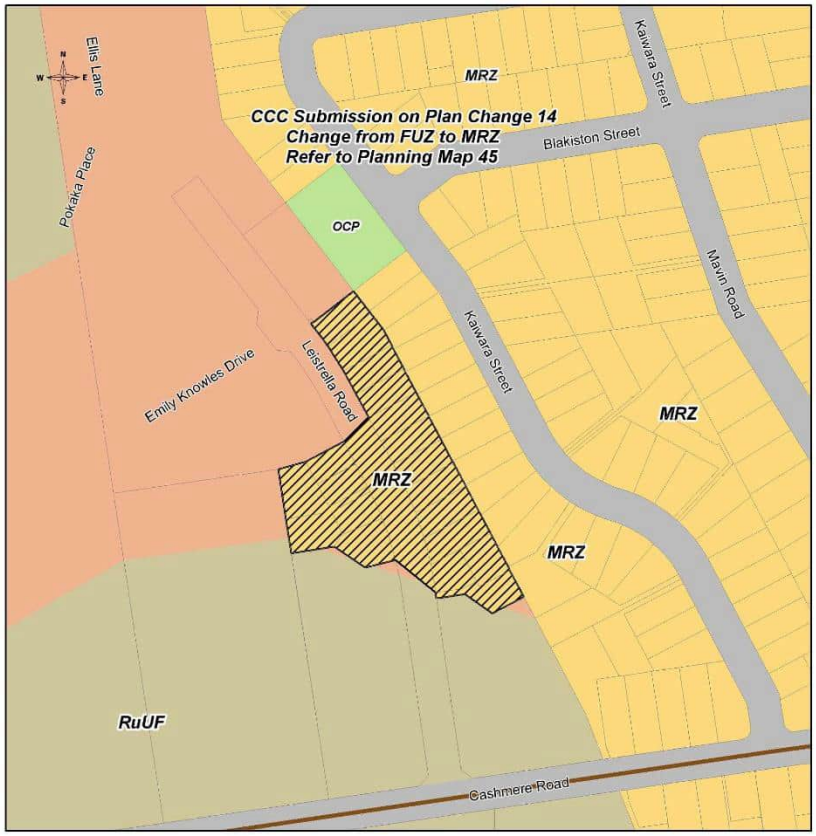
Appendix 1, Attachment 29 – Leistrella Road

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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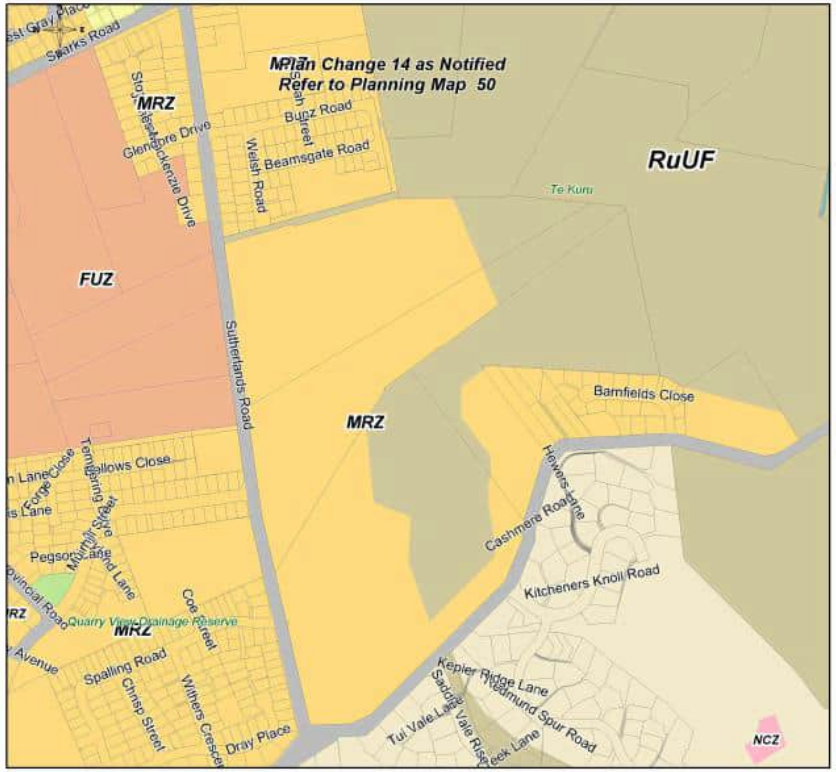
Appendix 1, Attachment 31 – Sutherlands and Cashmere Roads

Council Submission on PC14



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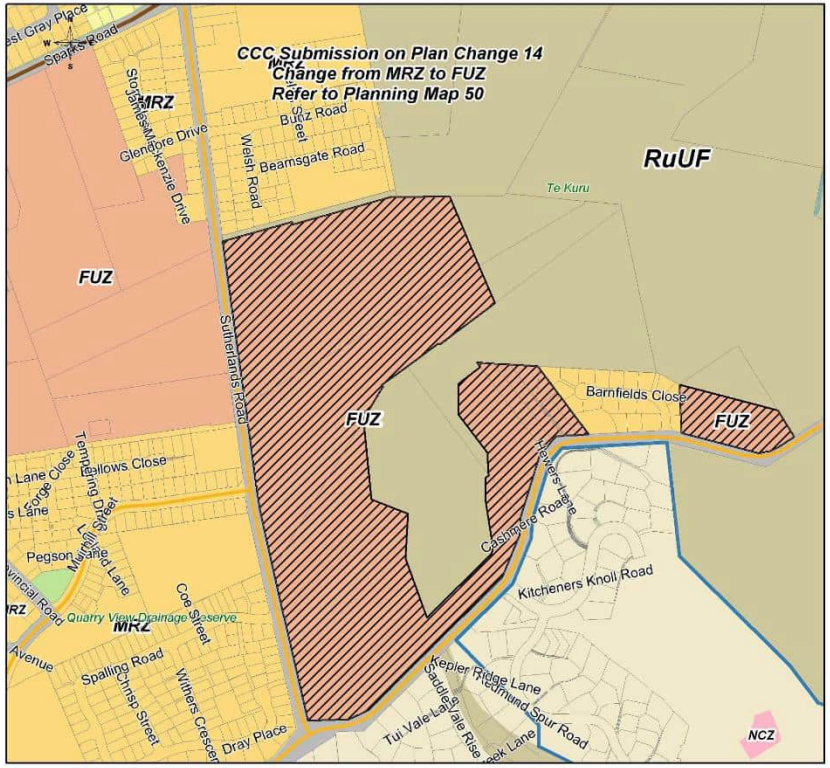
Kilometers

Christchurch City Council - Plan Change 14 Notified



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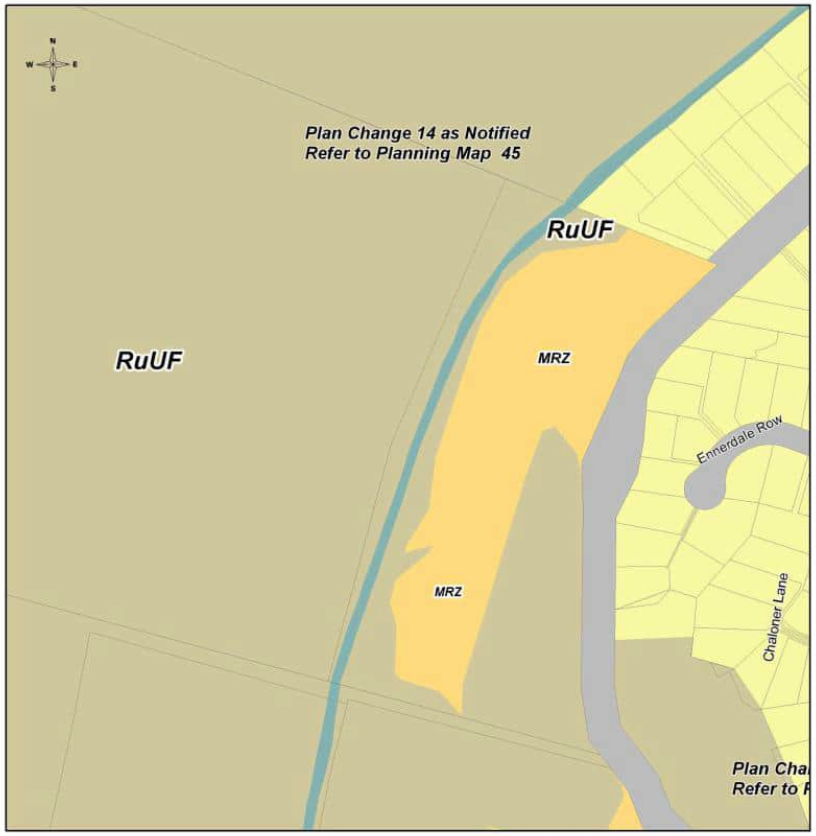
Kilometers

Christchurch City Council - Plan Change 14 Submission

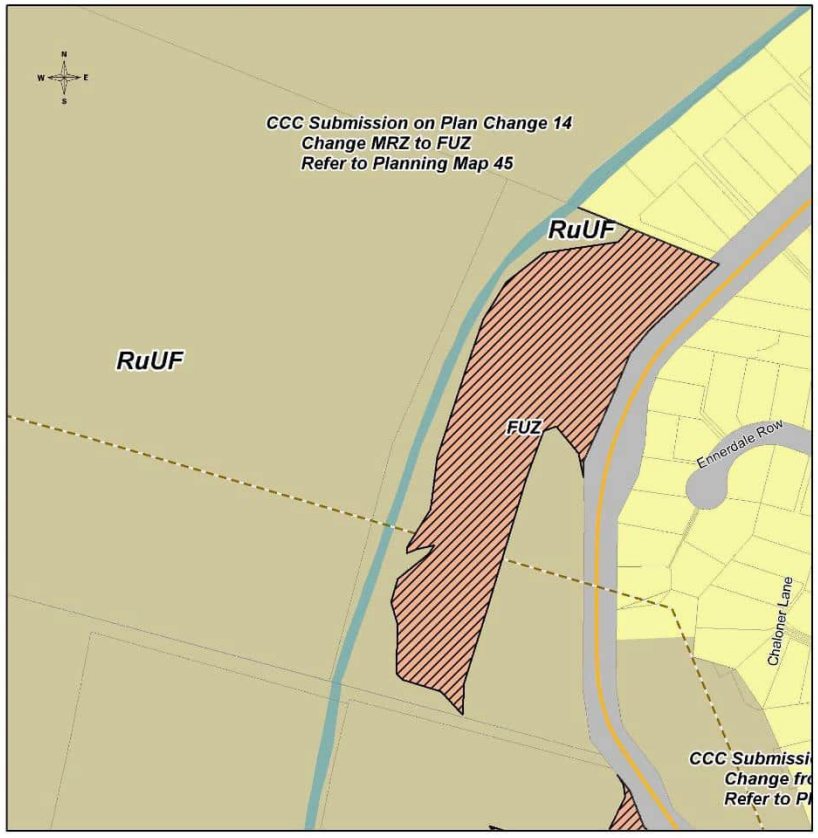
Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 32 – Cashmere Road & Kanika Lane

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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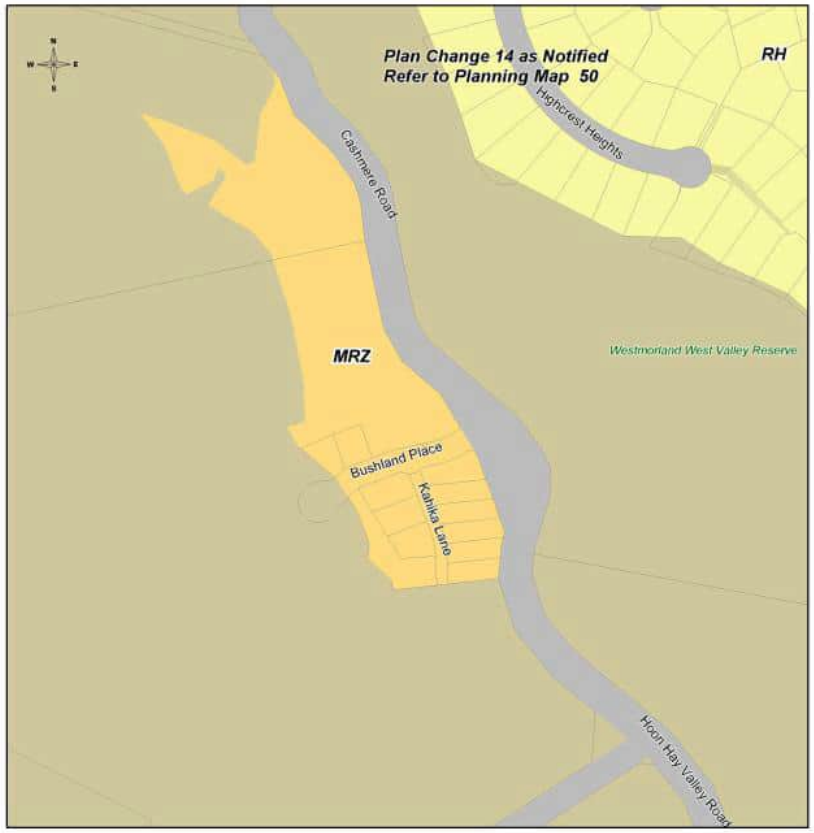
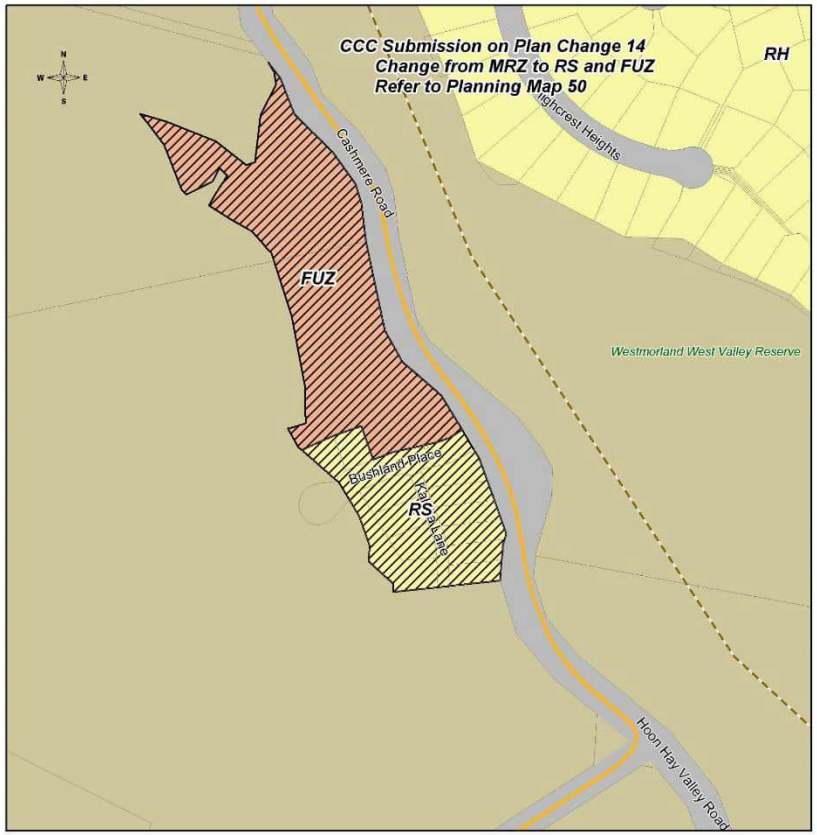


Christchurch City Council - Plan Change 14 Notified

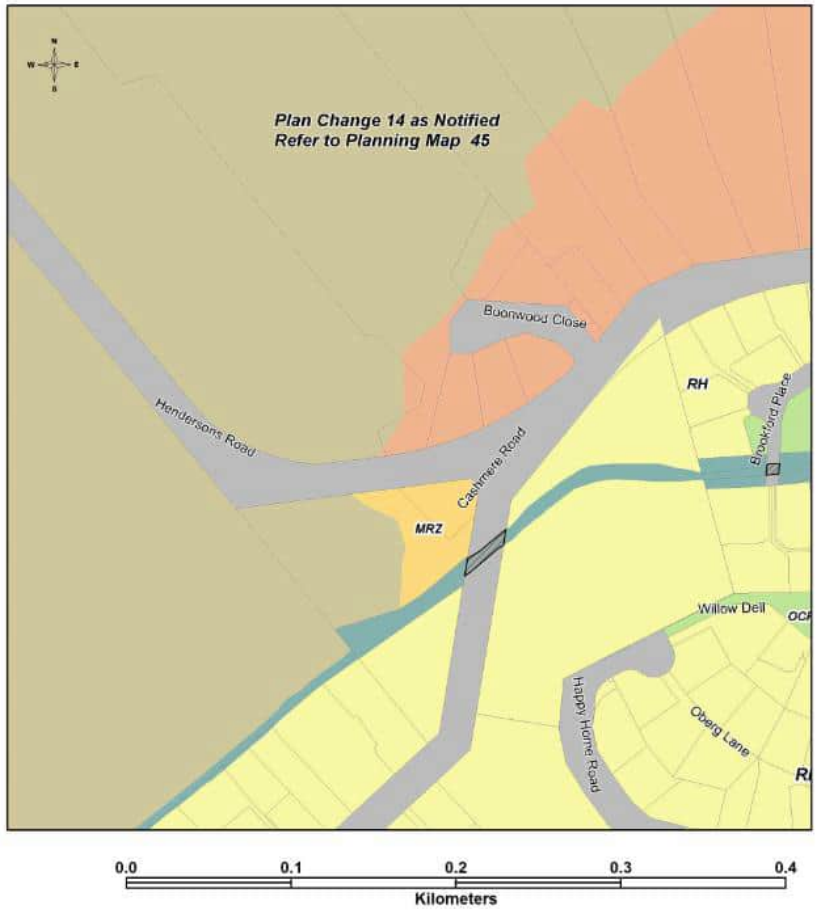


Christchurch City Council - Plan Change 14 Submission

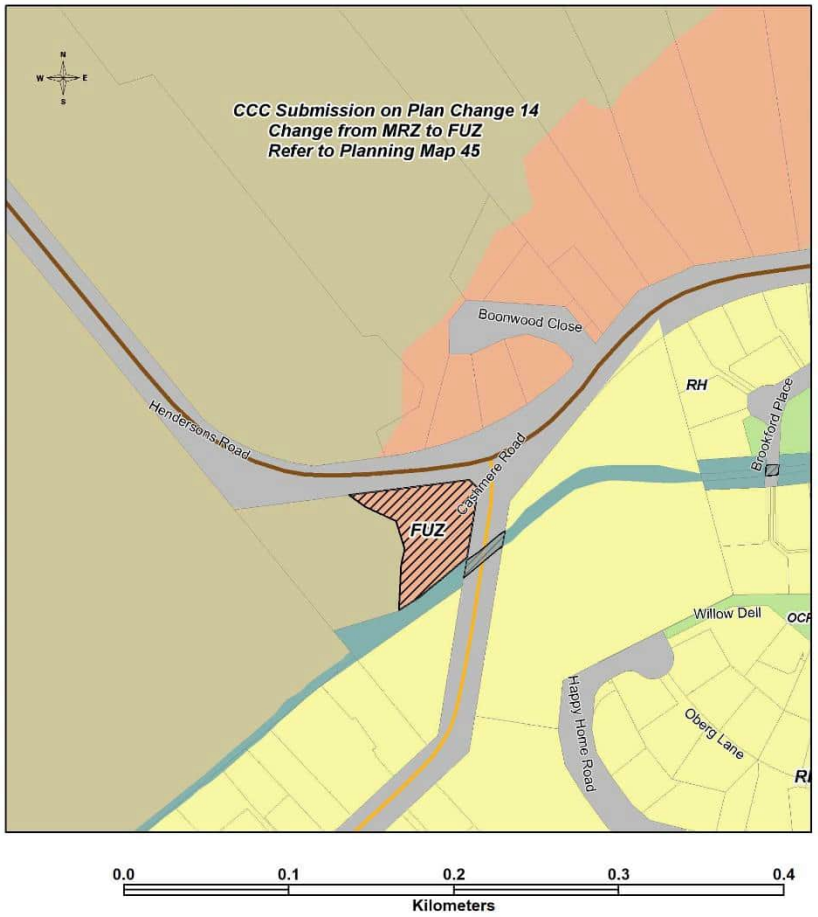
Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 33 – Cnr Hendersons and Cashmere Roads

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified

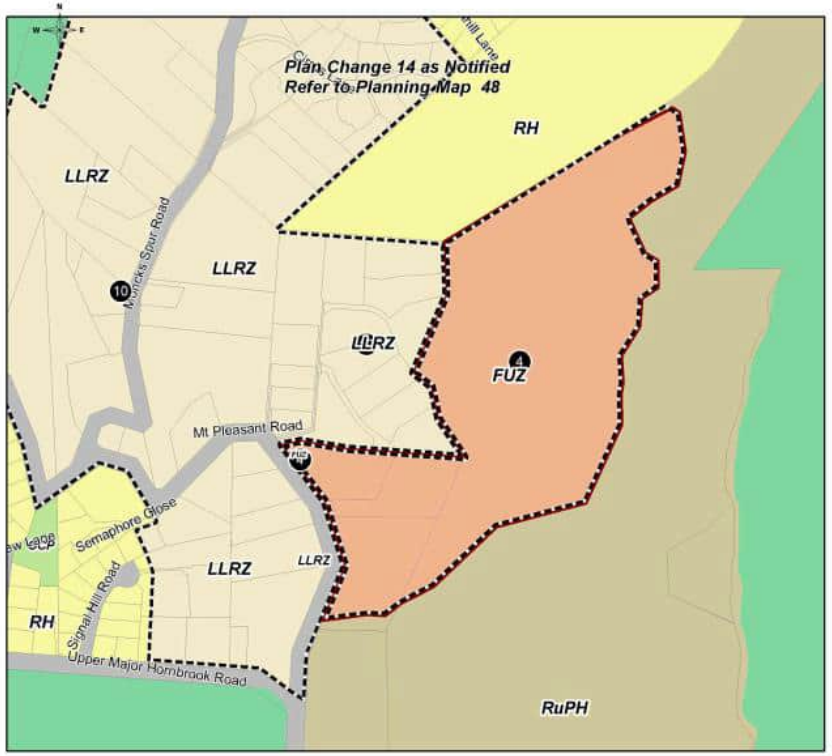


Christchurch City Council - Plan Change 14 Submission

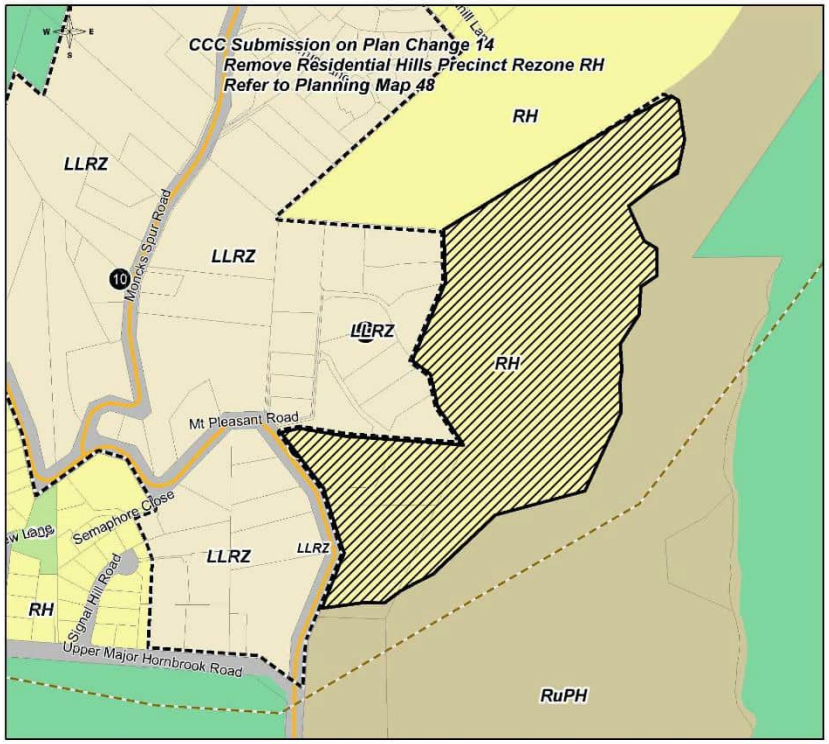
Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 34 – Crest and Mt Pleasant Roads

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified

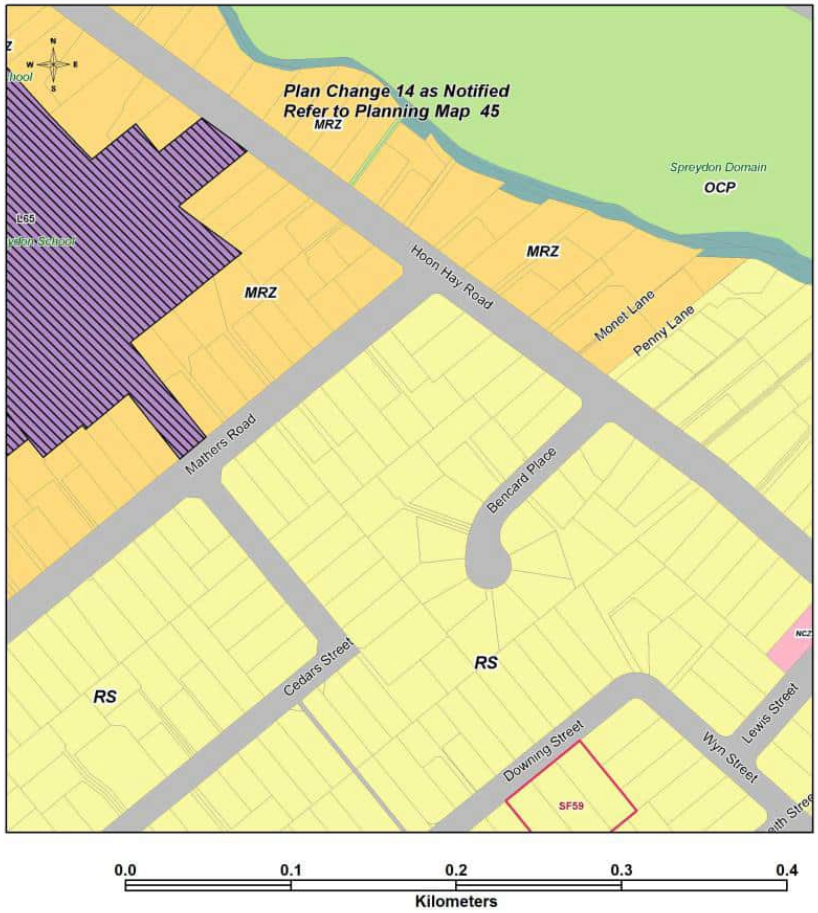


Christchurch City Council - Plan Change 14 Submission

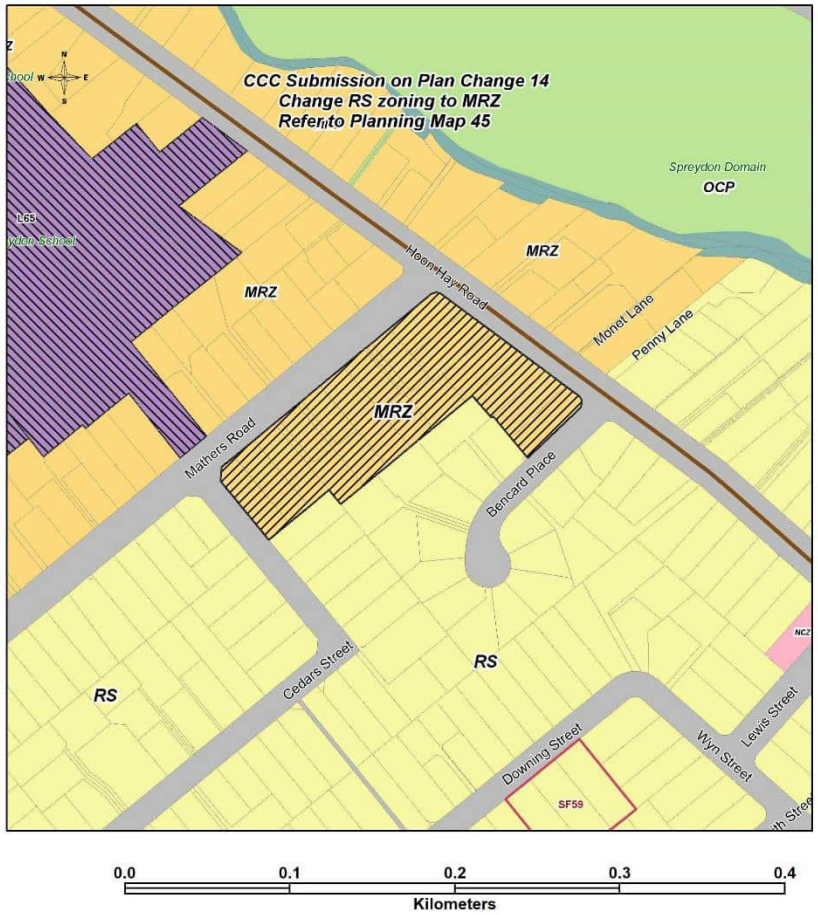
Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 35 – Cnr Mathers and Hoon Hay Roads

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified



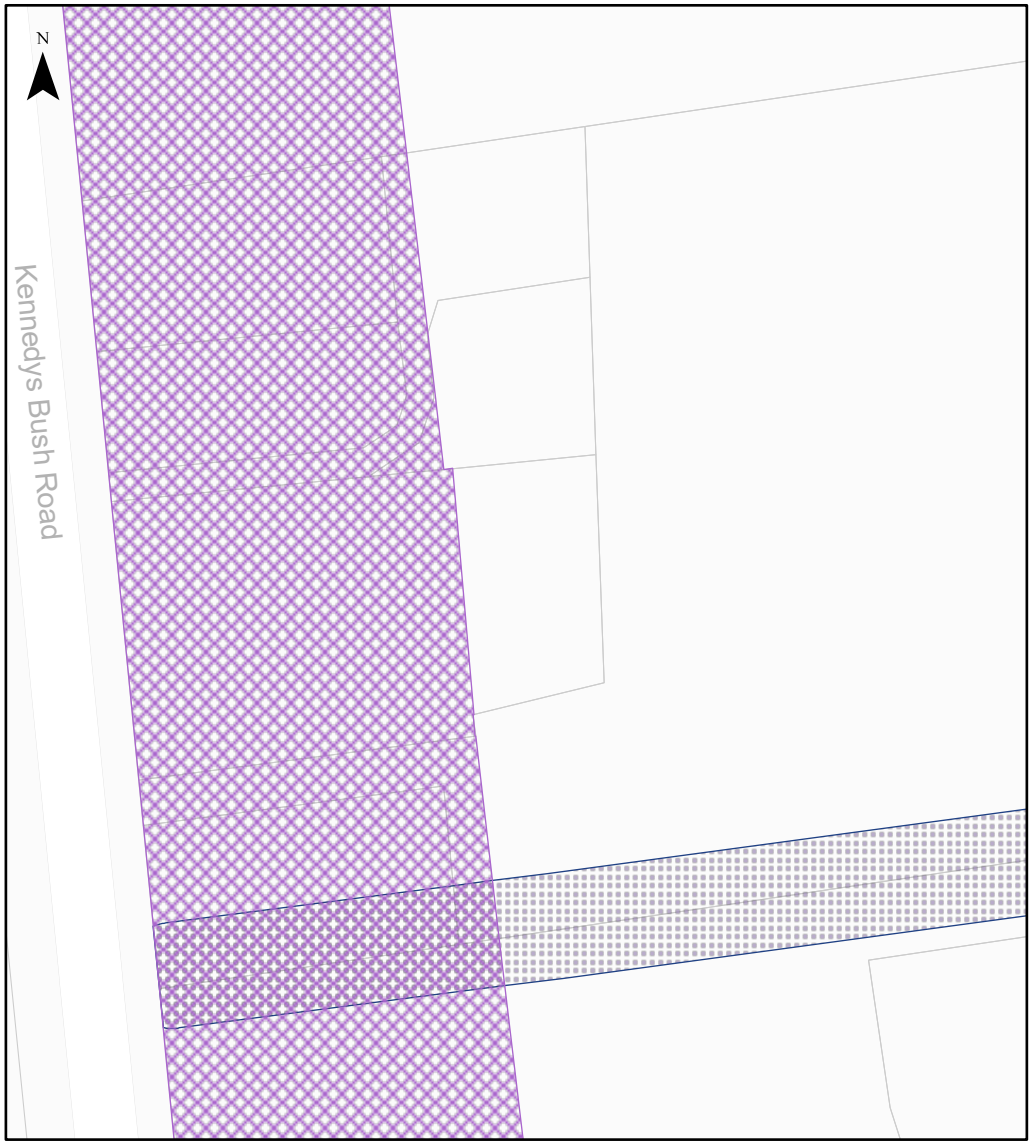
Christchurch City Council - Plan Change 14 Submission

Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 36 – 55 Kennedy's Bush Road

Council Submission on PC14

Plan Change 14 as Notified



CCC Submission on notified Plan Change 14

0 125 250

Metres

Scale: 1:1,000

Christchurch City Council - Plan Change 14 Submission

Low Public Transport Accessibility Area applied

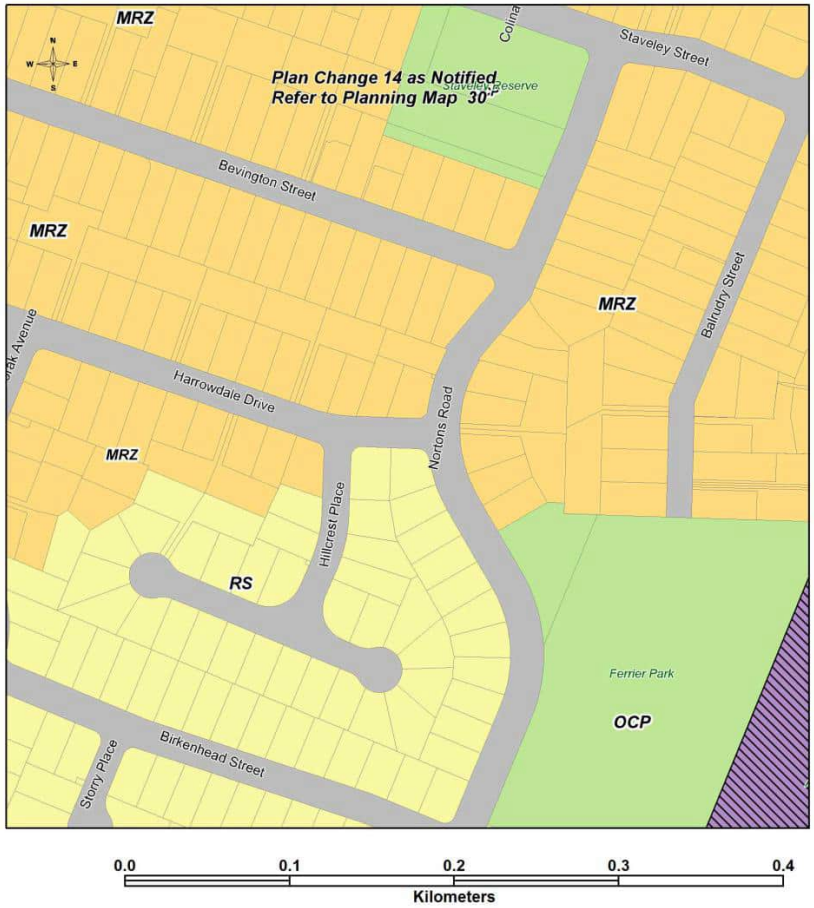
Refer to Planning Map 49 Map Series D

Christchurch District Plan | Christchurch City Council

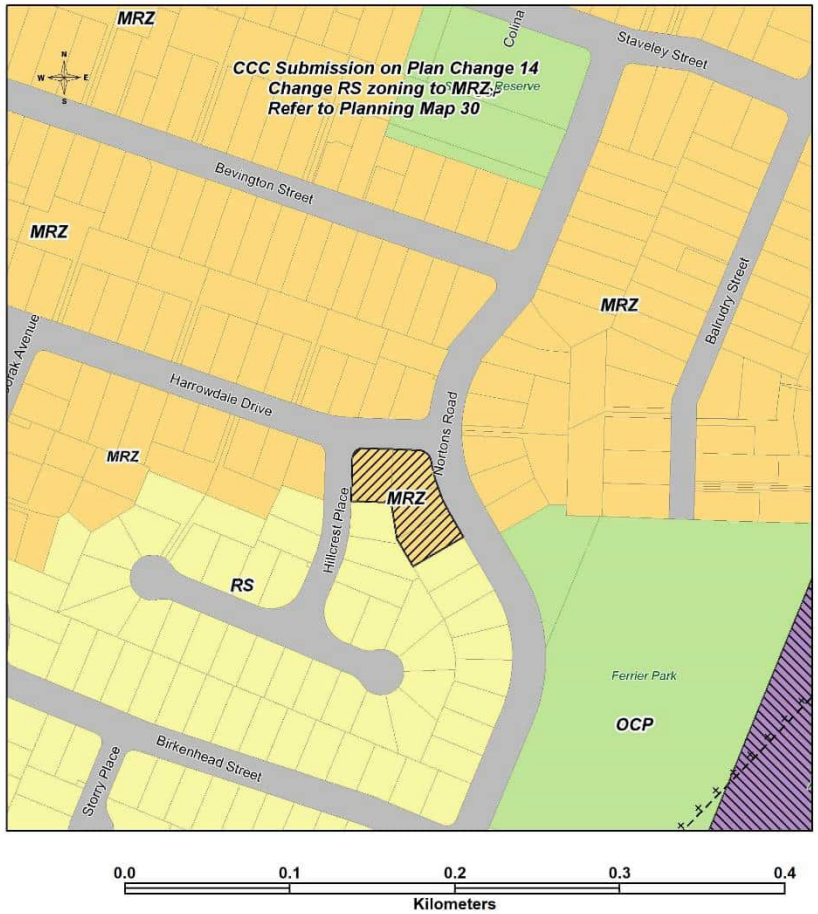
Spatial Information Team
Christchurch City Council
Date: 18/04/2023
Name: Planchange14 Submission_Maps_D_Series

Appendix 1, Attachment 37 – Harrowdale Drive & Nortons Road

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified

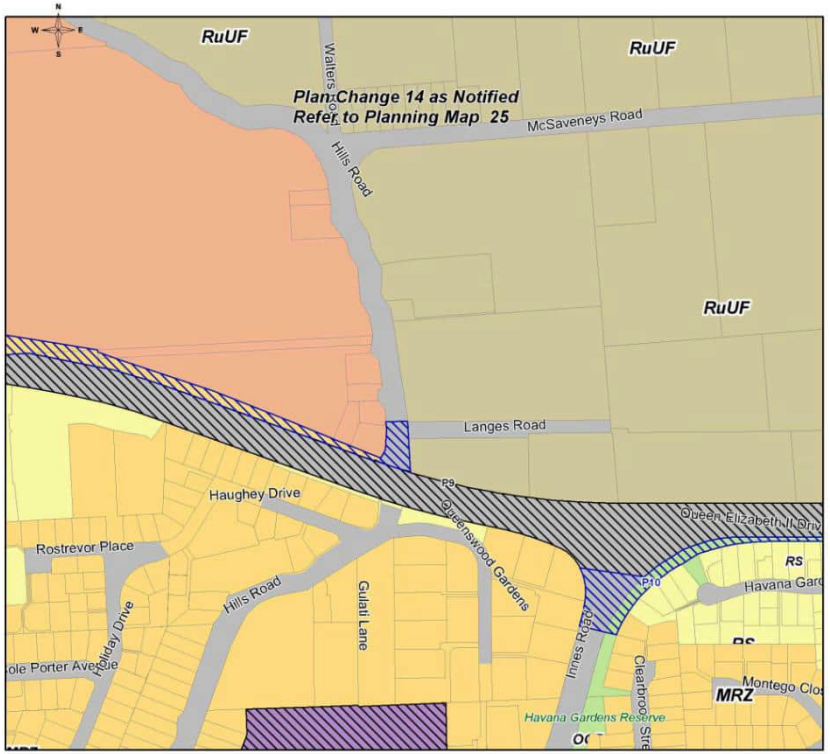


Christchurch City Council - Plan Change 14 Submission

Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 38 – Queenswood

Council Submission on PC14



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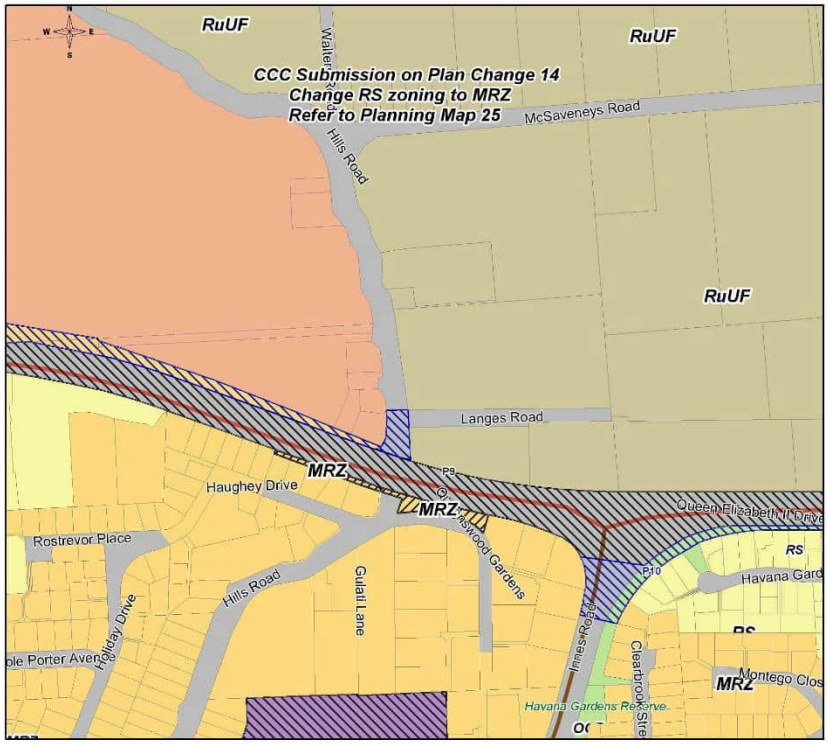
Kilometers

Christchurch City Council - Plan Change 14 Notified



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Kilometers

Christchurch City Council - Plan Change 14 Submission

Christchurch District Plan | Christchurch City Council

GIS & Analytics Team
Christchurch City Council

Proposed Plan Change 14

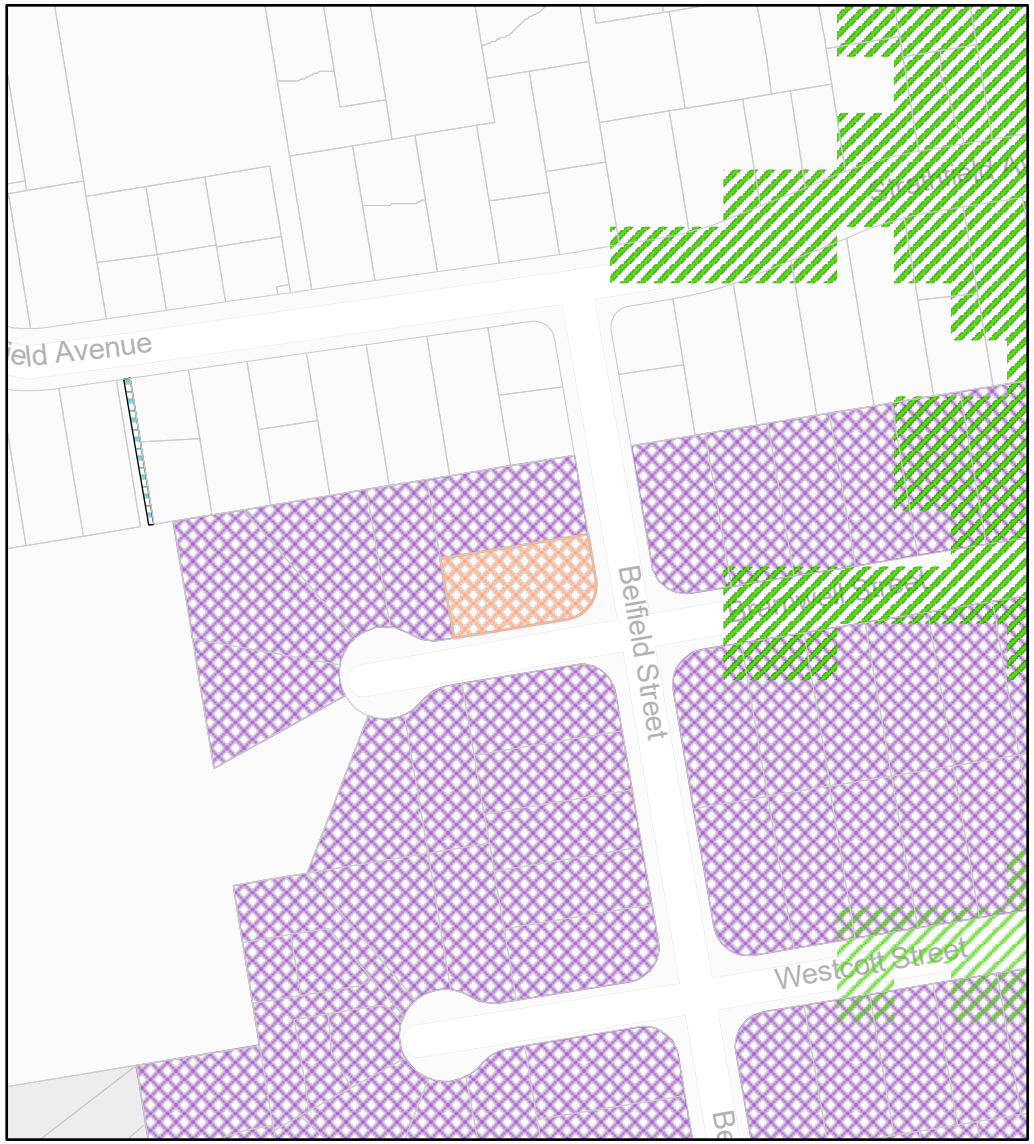
PC14_PlanningMaps_A_CCCSubmissions.gws
Date: 28/04/2023

Appendix 1, Attachment 39 – Belfield Street

Council Submission on PC14

Plan Change 14 as Notified

CCC Submission on notified Plan Change 14



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Metres

Scale: 1:2,000

Christchurch City Council - Plan Change 14 Submission

Low Public Transport Accessibility Area applied

Refer to Planning Map 32 Map Series D

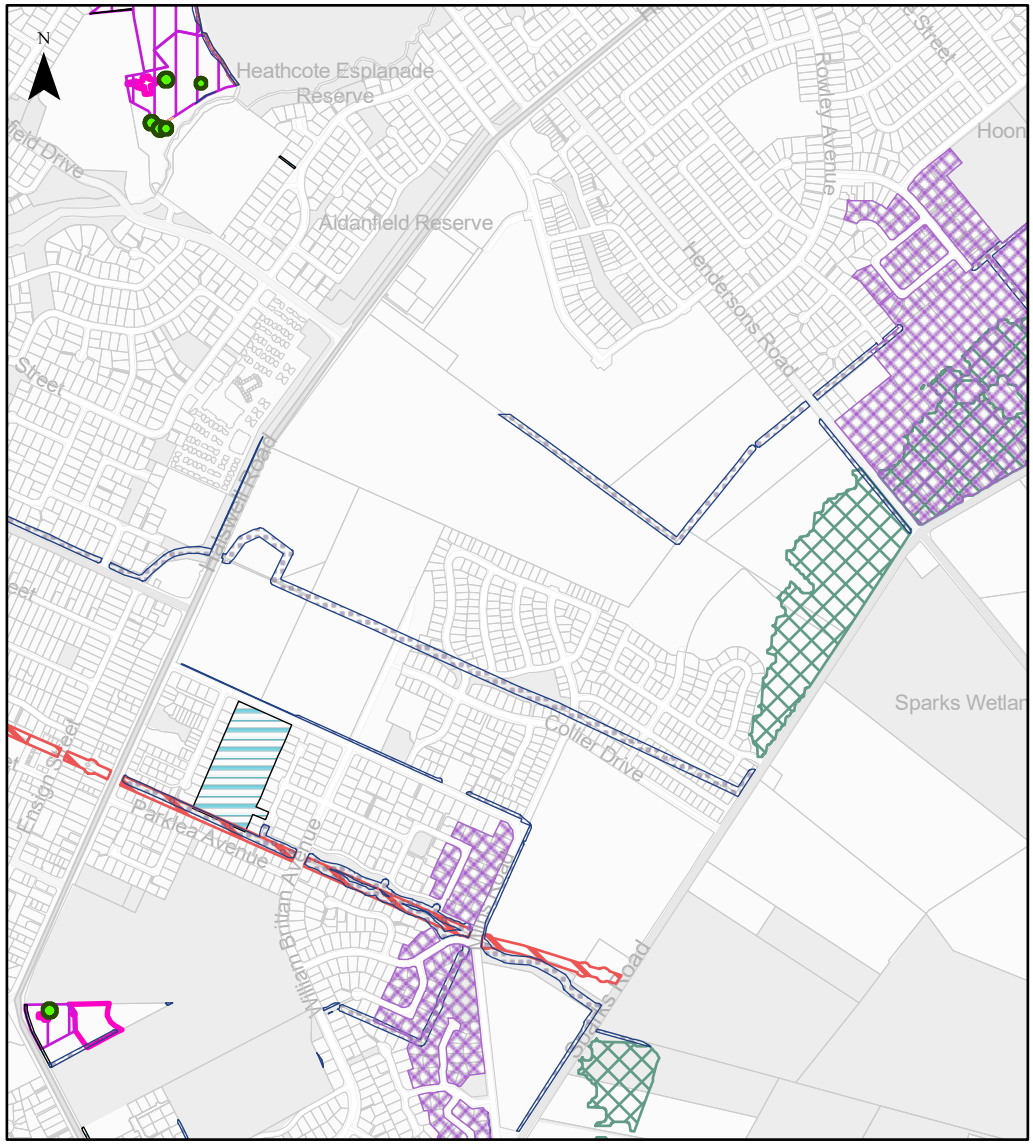
Christchurch District Plan | Christchurch City Council

Spatial Information Team
Christchurch City Council
Date: 18/04/2023
Name: Planchange14 Submission_Maps_D_Series

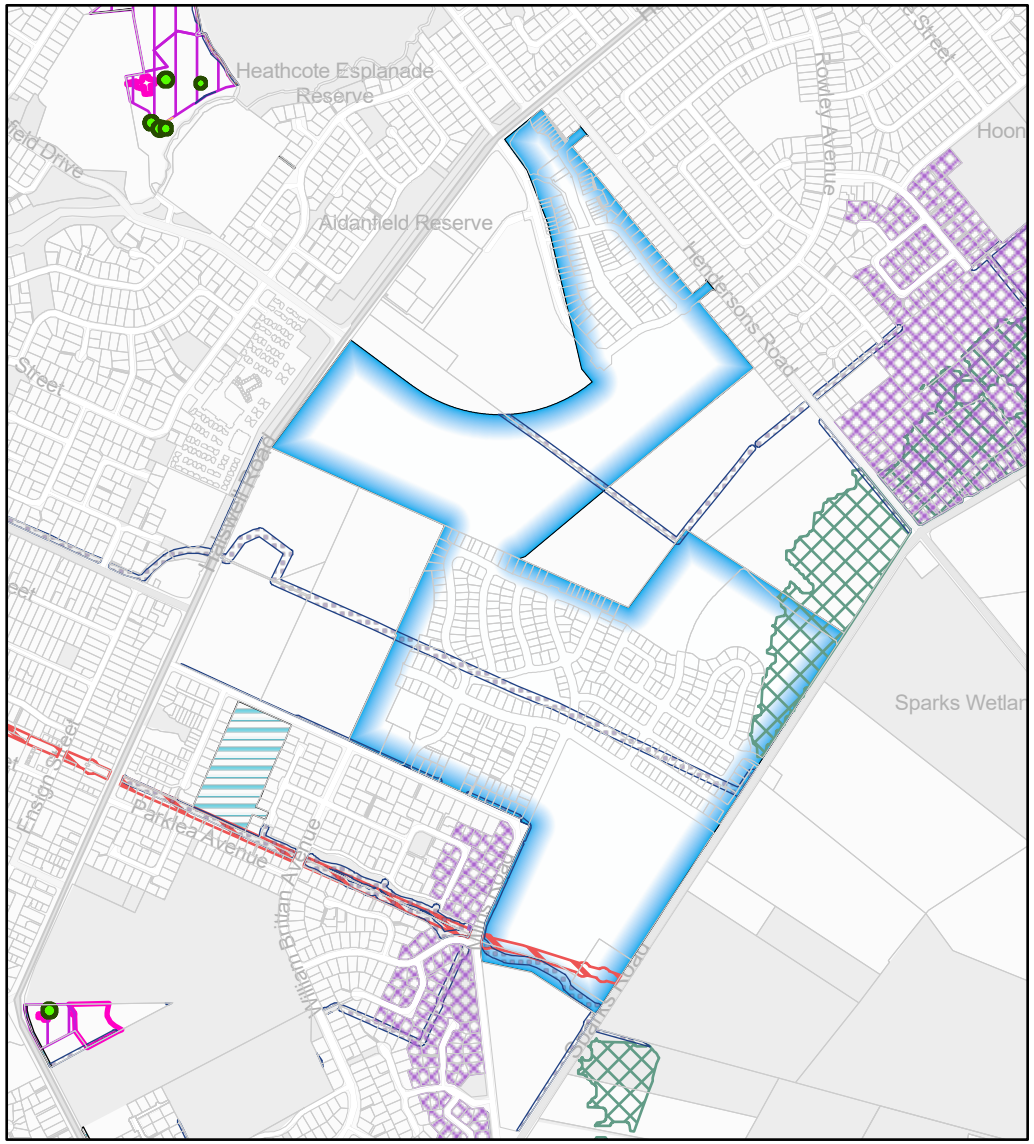
Appendix 1, Attachment 40 - North Halswell ODP Connections

Council Submission on PC14

Plan Change 14 as Notified



CCC Submission on notified Plan Change 14



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Metres

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Christchurch City Council - Plan Change 14 Submission

"North Halswell ODP Connections" Qualifying Matter

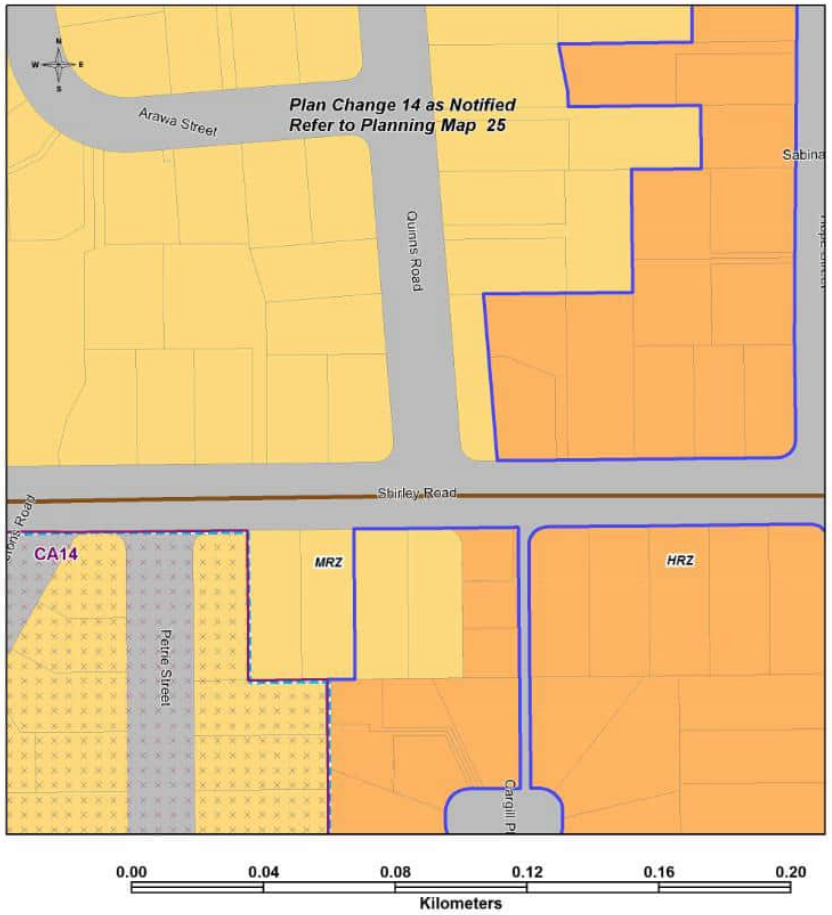
Refer to Planning Map 45 Map Series D

Christchurch District Plan | Christchurch City Council

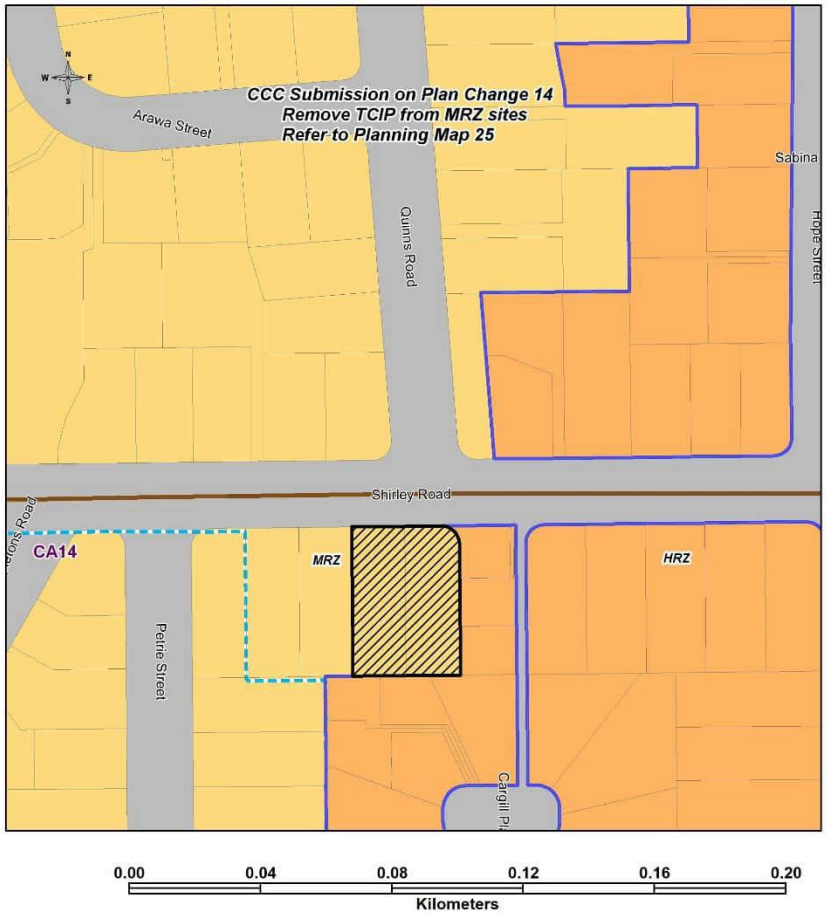
Spatial Information Team
Christchurch City Council
Date: 18/04/2023
Name: Planchange14 Submission_Maps_D_Series

Appendix 1, Attachment 41 – Shirley Road

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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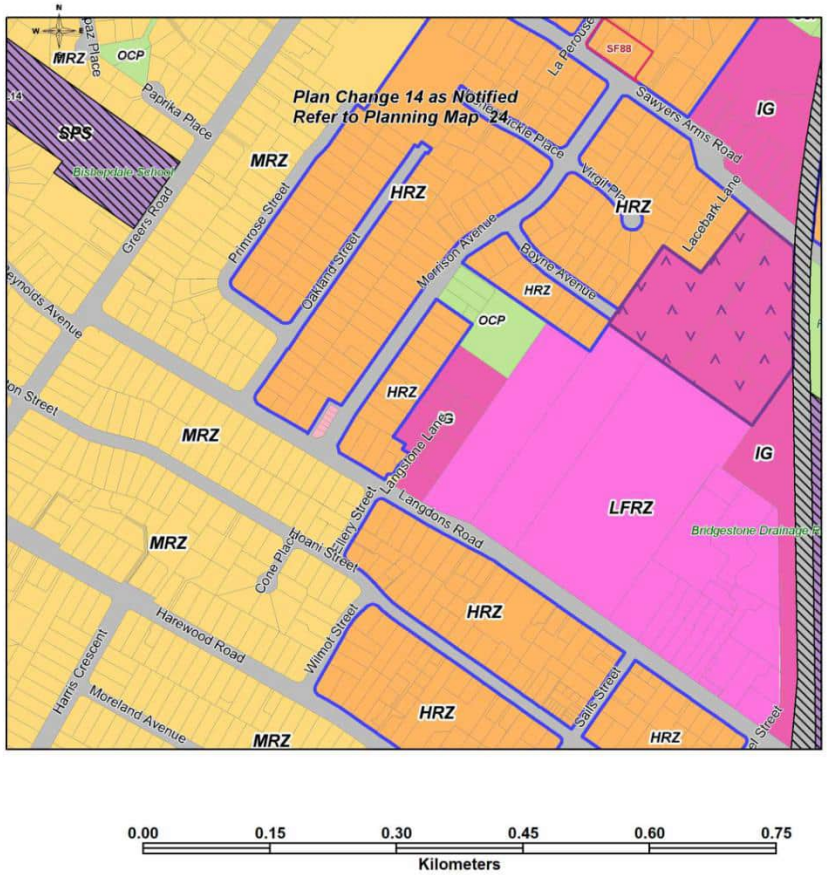
Appendix 1, Attachment 42 – Langdons Road

Council Submission on PC14



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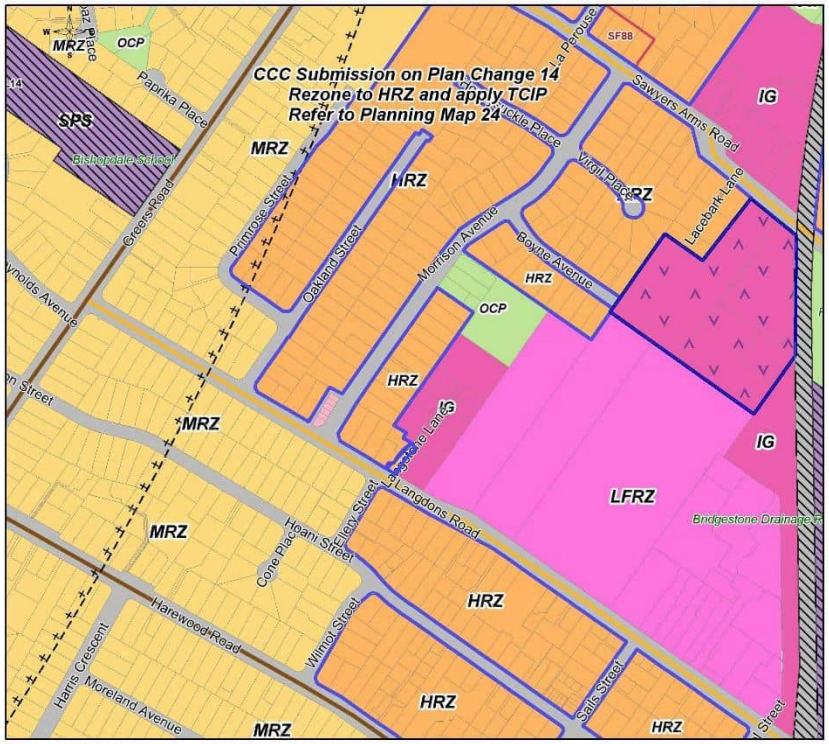
Kilometers

Christchurch City Council - Plan Change 14 Notified



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Kilometers

Christchurch City Council - Plan Change 14 Submission

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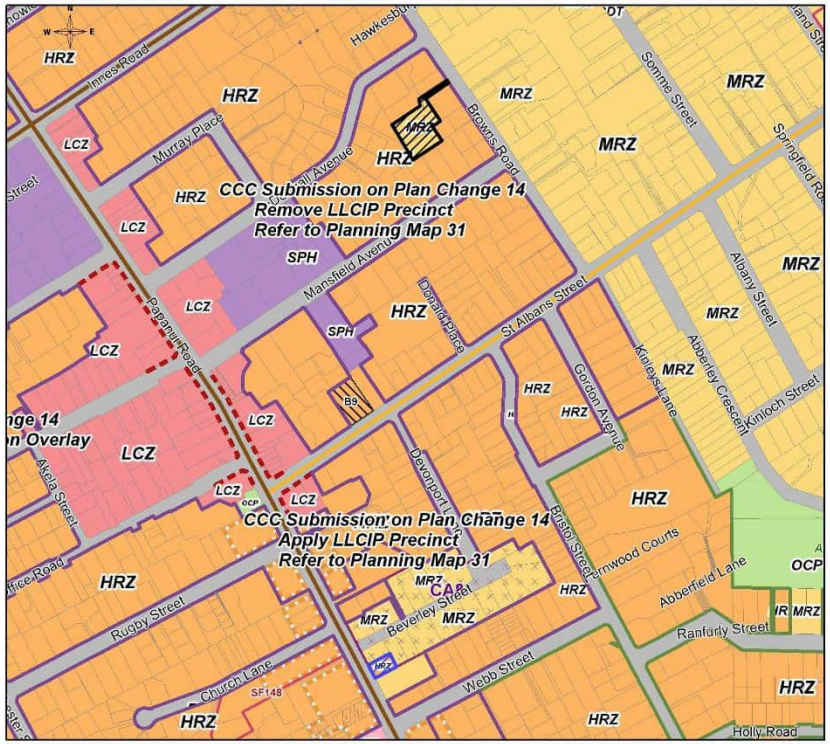
Appendix 1, Attachment 43 – Browns Road, Beverley Street, Papanui Road

Council Submission on PC14

Christchurch City Council - Plan Change 14 Notified



Christchurch City Council - Plan Change 14 Submission

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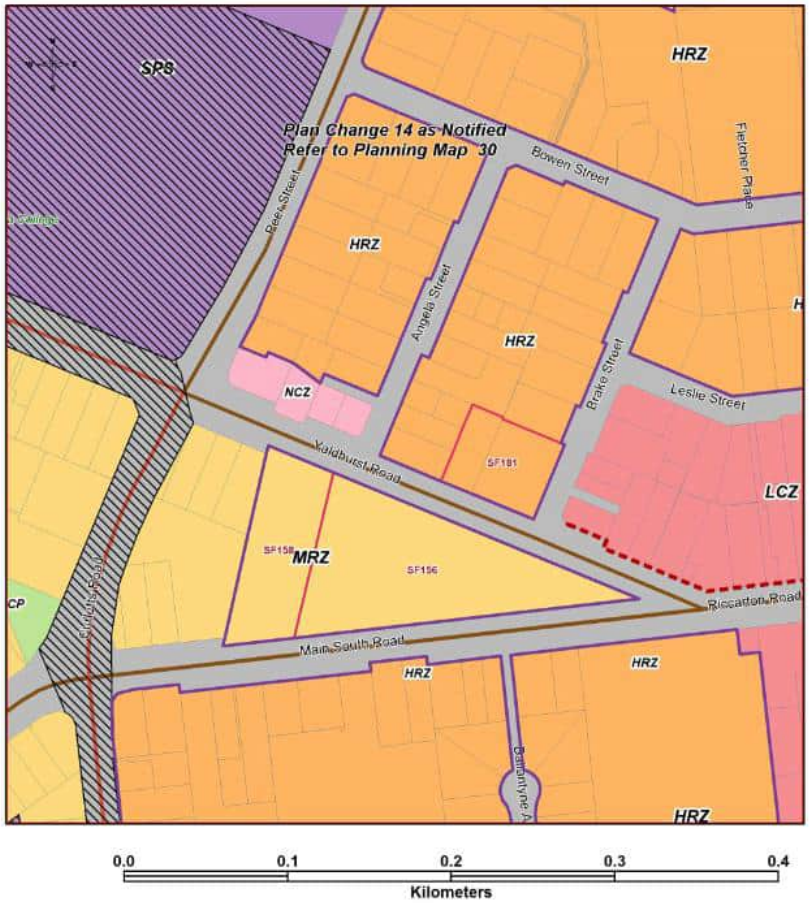
Christchurch City Council

Proposed Plan Change 14

PC14_PlanningMaps_A_CCCSubmissions.gws
Date: 28/04/2023

Appendix 1, Attachment 44 – Yaldhurst Road

Council Submission on PC14



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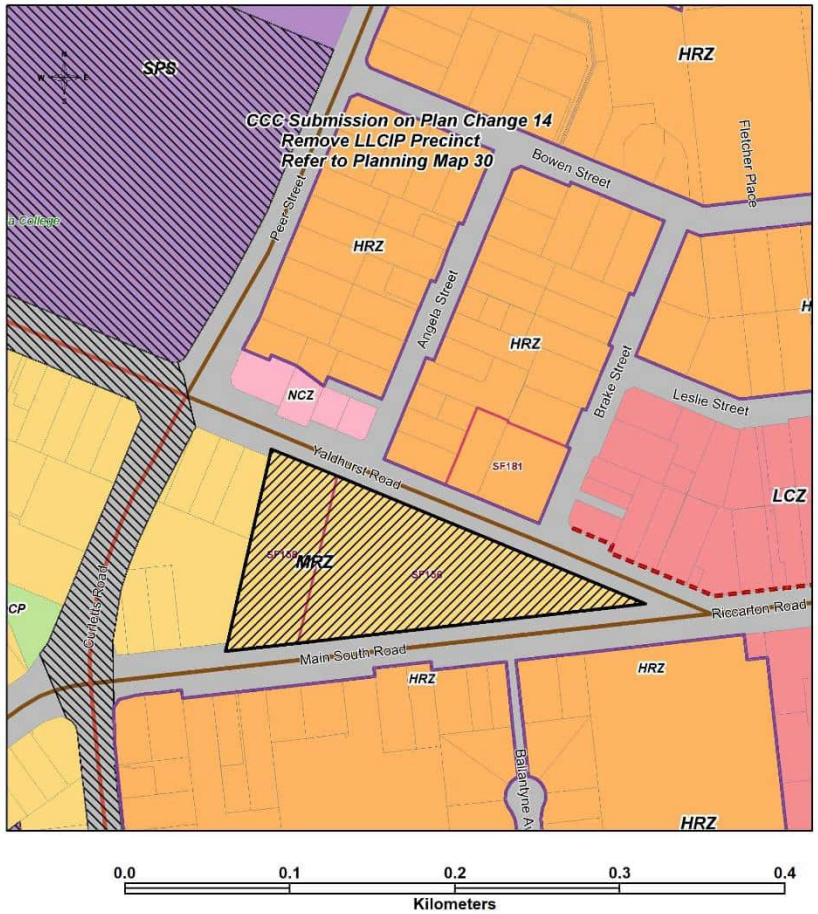
Kilometers

Christchurch City Council - Plan Change 14 Notified



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Kilometers

Christchurch City Council - Plan Change 14 Submission

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Appendix 2 – Updated Planning Maps & Legends

Council Submission on PC14

Land Use Zones

CBP	Commercial Banks Peninsula
~~CC~~	~~Commercial Core~~
~~CL~~	~~Commercial Local~~
~~CMU~~	~~Commercial Mixed Use~~
CO	Commercial Office
~~CRP~~	~~Commercial Retail Park~~
IG	Industrial General
IH	Industrial Heavy
IP	Industrial Park
OC	Open Space Coastal
OCP	Open Space Community Parks
OCP or RuQ(T)	Open Space Community Parks or Rural Quarry (Templeton)
OMI	Open Space McLeans Island
OMF	Open Space Metropolitan Facilities
ON	Open Space Natural
OWM	Open Space Water and Margins
PA	Pāpakainga/Kāinga Nohoanga
RBP	Residential Banks Peninsula
RGA	Residential Guest Accommodation
RH	Residential Hills
RLL	Residential Large Lot
~~RMD~~	~~Residential Medium Density~~
~~RNN~~	~~Residential New Neighbourhood~~
RSS	Residential Small Settlement
RS	Residential Suburban
RSDT	Residential Suburban Density Transition
RuBP	Rural Banks Peninsula
RuPH	Rural Port Hills
RuQ	Rural Quarry
RuQ or OCP(T)	Rural Quarry or Open Space Community Parks (Templeton)
RuT	Rural Templeton
RuUF	Rural Urban Fringe
RuW	Rural Waimakariri
SPA	Specific Purpose (Airport)
SPB	Specific Purpose (Burwood Landfill and Resource Recovery Park)
SPC	Specific Purpose (Cemetery)
SPW	Specific Purpose (Defence Wigram)
SPLR	Specific Purpose (Flat Land Recovery)
SPR	Specific Purpose (Golf Resort)
SPH	Specific Purpose (Hospital)
SPLP	Specific Purpose (Lyttelton Port)
SPN	Specific Purpose (Ngā Hau e Whā)
SPOA	Specific Purpose (Ōtākaro Avon River Corridor)
SPRa	Specific Purpose (Ruapuna Motosport)
SPS	Specific Purpose (School)
SPST	Specific Purpose (Styx Mill Road Transfer Station)
SPT	Specific Purpose (Tertiary Education)
	Transport

All new roads are deemed to be part of the Transport Zone, from the date of vesting in Council or Crown. When roads are legally stopped and any relevant designations removed they are deemed to be subject to the provisions of the adjoining zone(s).

Transport over Open Space Water and Margins Zone and Waterways

Other Notations

	220kV National Grid
	110kV National Grid
	66kV National Grid
	66kV Electricity Distribution Lines
	33kV Electricity Distribution Lines
	11kV Heathcote to Lyttelton Electricity Distribution Lines
	Air Noise Boundary and Air Noise Contours
	On-Aircraft Engine Testing Contours
	Christchurch International Airport Protection Surfaces
	Amenity Tree Planting 1.8m Contour Buffer
	Key Pedestrian Frontage
	Major Arterial Road
	Minor Arterial Road
	Collector Road
	160m Contour Line (applies only to Rural Banks Peninsula zone)
CA	Accommodation and Community Facilities Overlay
	Brownfield Overlay Area
	Character Area Overlay
	Coastal Bach Overlay
	~~Community Housing Redevelopment Mechanism~~
1	Kainga Overlay Area 1
2	Kainga Overlay Area 2
3	Spencerville Overlay
4	Moncks Spur/Mt Pleasant Density Overlay
5	Shalamar Drive Density Overlay
6	Upper Kennedys Bush Density Overlay
7	Akaroa Hillslopes Density Overlay
8	Allandale Density Overlay
9	Samarang Bay Density Overlay
10	Residential Large Lot Density Overlay
~~11~~	~~Residential Mixed Density Overlay - 86 Bridle Path Road~~
~~12~~	~~Residential Mixed Density Overlay - Redmund Spur~~
~~13~~	~~Residential Medium Density Lower Height Limit Overlay~~
14	Diamond Harbour Density Overlay
~~15~~	~~Existing Rural Hamlet Overlay~~
~~16~~	~~Medium Density (Higher Height Limit) Overlay~~
~~17~~	~~Peat Ground Condition Constraint Overlay~~
~~18~~	~~Riccarton Wastewater Interceptor Catchment Overlay~~
19	Stormwater Capacity Constraint Overlay
	Lyttleton Port Influences Overlay Area
	Meadowlands Exemplar Overlay
	Prestons Road Retirement Village Overlay
	Ruapuna Inner Noise Boundary
	Ruapuna Outer Noise Boundary
	Salvation Army Addington Overlay
A	Scheduled Activity
	~~St Georges Heaton Overlay~~
	Woolston Risk Management Area

Designations and Heritage Orders

A	Chorus New Zealand Limited
B	Chorus New Zealand Limited / Telecom New Zealand Limited
C	Christchurch City Council
D	Christchurch International Airport Limited
E	KiwiRail Holdings Limited
F	Kordia Limited
G	Meterological Service of New Zealand Limited
H	Minister supporting Greater Christchurch Regeneration
I	Minister of Corrections
J	Minister for Courts
K	Minister of Defence
L	Minister of Education
M	Minister of Health
N	Minister of Police
O	Minister for Social Development
P	New Zealand Transport Agency (Operational Corridor)
P	New Zealand Transport Agency (Future Works)
Q	Orion New Zealand Limited
R	Radio New Zealand Limited
S	Spark New Zealand Trading Limited
U	Transpower New Zealand Limited
V	Ōtākaro Limited
	Lyttelton Tunnel Designation
	Land Subject to two Designations: Primary - Railway Designation, Secondary - Roading Designation
	Land Subject to two Designations: Primary - Roading Designation, Secondary - Railway Designation
	Heritage Order

Information Only

	District Boundary
	Lyttelton Tunnel Road
	Summit Road Protection Act Overlay

The cadastre and coastline shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the CoastalMarine Area. The Coastal Marine Area is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

The District Plan planning maps are at a scale of 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.

For information, acknowledgements and disclaimers relating to external data sources used in the planning maps please see the Data Sources page: https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/additional-information/data-sources/

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Legend
Zones, Other Notations, Designations and Heritage Orders
Notified 17/03/2023

Proposed Land Use Zones (New)

- CCZ — City centre zone
- CCMU(SF) — Central City Mixed Use Zone (South Frame)
- CCMUZ — Central City Mixed Use Zone
- MUZ — Mixed use zone
- TCZ — Town centre zone
- LCZ — Local centre zone
- NCZ — Neighbourhood centre zone
- LFRZ — Large format retail zone
- HRZ — High density residential zone
- MRZ — Medium density residential zone
- LLRZ — Large lot residential zone
- FUZ — Future Urban Zone
- RSDT — Residential Suburban Density Transition

Proposed Precincts (New)

- Cathedral Square and Victoria Street Precinct
- New Regent Street Height Precinct
- Art Centre Height Precinct
- Town Centre Intensification Precinct
- Large Local Centre Intensification Precinct
- Local Centre Intensification Precinct
- ~~Brownfield Precinct~~
- Residential Mixed Density Precinct 86 Bridle Path Road
- Residential Mixed Density Precinct Redmund Spur
- Comprehensive Housing Precinct
- High Density Residential Precinct
- Residential Hills Precinct
- Rural Hamlet Precinct

Proposed Character Areas (New)

- CA — Residential Character Area

Legend
Zones, Other Notations, Designations and Heritage Orders
Notified 17/03/2023

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Qualifying Matters

Planning Map Series A - Zones, Other Notations, Designations and Heritage Orders

Area

- Arts Centre Height
- Cathedral Square Height
- Central City Heritage Interface
- Waterbody Setback
- City Spine Transport Corridor

CA4 - Beckenham Loop Character Area - existing and proposed
CA3 - Cashmere Character Area- existing and proposed
CA14 - Dudley Character Area- existing and proposed
CA15 - Englefield Character Area- existing and proposed
CA13 - Francis Character Area- existing and proposed
CA7 - Heaton Character Area- existing and proposed
CA11 - Malvern Character Area- existing and proposed
CA10 - Massey Character Area- existing and proposed
CA6 - Piko Character Area- existing and proposed
CA9 - Ranfurley Character Area- existing and proposed
CA12 - Severn Character Area- existing and proposed
CA5 - Tainui Character Area- existing and proposed
CA19 - Bewdley Character Area- proposed
CA21 - Roker/Penrith Character Area- proposed
CA22 - Ryan Character Area- proposed

- Waste Water Constraint Area - proposed
- Radio Communication Pathway - proposed
- Railway Building Setback - existing
- Electricity Transmission Corridors and Infrastructure - existing and proposed

220kV National Grid
110kV National Grid
66kV National Grid
66kV Electricity Distribution Lines
33kV Electricity Distribution Lines
11kV Heathcote to Lyttelton Electricity Distribution Lines

Planning Map Series B - Natural Hazards and Water Bodies

- Slope Hazard - existing

Cliff Collapse Management Area 1 - existing
Cliff Collapse Management Area 2 - existing
Rockfall Management Area 1 - existing
Rockfall Management Area 2 - existing
Mass Movement Management Area 1 - existing

- High Floodplain Hazard Management Area - existing
- Flood Ponding Management Area - existing
- Coastal Hazard High Risk Management Area - proposed
- Coastal Hazard Medium Risk Management Area - proposed
- ~~Waterbody Setback - existing~~

Environmental Asset Standing Water Body
Downstream Waterway
Downstream Waterway (Mona Vale)
Upstream Waterway
Environmental Asset Waterway

- Tsunami Management Area
- Victoria Street Height
- Waste Water Constraint Area
- Water body Setback

Wāhi Tapu/Wahi Taonga
Silent Files
Ngā Tūranga Tūpuna
Ngā Wai

- Styx River Setback - existing

Planning Map Series C - Natural and Cultural Heritage

- Significant and other Trees - existing and proposed

Significant Individual Trees
Significant Group of Trees

- New Regent Street Height
- Outstanding Nature Features and Landscapes
- Radio Communication Pathway
- Railway Building Setback
- Residential Character Area
- Residential Heritage Area
- Residential Heritage Area Interface
- Riccarton Bush Interface Area
- Significant and other Trees
- Sites of Cultural Significance
- Sites of Ecological Significance
- Slope Hazard
- Styx River Setback
- Tsunami Management Area
- Low Public Transport Accessibility Area Extended
- Low Public Transport Accessibility Area Removed
- North Halswell ODP Connections

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

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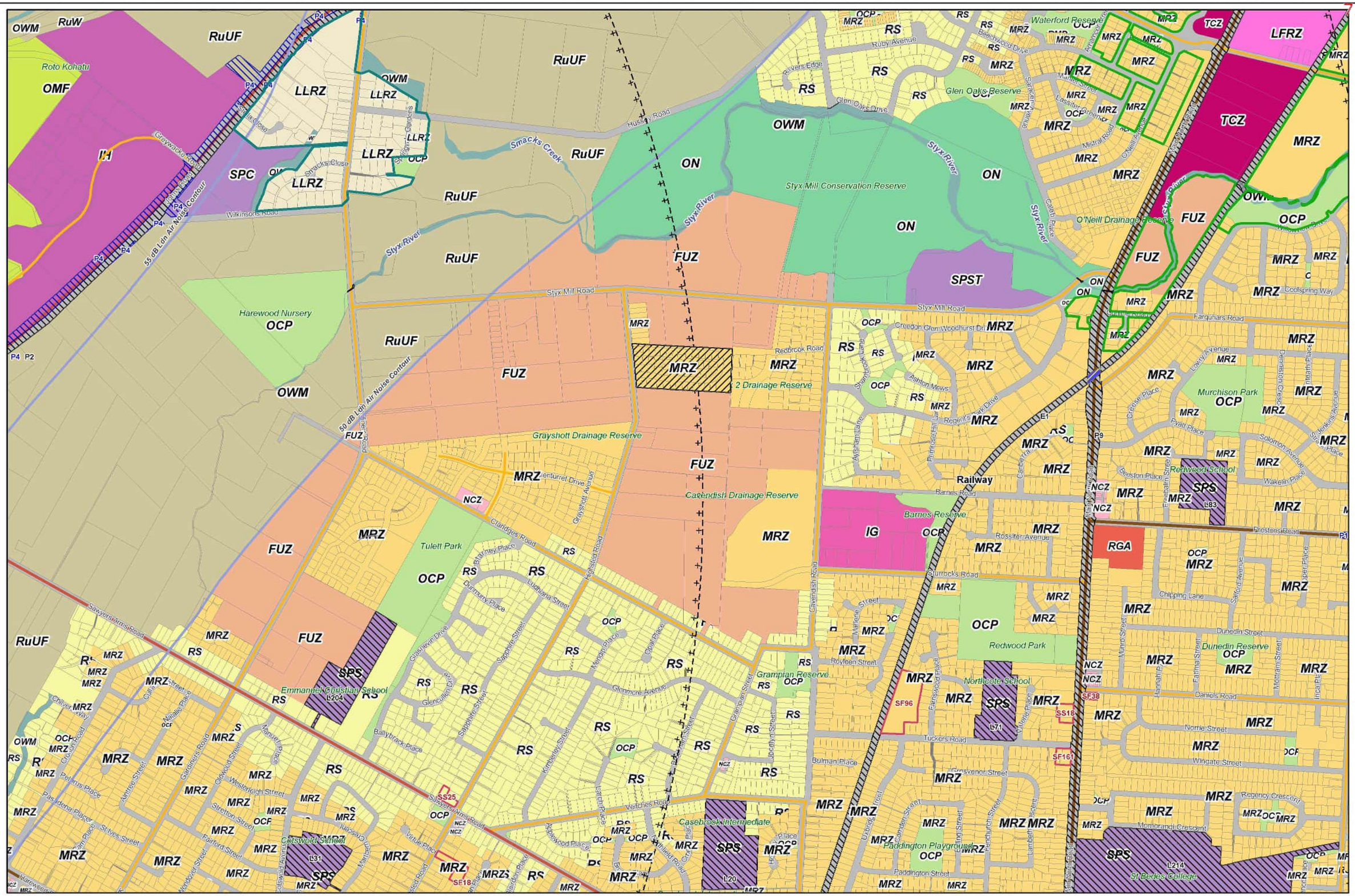
Legend
Qualifying Matters - Existing and Proposed
Notified 23/09/2022



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Planning Map 18A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

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Meters

N

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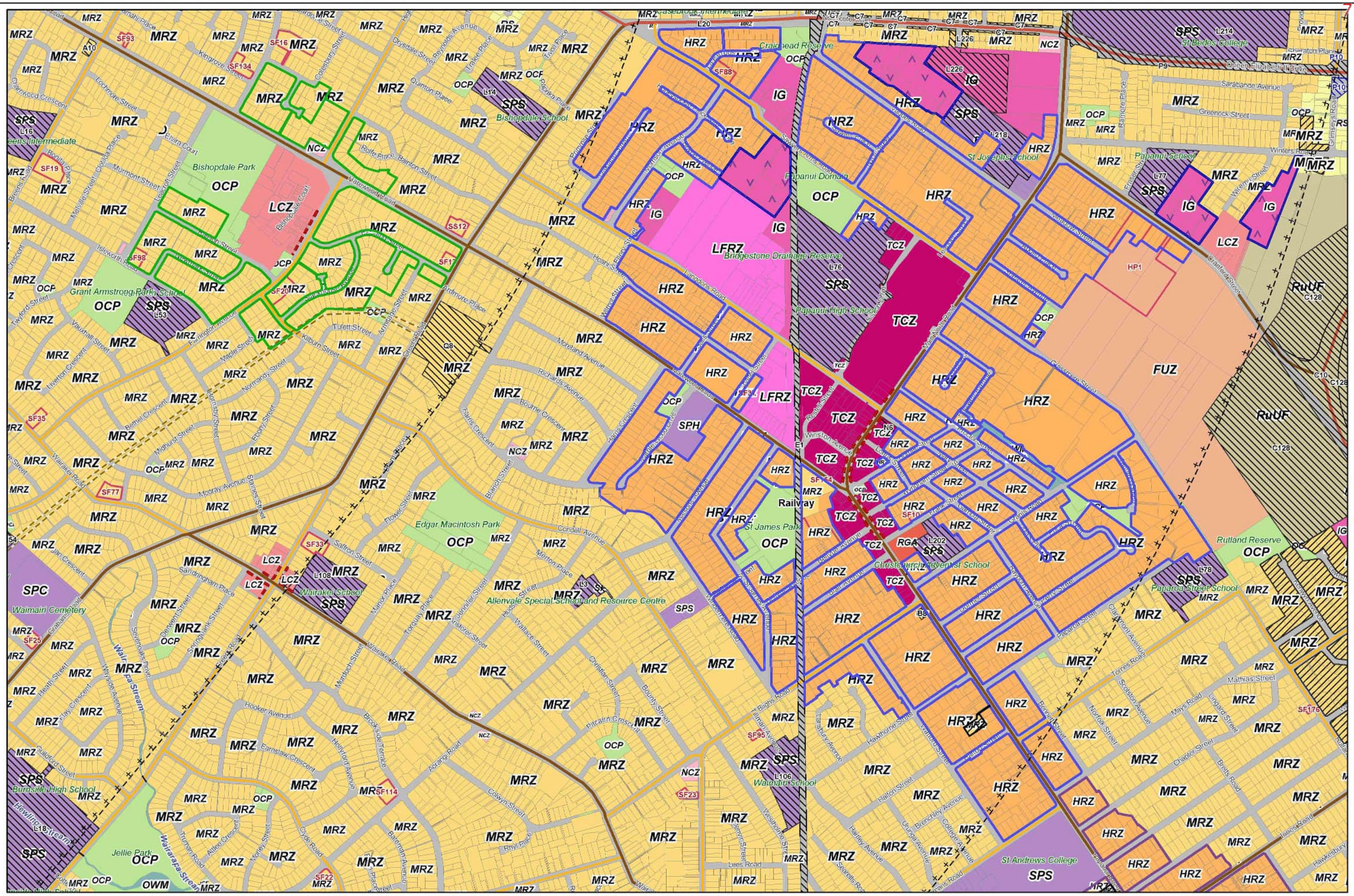
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

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Planning Map 24A
Zones, Other Notations, Designations and Heritage Orders
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Meters

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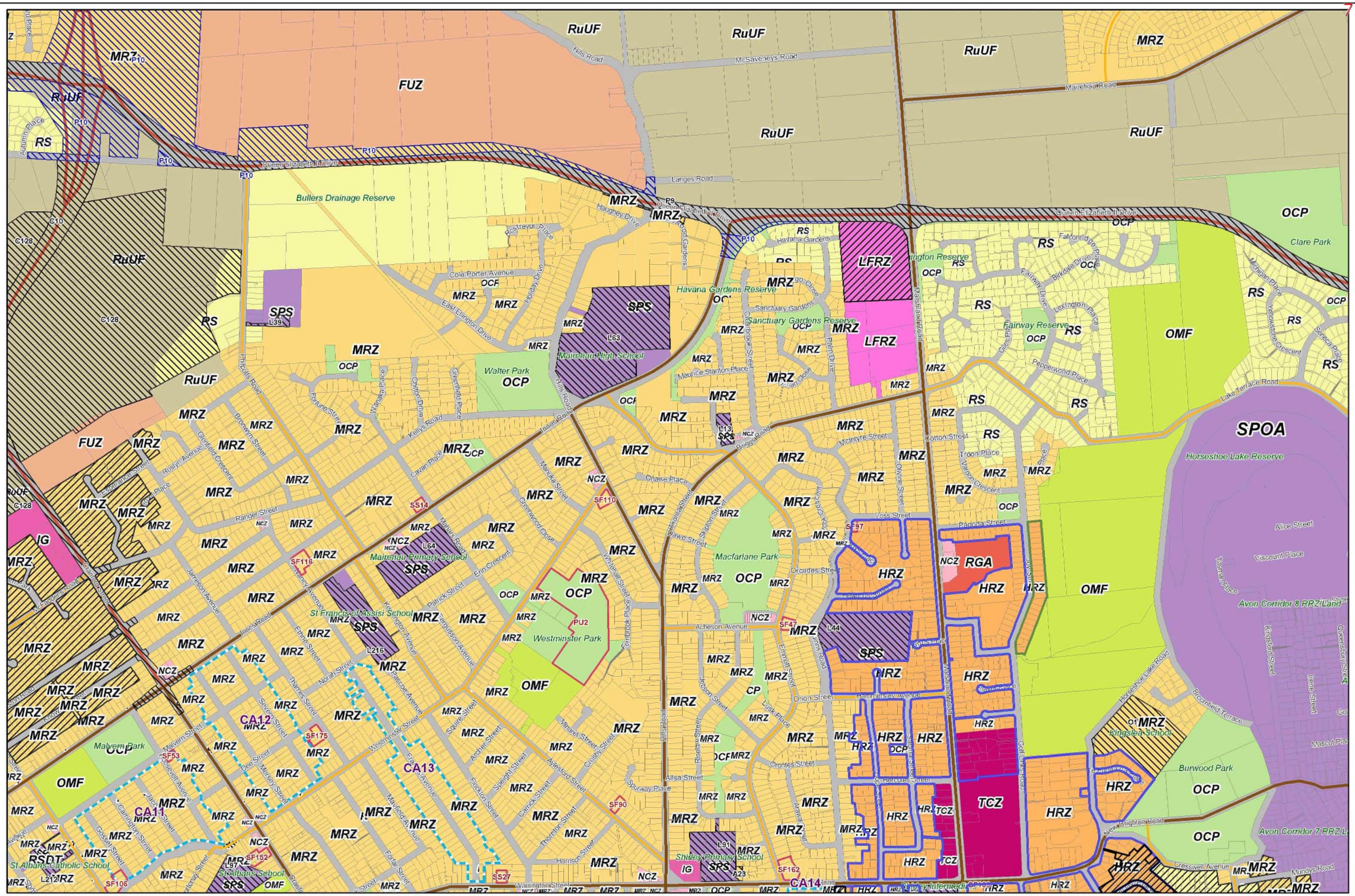
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

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Planning Map 25A
Zones, Other Notations, Designations and Heritage Orders
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PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

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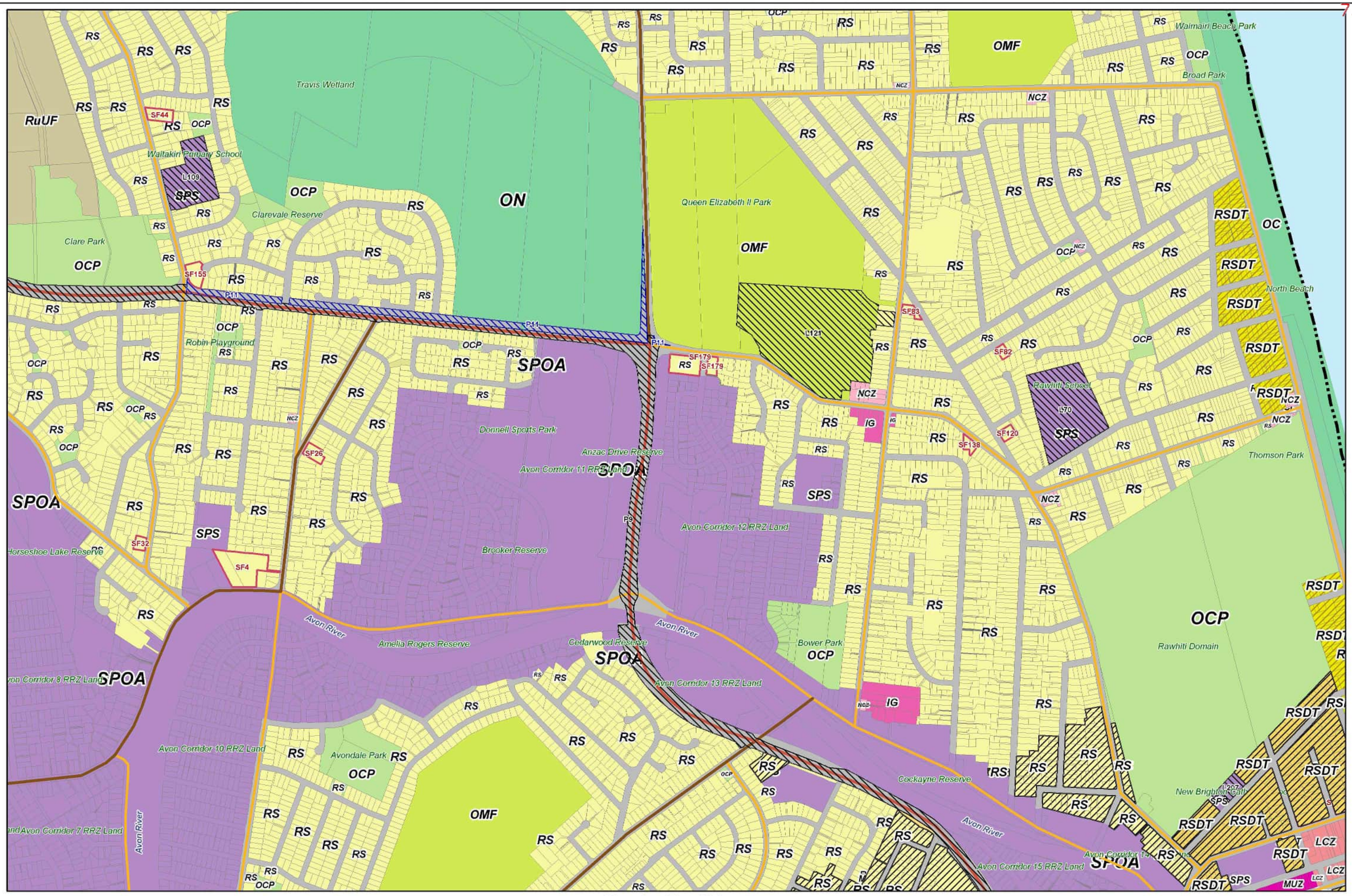
Date: 28/04/2023



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Planning Map 26A
Zones, Other Notations, Designations and Heritage Orders
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Meters

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PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

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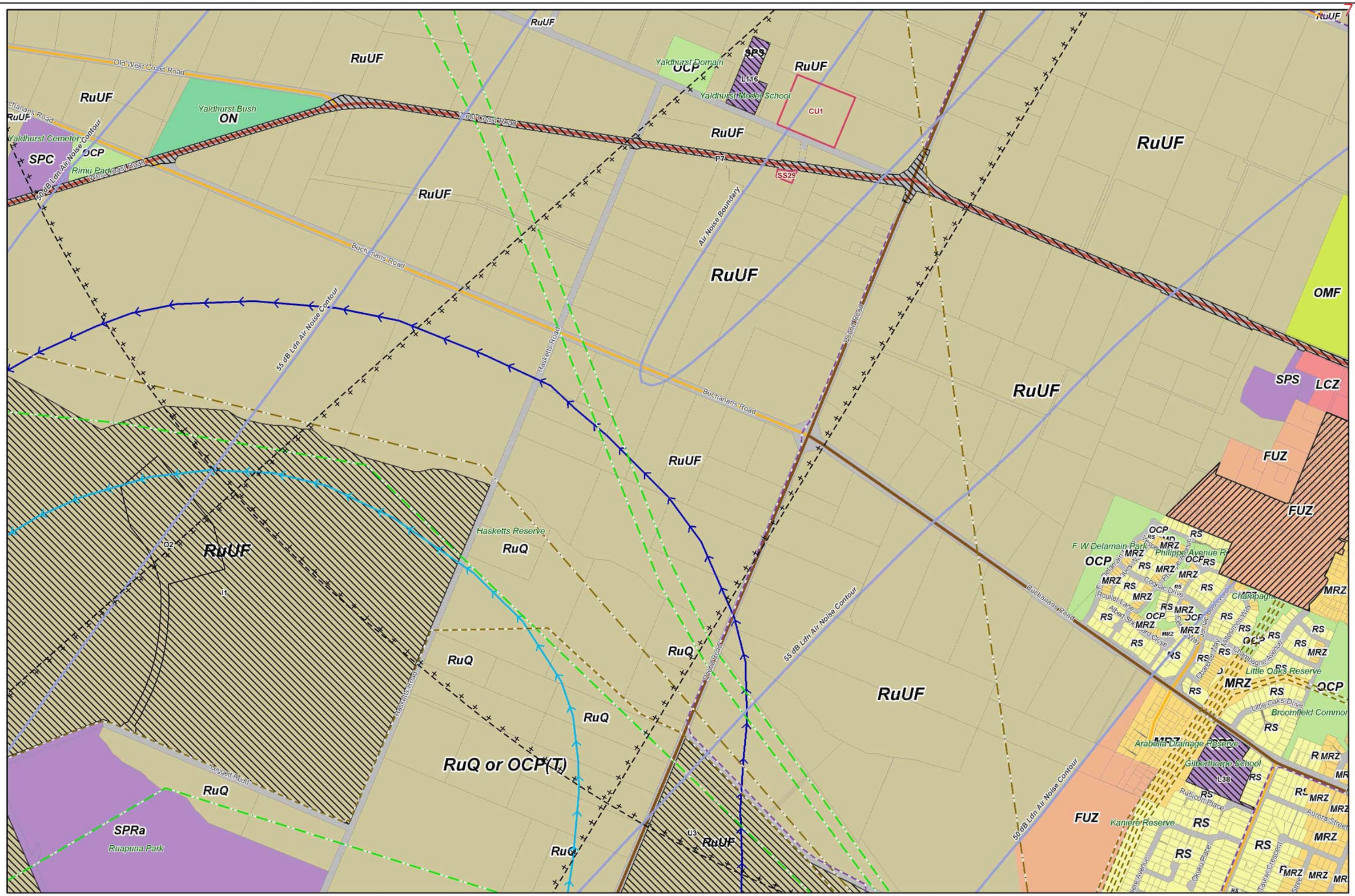
Date: 28/04/2023



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Planning Map 29A
Zones, Other Notations, Designations and Heritage Orders
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Meters

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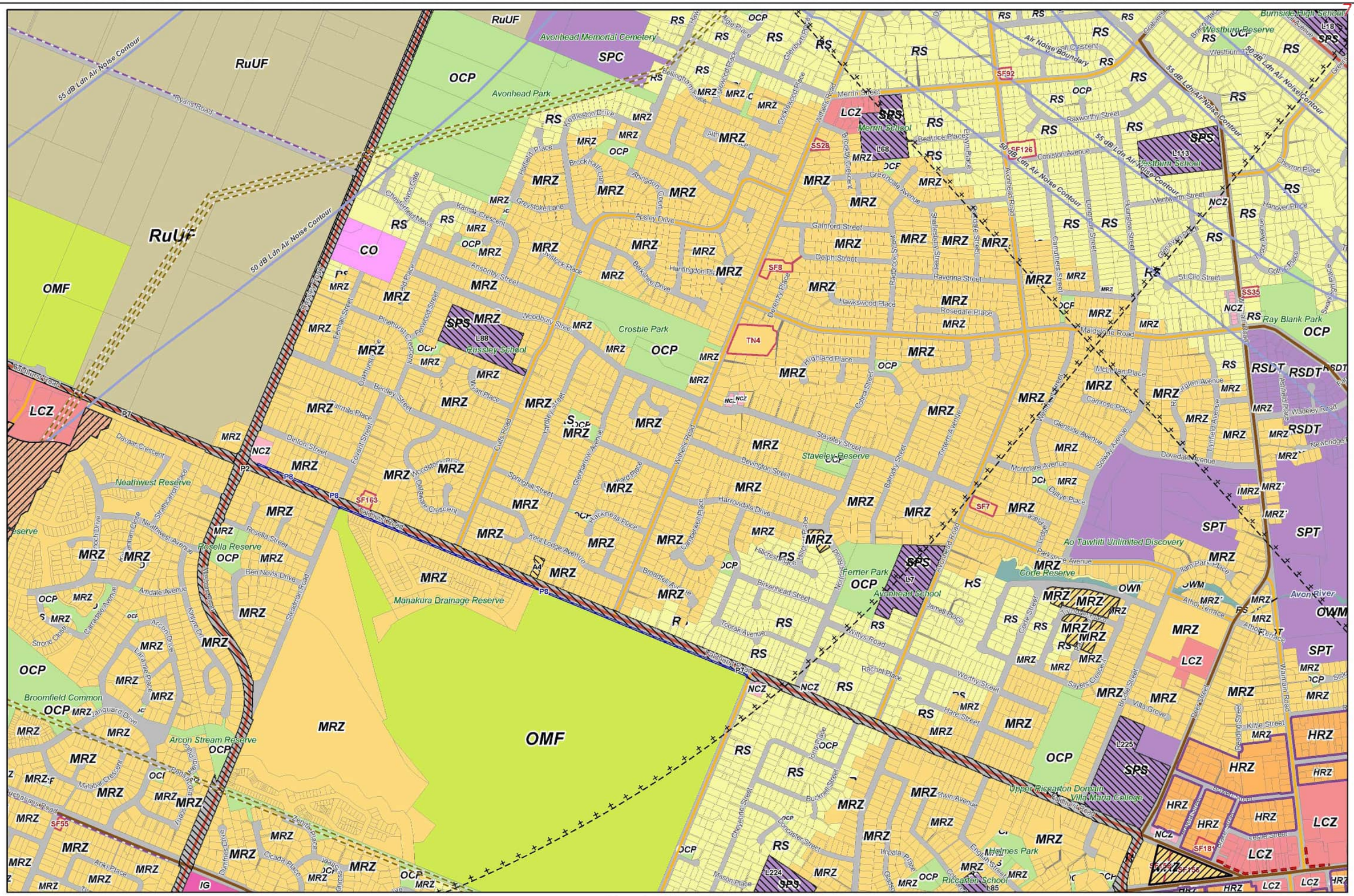
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

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Planning Map 30A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

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Meters

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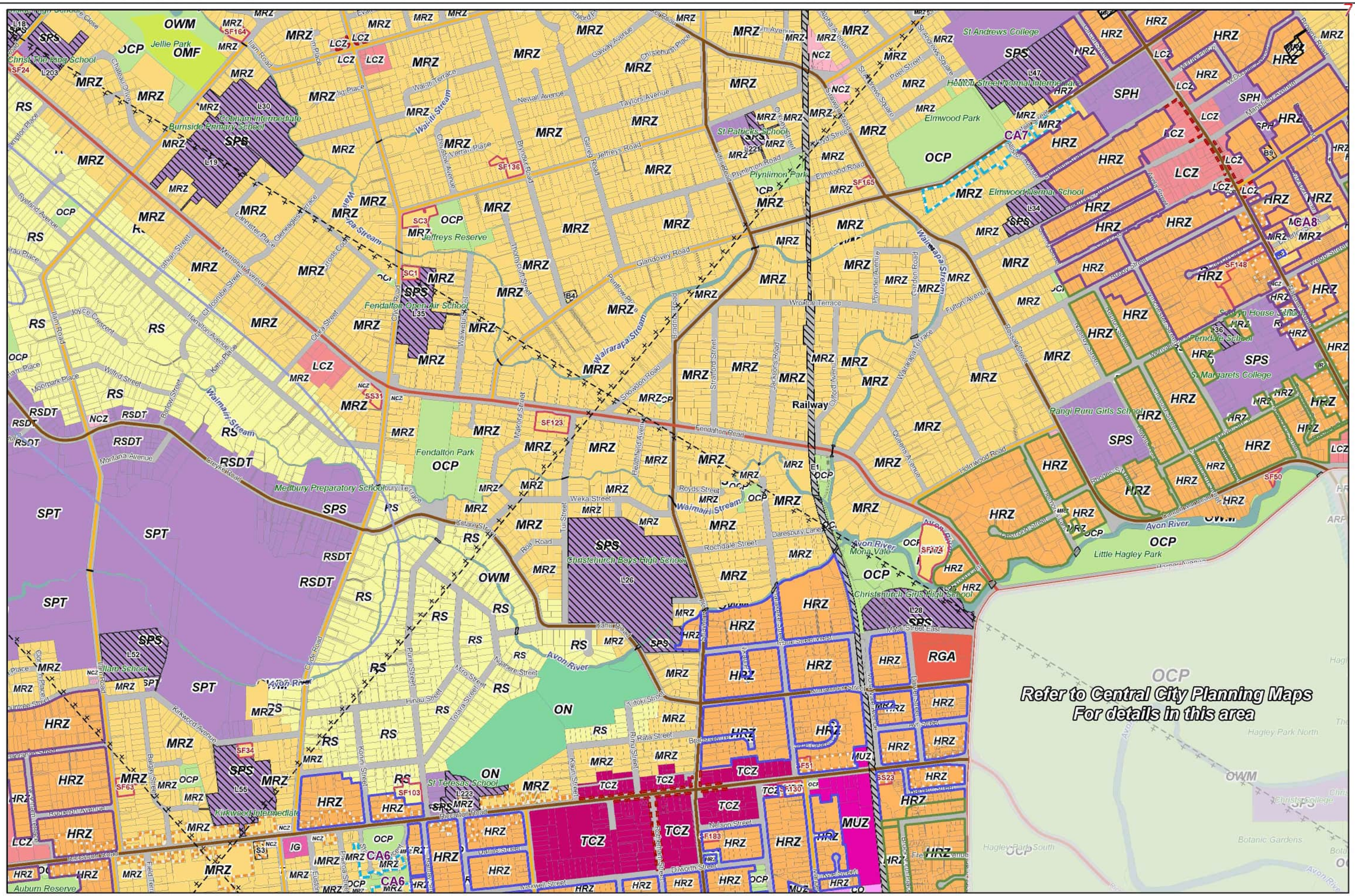
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

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Planning Map 31A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

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PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

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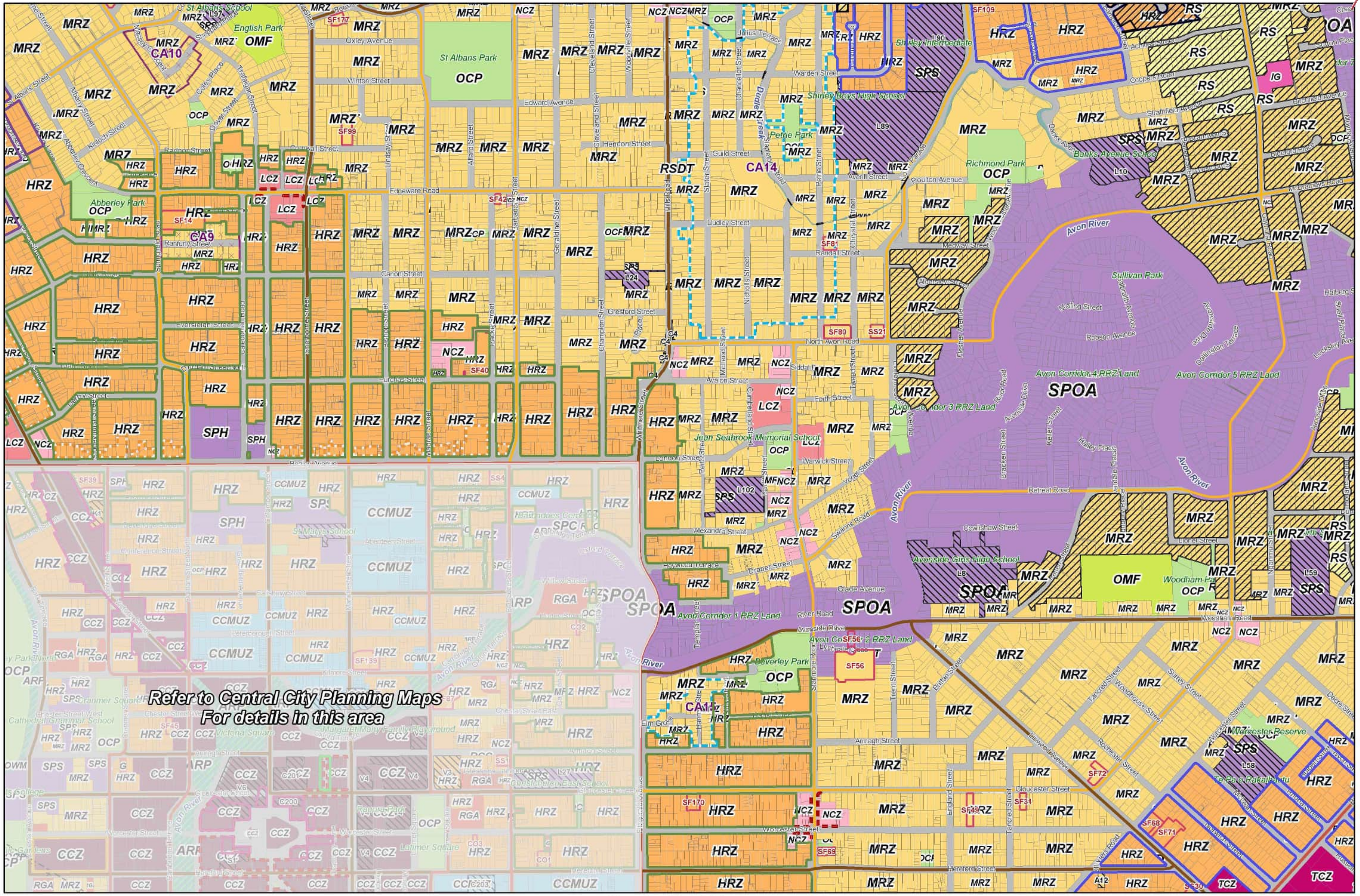

Christchurch District Plan | Christchurch City Council

Planning Map 32A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters
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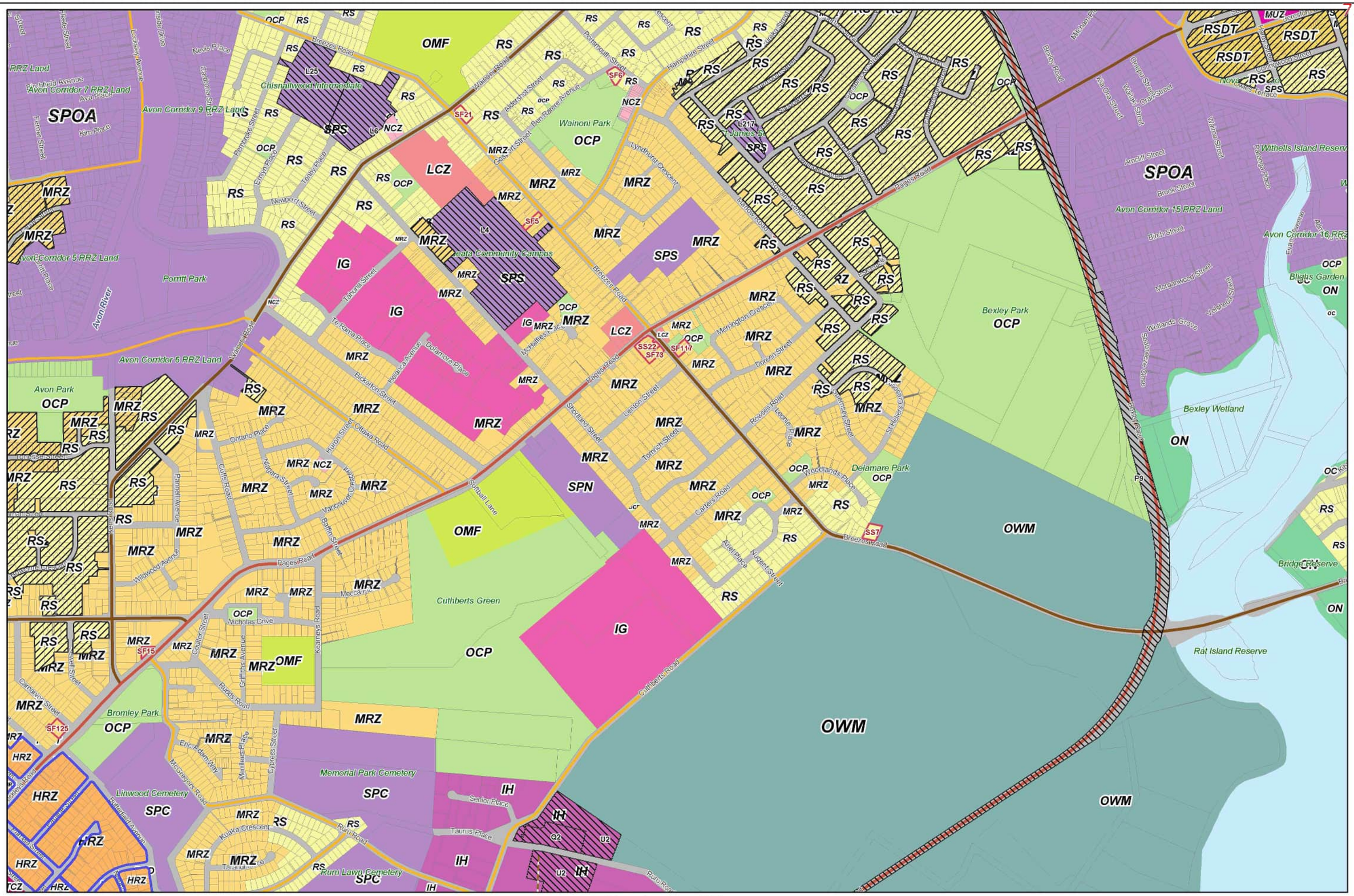
- PC 14 zone changed by CCC Submission
- Precinct removed by CCC Submission
- Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

Christchurch City Council

Planning Map 33A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

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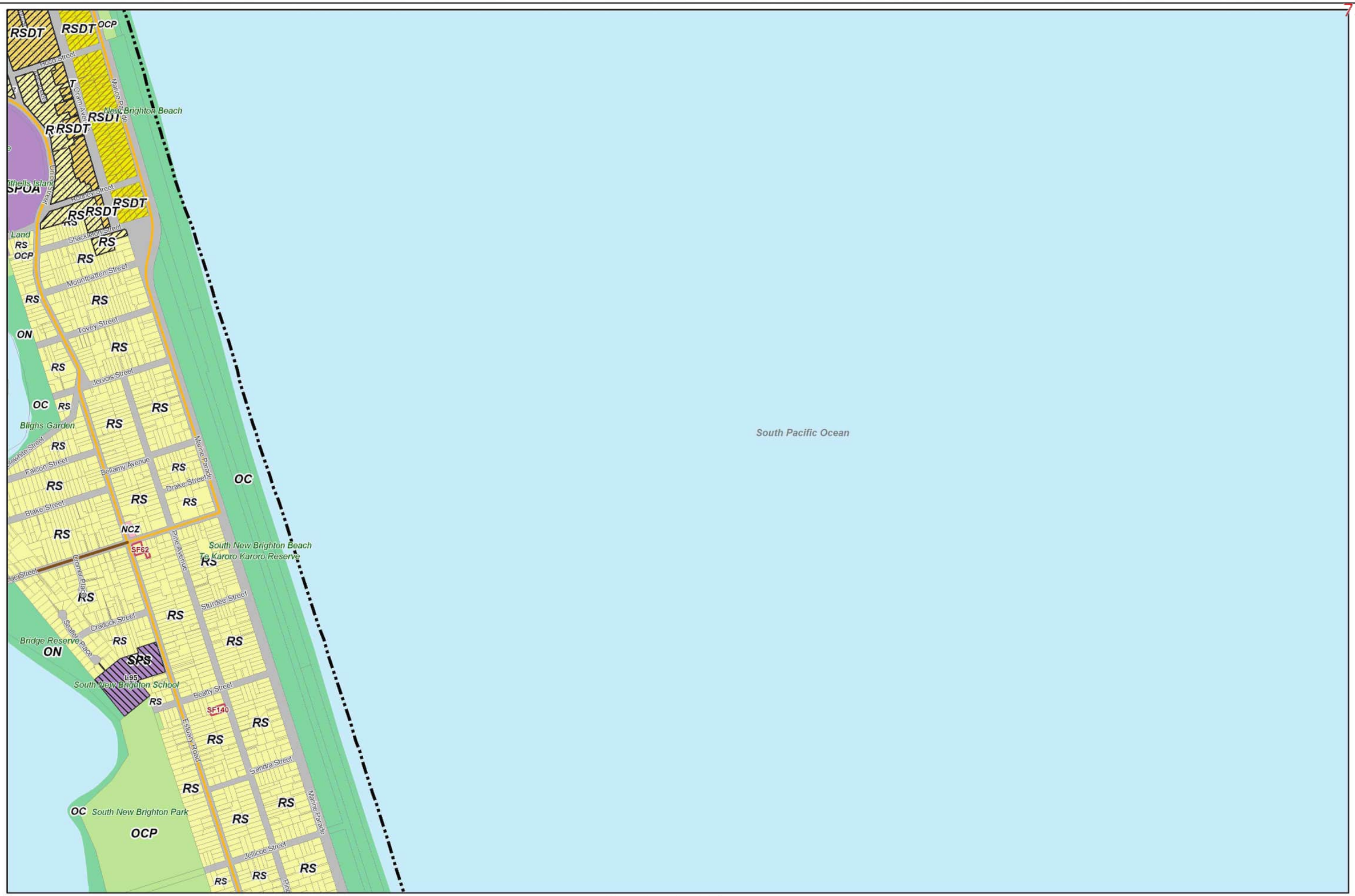
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

Christchurch City Council

Planning Map 34A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

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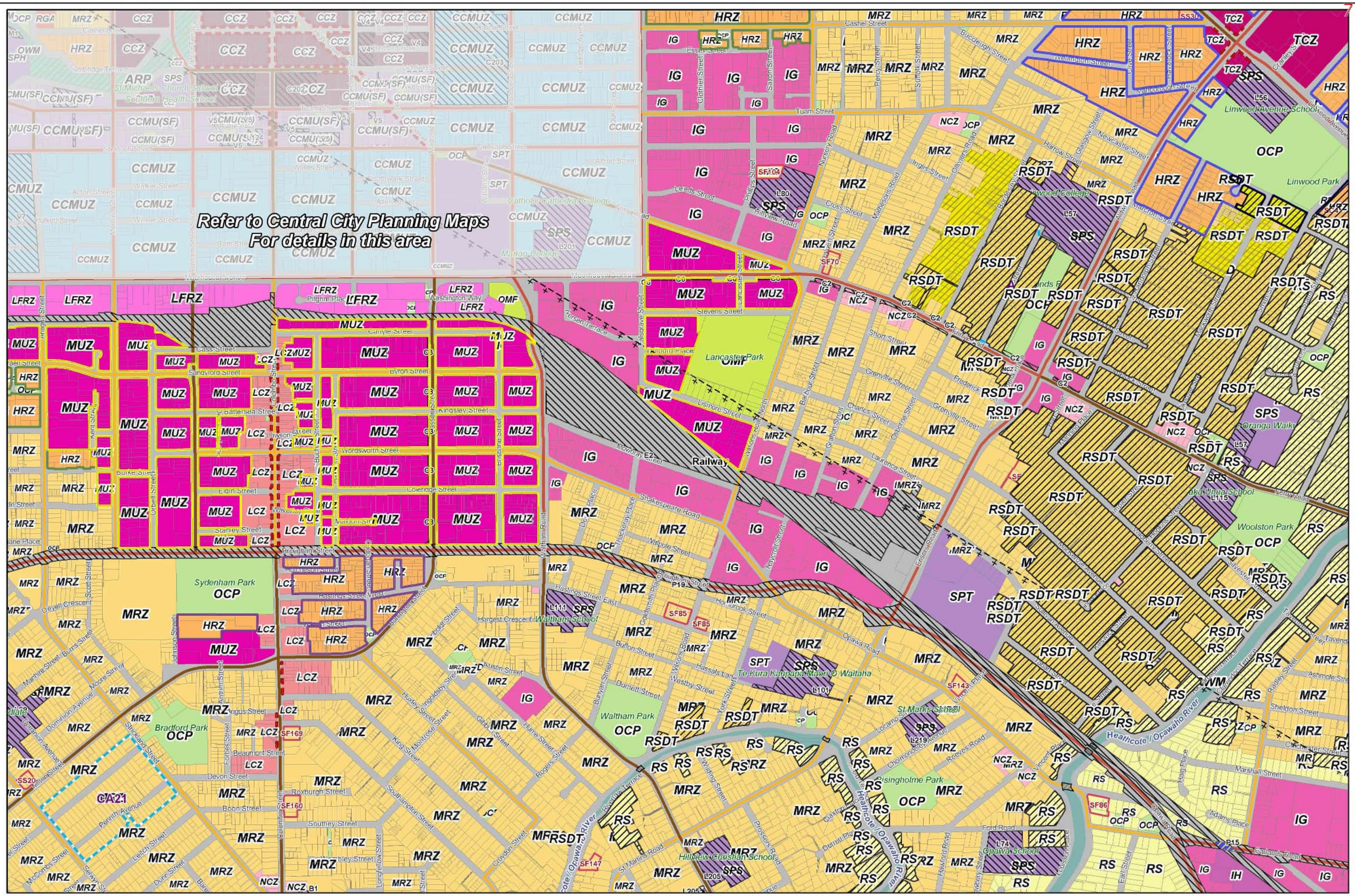
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



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Planning Map 39A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800 Meters

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PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
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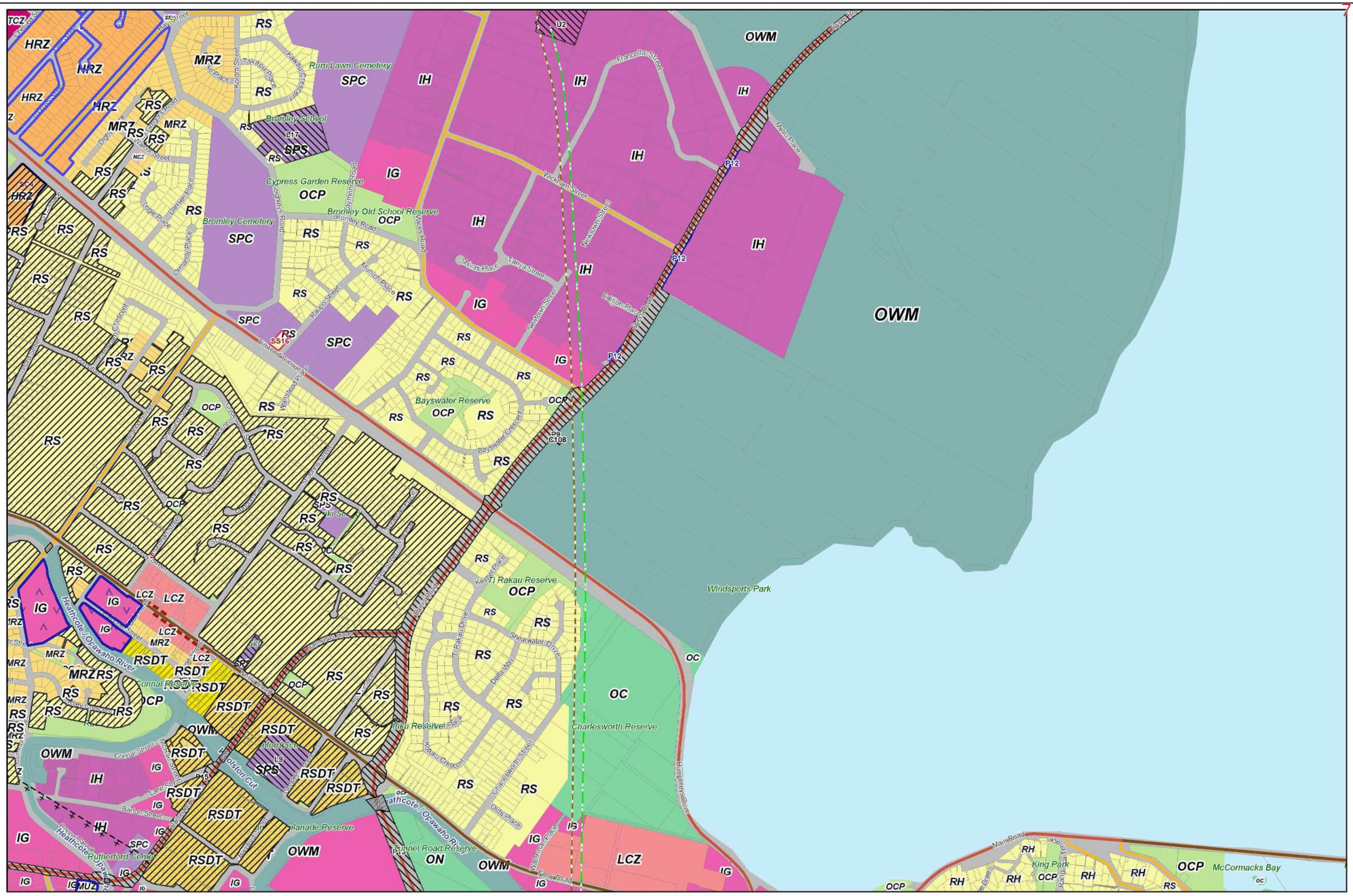

Christchurch District Plan

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Planning Map 40A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

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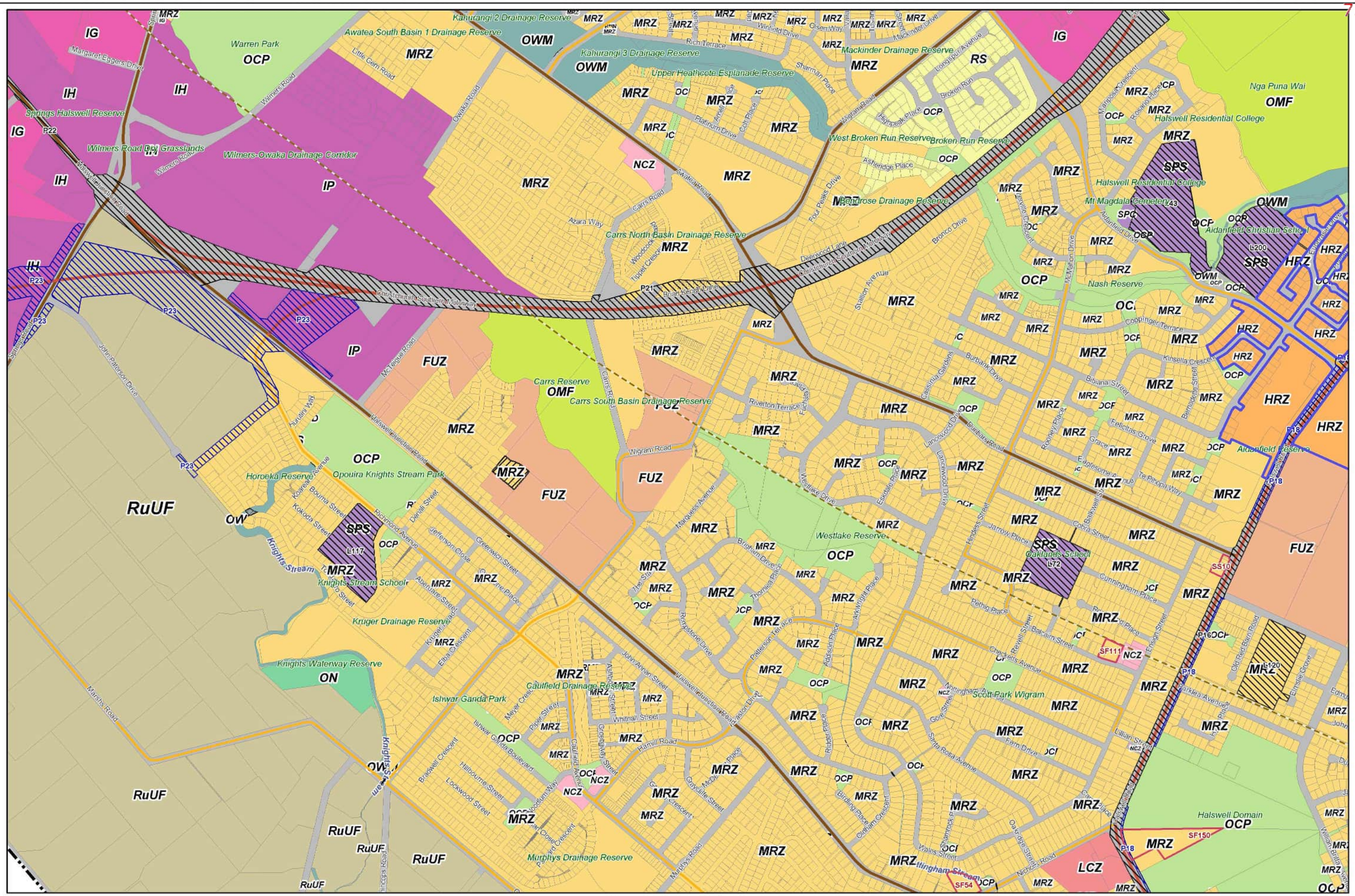
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

Christchurch City Council

Planning Map 44A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

N

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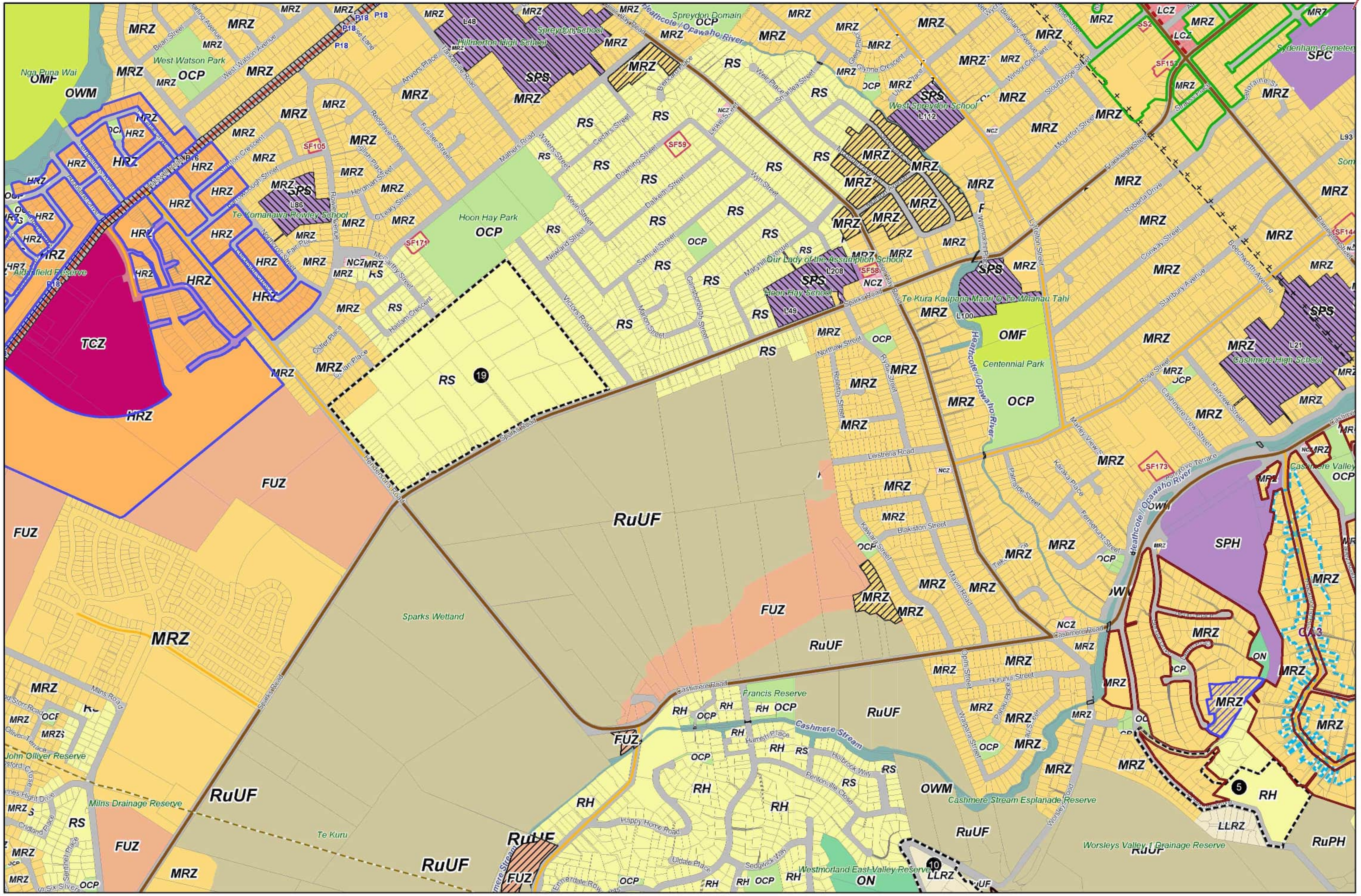
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

Christchurch City Council

Planning Map 45A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

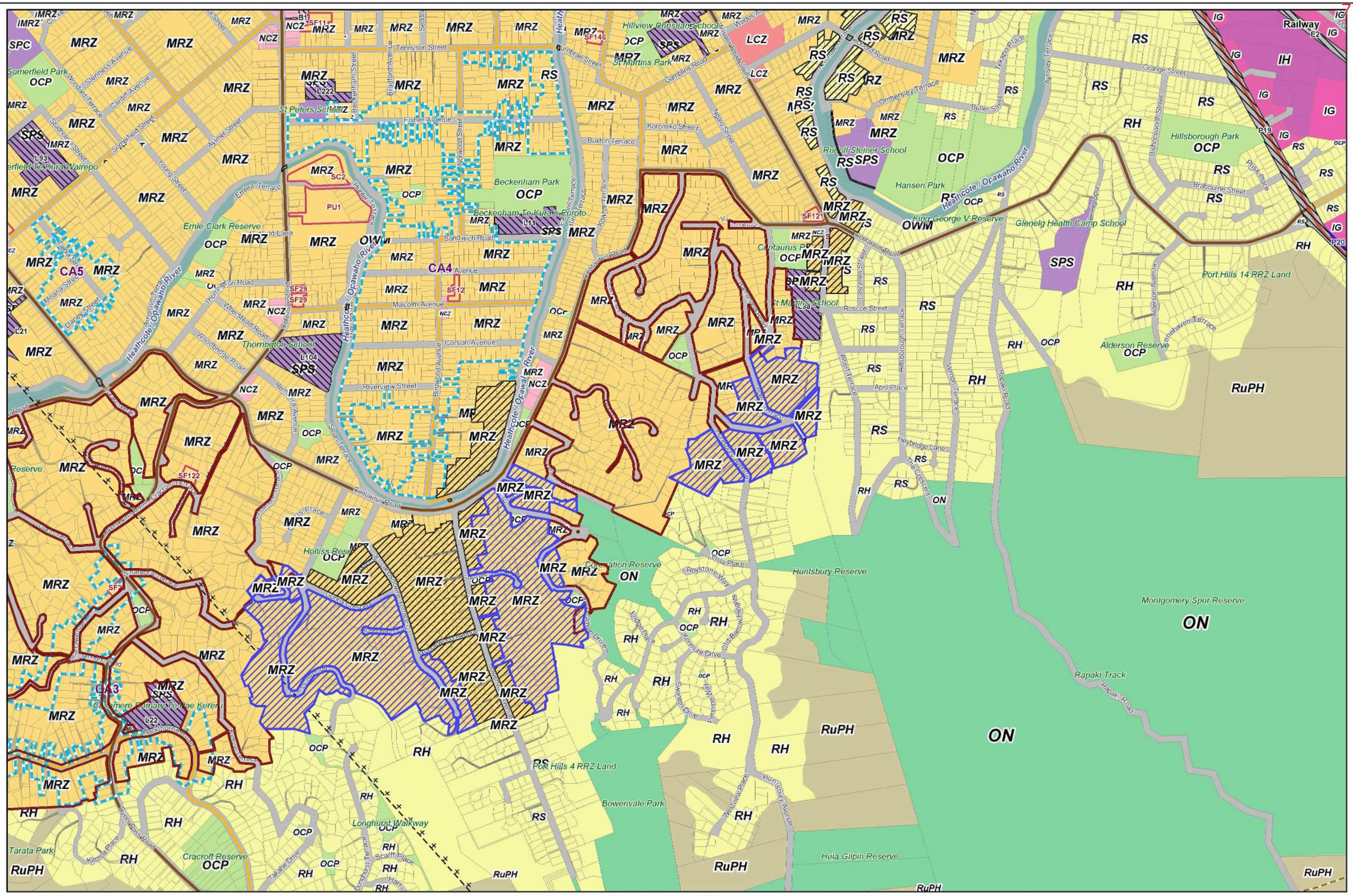
N

GIS & Analytics Team
Christchurch City Council

PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

Christchurch City Council

Planning Map 46A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

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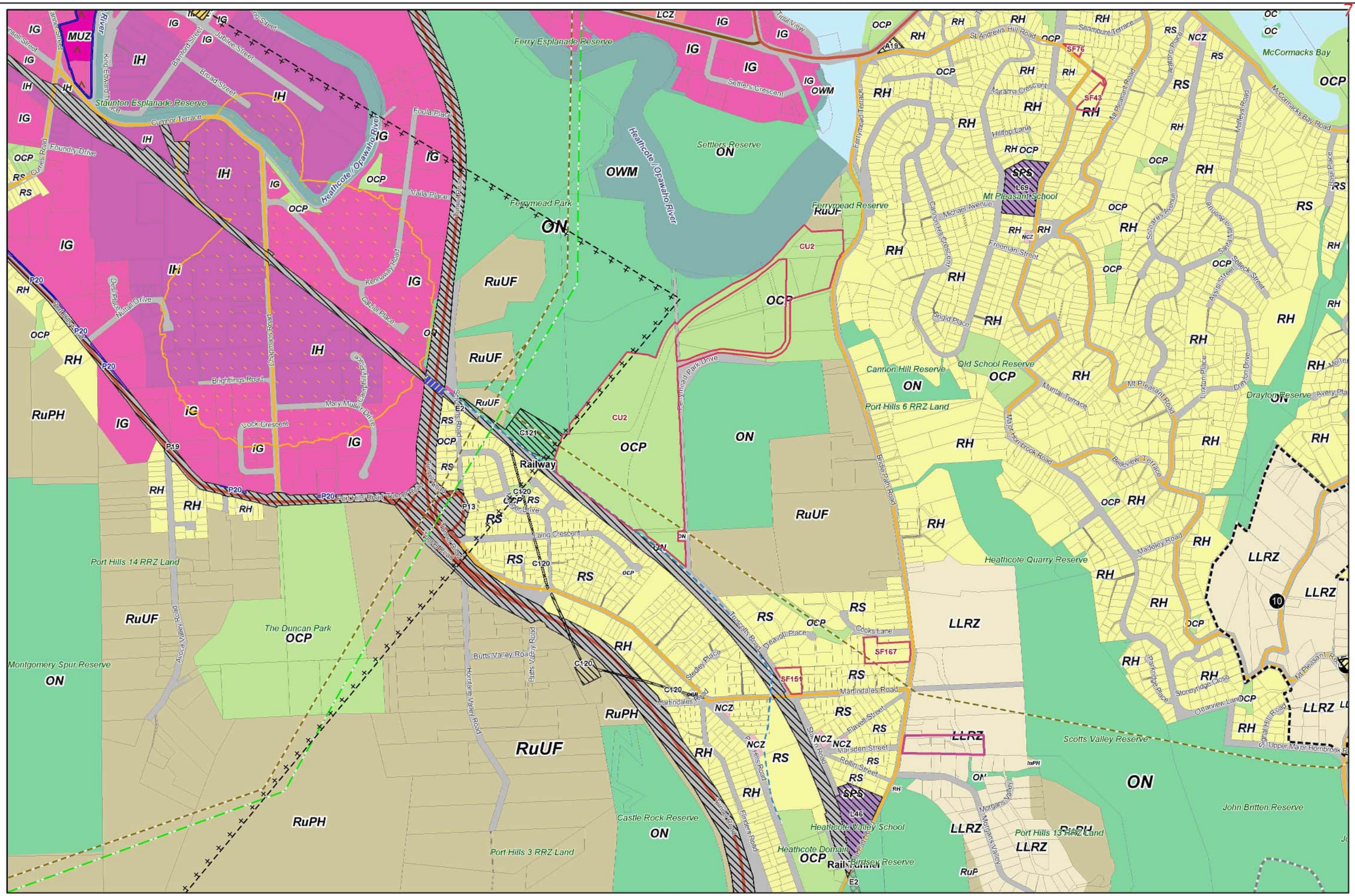
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

Christchurch City Council

Planning Map 47A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

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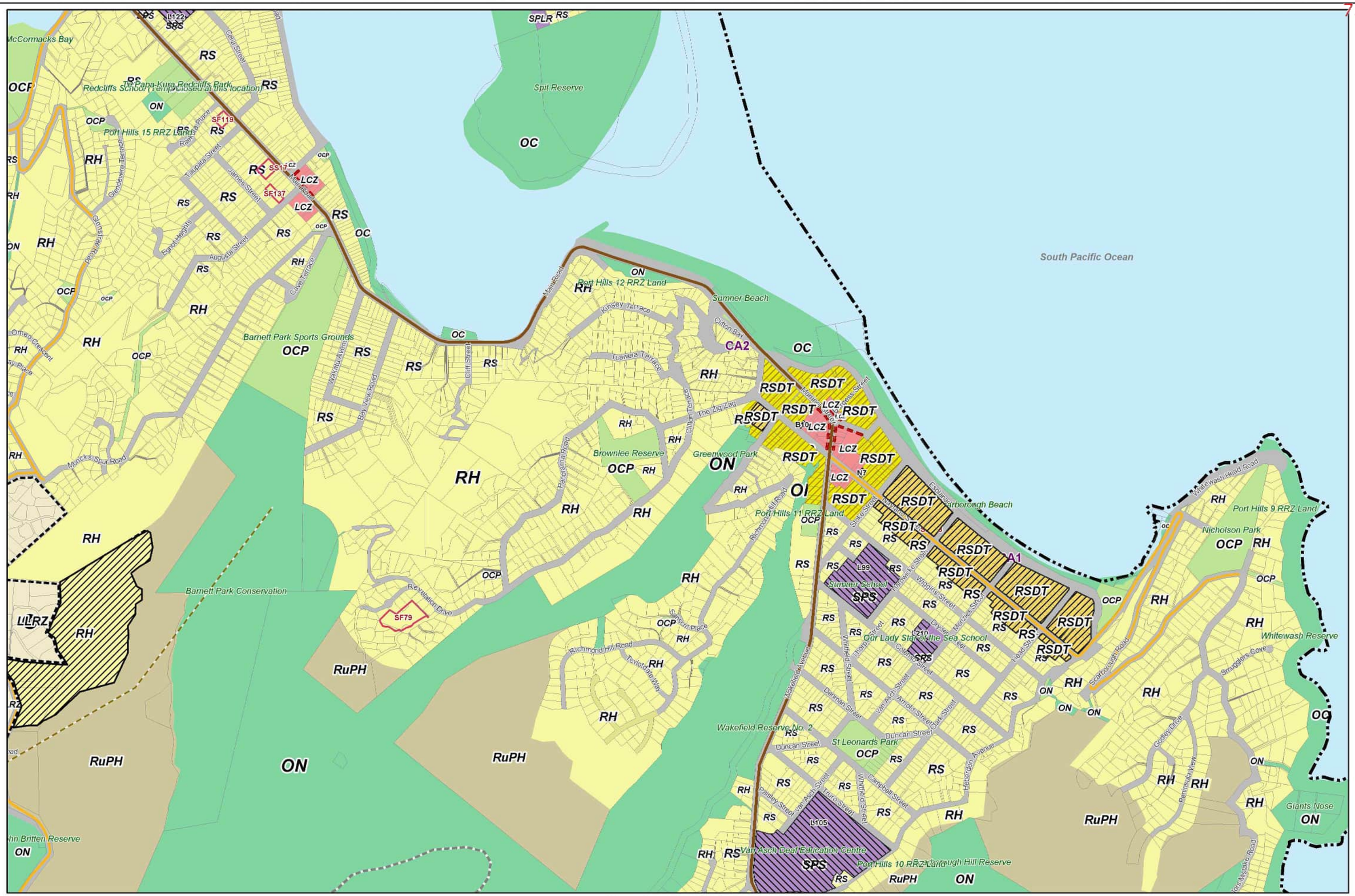
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan

Christchurch City Council

Planning Map 48A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

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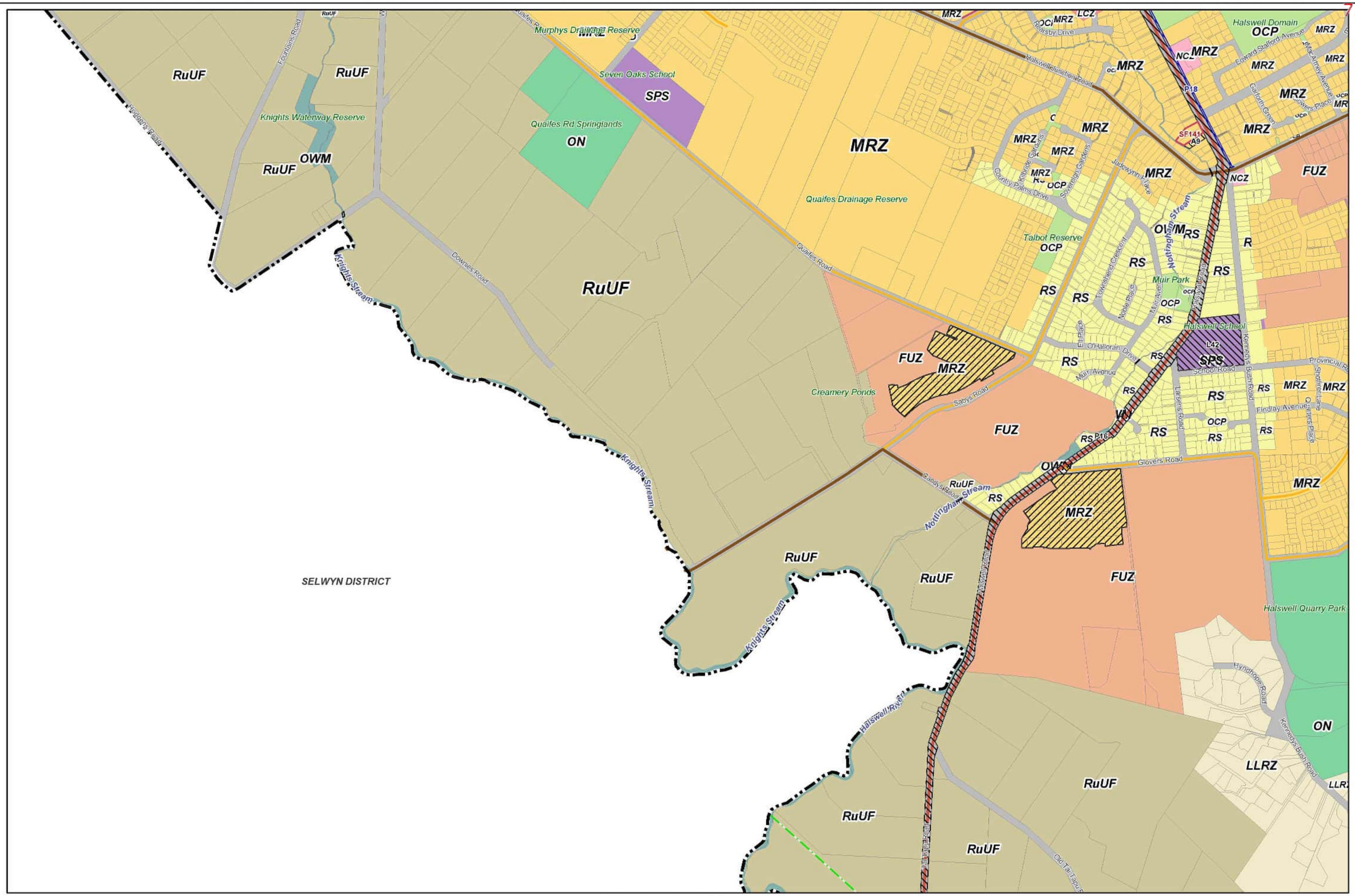
PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan | Christchurch City Council

Planning Map 49A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

N

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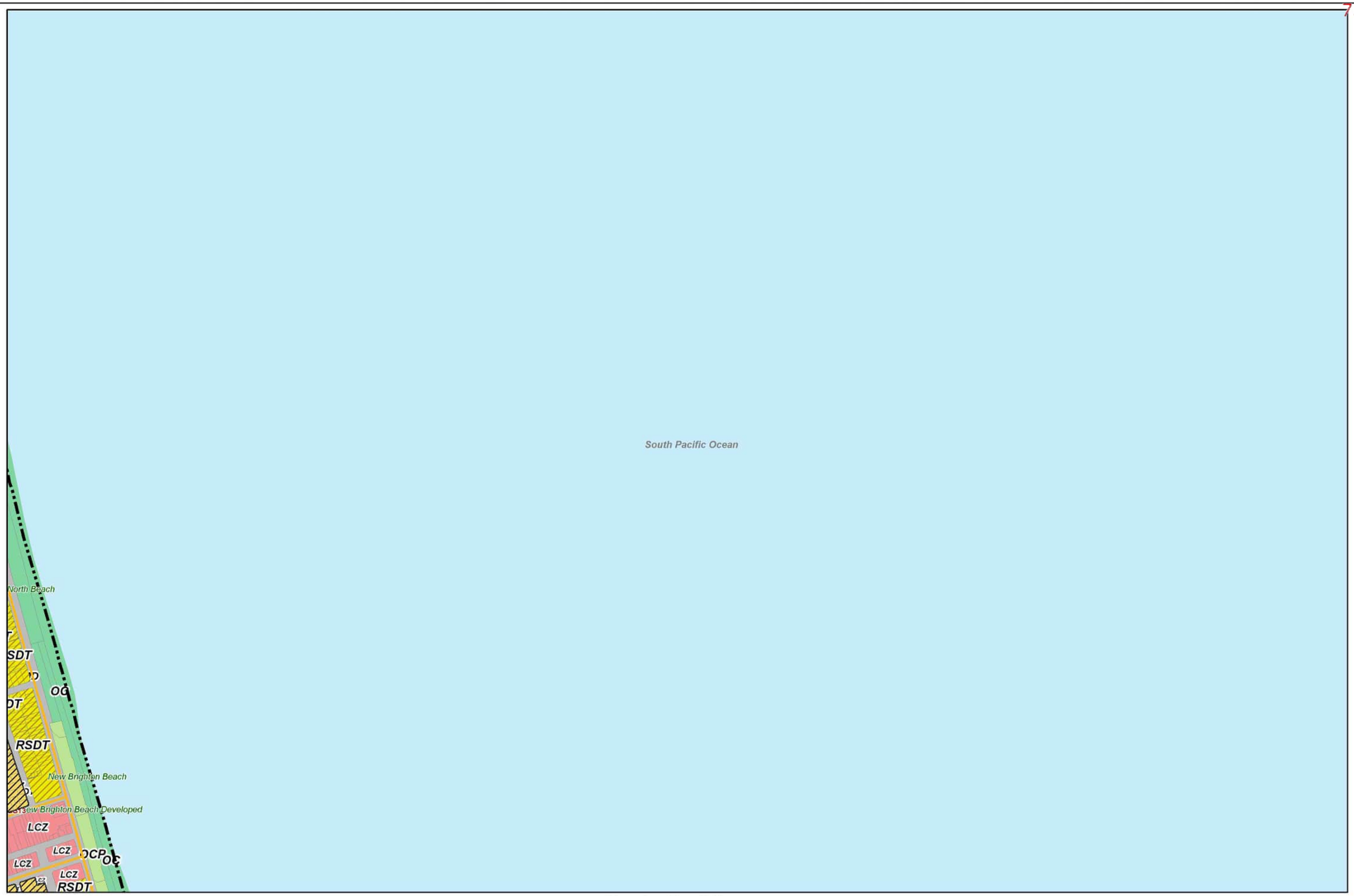
Christchurch City Council

PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan | Christchurch City Council

Planning Map 27A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800
Meters

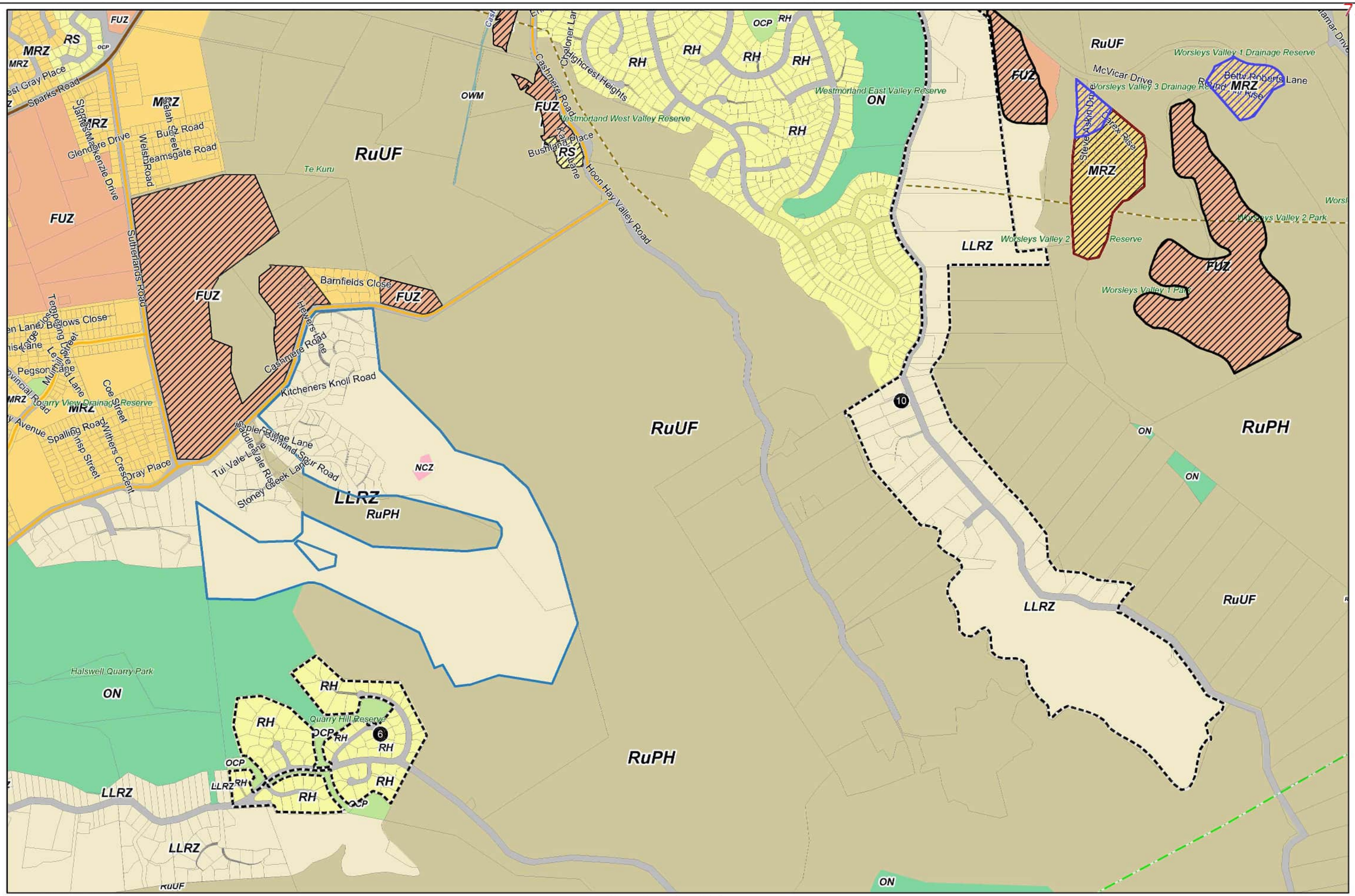
N

GIS & Analytics Team
Christchurch City Council

PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023



Christchurch District Plan | Christchurch City Council

Planning Map 50A
Zones, Other Notations, Designations and Heritage Orders
Published 19 December 2017

0 200 400 600 800 Meters

N

GIS & Analytics Team
Christchurch City Council

PC 14 zone changed by CCC Submission
Precinct removed by CCC Submission
Precinct added by CCC Submission

Plan Change 14 - CCC Submission

PC14_PlanningMaps_A_CCCSubmission.gws
Date: 28/04/2023

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~. Any text recommended to be added by this submission will be shown as ***red bold underlined text in italics*** and that to be deleted as ~~***red bold strikethrough text in italics***~~.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~.

New definition in a proposed rule is **bold green text underlined in black.**

Text in purple shaded in grey is a Plan Change Council Decision.

Text in black/green shaded in grey is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

Chapter 7 Transport

Appendix 7.5.2 – Cycle parking facilities

a. Visitor cycle parking facilities shall be provided as follows:

   i. The number of visitor cycle parks provided on the same site as the activity shall be at least the minimum number of visitor cycle parks specified in Table 7.5.2.1.

      A. when calculating the overall cycle parking requirements for an activity the separation of areas into different activities will be required where the GFA of an activity (or PFA or other such measurement that the standards for the relevant activity is based upon) exceeds 10 per cent of the total GFA of the activity. The total cycle parking requirement for any activity will be the sum of the parking requirements for each area.

      B. where the calculation of the required cycle parks results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space. The parking requirements for different types of cycle parks (i.e. staff, visitors etc) shall be calculated and rounded separately.

      C. where an activity falls under the definition of more than one activity in Table 7.5.2.1, then the higher cycle parking requirement shall apply.

      D. where an activity does not fall within a particular category, the activity which is closest in definition shall apply.

   ii. Stands shall be securely anchored to an immovable object.

   iii. Stands shall support the bicycle frame and front wheel.

iv. Stands shall allow the bicycle frame to be secured.

v. Cycle parking facilities shall be clearly signposted or visible to cyclists entering the site.

vi. Cycle parking facilities shall be located so as not to impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted.

vii. Cycle parking facilities shall be located so that the bicycle is at no risk of damage from vehicle movements within the site.

viii. Cycle parking facilities shall be located as close as possible to and no more than 30 metres from at least one main pedestrian public entrance to the building/activity. However, the requirement to provide visitor cycle parking does not apply to a building on a key pedestrian frontage that has no setback from the road frontage, which results in there being no space for the visitor cycle parking to be provided within 30 metres of at least one main pedestrian public entrance. Within the Central City, any activity where the building has no road frontage setback for the entire length of the site visitor cycle parking is not required.

ix. Lighting must comply with the lighting requirements in Rule 7.4.3.6 a.

x. Stands shall have the minimum dimensions in Figure 2 and within the Central City shall be designed to accommodate the turning path of a cycle as shown in Figure 3.

xi. Cycle parking facilities shall be available during the hours of operation and shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.

Advice note:

1. Where there is more than one public entrance to the building, it is recommended that visitor cycle parking is apportioned between the entrances in accordance with their potential usage.

b. Staff/~~residents/~~students cycle parking facilities shall be provided as follows:

i. The number of staff/~~residents/~~ students cycle parks provided shall be at least the minimum number of staff/~~residents/~~ students cycle parks in Table 7.5.2.1. Where an activity does not fall within a particular category, the activity which is closest in definition shall apply. Where the calculation of the required parks results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space. The parking requirements for different types of carparks (i.e. staff, visitors etc) shall be calculated and rounded separately.

ii. Staff/~~residents/~~students cycle parking facilities shall be located so it is easily accessible for staff~~, residents~~ or students of the activity, except within the Central City staff cycle parking may be provided on a site within 200 metres of the site on which the activity is undertaken.

iii. Staff/ ~~residents/~~ tertiary students' cycle parking facilities shall be located in:

A. a covered area; and

B. a secure area, unless located in an area where access by the general public is generally excluded.

Advice note:

1. It is recommended that cycle parking at schools is designed and managed to discourage theft of bicycles.

iv. Where a stand is provided, it shall meet the visitor cycle parking requirements in (a) except for (a)(v) and (a)(viii).

v. Outside the Central City, the number of on-site cycle parking end of trip facilities provided shall be at least the minimum number of cycle parking end of trip facilities set out in Table 7.5.2.2.

c. Full time equivalent student numbers for Tertiary Education and Research Activities shall be assessed annually as of 1 July, and shall be rounded to the nearest 100 FTE students, if there are more than 1000 FTE Students at the activity in total.. Any additional cycle facilities required shall be provided within 12 months of the date of assessment.

d. For sites with activities that existed on 3 September 2010 (i.e. prior to the Canterbury earthquakes of 2010/2011), Table 7.5.2.1 shall be applied to the rebuild of that activity, as follows:

i. For the size of the activity's building floor area/ scale of the activity that existed on 3 September 2010, Table 7.5.2.1 does not apply, as long as the activity provides at least the same amount of on-site cycle parking that existed on 3 September 2010.

ii. For any addition to the size of the activity's building floor area/ scale of the activity that is an increase to what existed on 3 September 2010, Table 7.5.2.1 shall apply in respect of the increase.

e. Cycle parking facilities for residential units shall be provided as follows:

i. The number of resident's cycle parks provided shall be at least the minimum number of cycle parks in Table 7.5.2.1. Where the calculation of the required parks results in a fractional space, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one space.

ii. The resident's cycle parking shall be in a weatherproof, lockable enclosure that is located so that it has external access from the street, and in a position that does not involve taking the cycle up steps or stairs or within or through a residential unit.

iii. Stands must be provided where the cycle parking enclosure is shared by more than one residential unit.

iv. Where stands are provided, the stands shall meet the visitor cycle parking requirements in a. ii, iii, vi and ix and:

A. The stands shall be of a horizontal type that does not require lifting of the cycle.

B. The stands shall allow the bicycle frame to be secured by a U-lock or D-lock. Stands shall have the minimum dimensions in Figure 4.

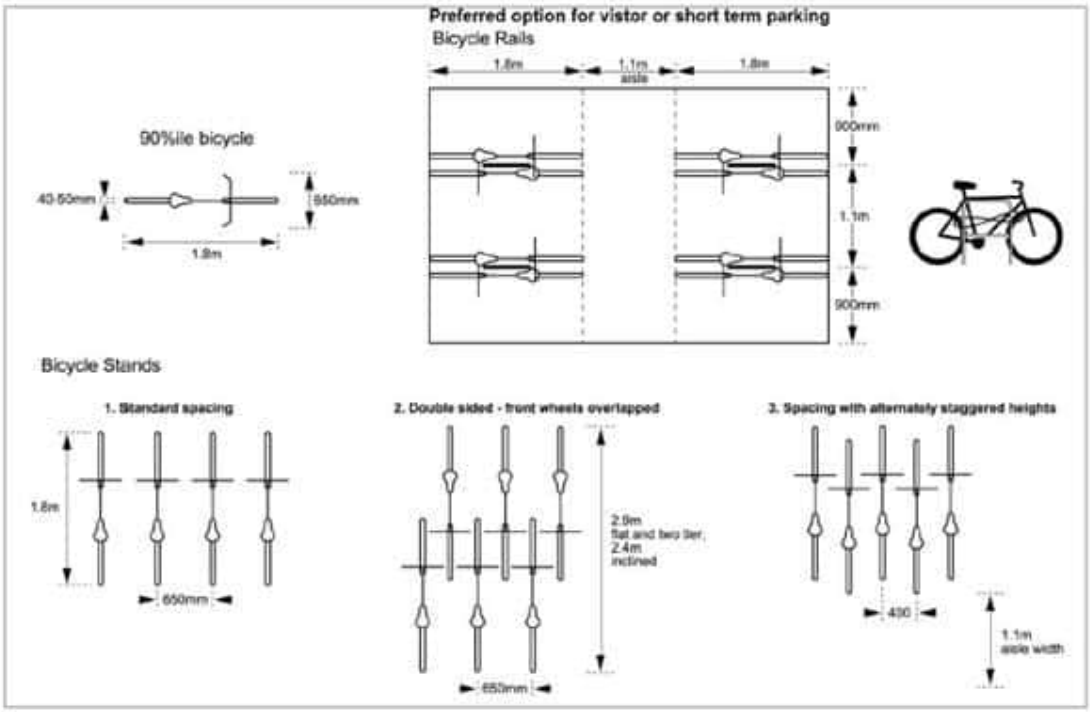


Figure 2 – Minimum cycle parking dimensions **for Visitor, Staff and Student cycle parks**

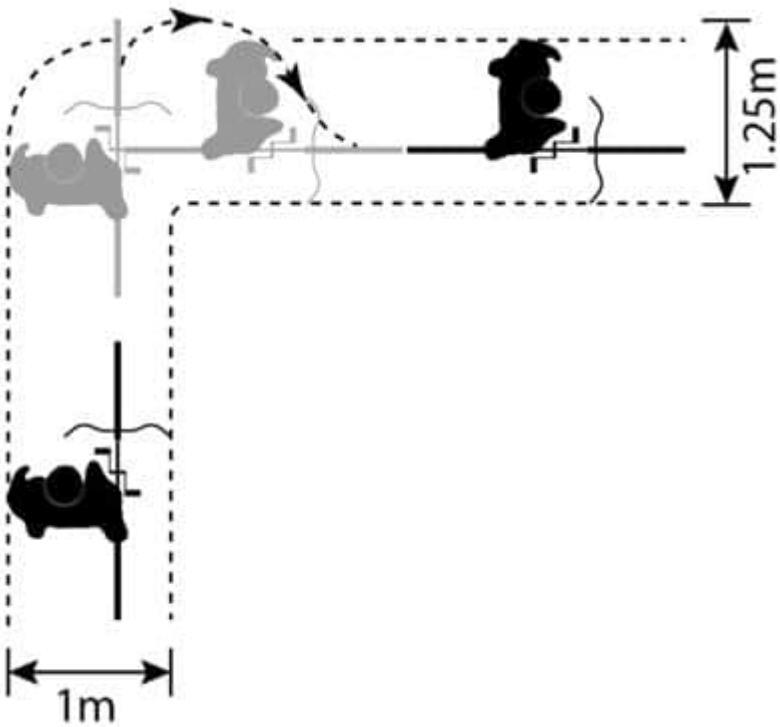
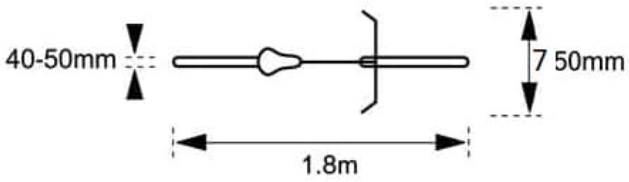


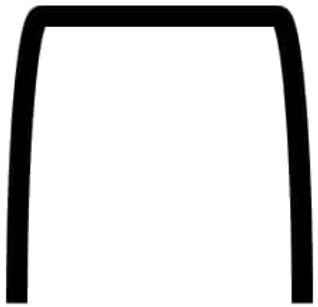
Figure 3 – Cycle turning circle - within the Central City

Figure 4 – Minimum cycle parking dimensions for Resident's cycle parks

90%ile bicycle



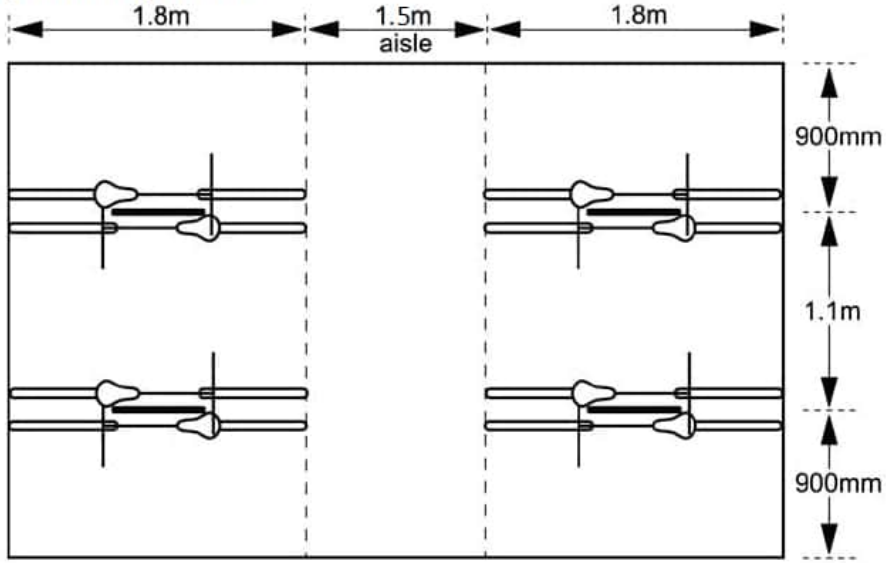
Staple (Sheffield) stand



0.7m – 0.9m height

0.6m – 1.1m width

Preferred option for resident's cycle parking - Staple (Sheffield) Stands



a.

Table 7.5.2.1 – Minimum numbers of cycle parks required

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ ~~residents~~/ students cycle parks
EDUCATION ACTIVITIES			
a.	Preschools	i. 1 space/ 10 children (Outside the Central City) ii. 1 space/ 5 children (within the Central City)	1 staff space/ 3 FTE staff (Outside the Central City) 1 staff space/100 children (within the Central City)
b.	Schools	i. 1 space/ 30 students (year 8 and below) (Outside the Central City) ii. 1 space/ 5 children (within the Central City) iii. 1 space/ 100 students (year 9 and above) (Outside the Central City) iv. 3 spaces/ 4 students (within the Central City)	1 space/ 7 students (year 8 and below) (Outside the Central City) 1 staff space/ 100 students (within the Central City) 1 space/ 5 students (year 9 and above) (Outside the Central City) 1 staff space/ 100 students (within the Central City)
c.	Tertiary education and research activities	i. 1 space/ 100 FTE students (Outside the Central City) ii. 1 space/ 4 FTE students (within the Central City)	1 staff space/ 4 FTE staff and 1 student space/ 4 FTE students (Outside the Central City) 1 staff space/ 100 FTE students (within the Central City)
ENTERTAINMENT ACTIVITIES AND RECREATION FACILITIES			
d.	Cinemas and theatres (small to medium venues up to 500 seats)	1 space/ 30 seats	1 space/ 1 screen
e.	Cinemas and theatres (large venues more than 500 seats)	1 space/ 60 seats	1 space/ 60 seats
f.	Museums and galleries	1 space/ 200 m2 PFA	1 space/ 1000 m2 PFA
g.	Libraries	1 space/ 100 m2 PFA	1 space/ 400 m2 PFA
h.	Gymnasiums (for public, or private club use), dance studios	1 space/ 50 m2 GFA	1 space/ 600 m2 PFA
i.	Sports courts (for public, or private club use)	1 space/ 150 m2 court area	1 space/ 500 m2 court area

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ ~~residents/~~ students cycle parks
j.	Sports fields (for public, or private club use)	10 spaces/ ha pitch area	5 spaces/ ha pitch area
k.	Swimming pools (for public, or private club use)	1 space/ 10 m2 pool area	1 space/ 500 m2 pool area
l.	Other entertainment activities/ recreation facilities, if not specified above	1 space/ 50 m2 PFA	10% of visitor requirements
m.	FIRE STATIONS and AMBULANCE STATIONS	1 space/ emergency service vehicle bay	1 space/ emergency service vehicle bay
n.	~~GUEST~~ VISITOR ACCOMMODATION except for hosted visitor accommodation or unhosted visitor accommodation (Plan Change 4 Council Decision subject to appeal)	1 space/ 20 bedrooms (Outside the Central City) 1 space/ 20 beds (except 1 space/ 30 bedrooms for Hotels) (within the Central City)	1 space/ 5 FTE staff (Outside the Central City) 1 space/ 80 beds (except 1 space/ 80 bedrooms for Hotels) (within the Central City)
HEALTH CARE FACILITIES			
o.	Hospitals	1 space/ 1000 m2 GFA	1 space/ 300 m2 GFA
p.	Other health care facilities, if not specified above	1 space/ 500 m2 GFA	1 space/ 300 m2 GFA
INDUSTRIAL ACTIVITIES			
q.	Warehousing and distribution activities	1 space/ 2000 m^2 GFA (1 space minimum)	1 space/ 1000 m2 GFA
r.	Other industrial activities if not specified above, high technology industrial activities and heavy industrial activities	1 space/ 1000 m2 GFA	1 space/ 500 m2 GFA
s.	OFFICES	i. 20% of staff requirements (2 spaces minimum) (Outside the Central City) ii. 1 space/ 500m2 GFA (within the Central City)	1 space/ 150 m2 GFA

	Activity	Visitor cycle parks (within the Central City visitor spaces can be used by students)	Staff/ ~~residents/~~ students cycle parks
t.	QUARRYING ACTIVITY and ANCILLARY AGGREGATES-PROCESSING ACTIVITY	Nil	Nil
u.	RESERVES (if there is not a specified cycle parking requirement in this table for the activity on the reserve)	Nil	Nil

RESIDENCES			
	Activity	**Visitor cycle parks (within the Central City visitor spaces can be used by students)**	**Resident's cycle parks**
v.	Care facilities (including a care home within a retirement village)	1 space/ 50 clients	1 space/ 30 clients
w.	Retirement village (excluding a care home within a retirement village)	1 space/ 10 units, for developments with 10 or more units	Nil
~~x.~~	~~**Residential activities provided under EDM and CHRM**~~	~~**Nil**~~	~~**1 residents' space/dwelling without a garage**~~
~~y.~~ **x**	Social housing complex	1 space/ 10 units, for developments with 10 or more units	~~**1 residents' space/dwelling without a garage**~~ ~~**For developments involving 3 or more residential units –**~~ **i. For residential units with one or two bedrooms- 1 space/ residential unit without a private garage;** **ii. For residential units with three or more bedrooms- 2 spaces/ residential unit without a private garage;**

~~z~~ y	Student hostel accommodation	1 space/ 10 beds	1 space/ 3 beds
~~Aa~~ z.	Other residential activities, if not specified above	1 space/ 20 units for developments with 20 or more units	~~1 residents' space/ dwelling without a garage~~ **For residential units with one or two bedrooms - 1 space/ residential unit without a private garage;** **For residential units with three or more bedrooms- 2 spaces/ residential unit without a private garage**

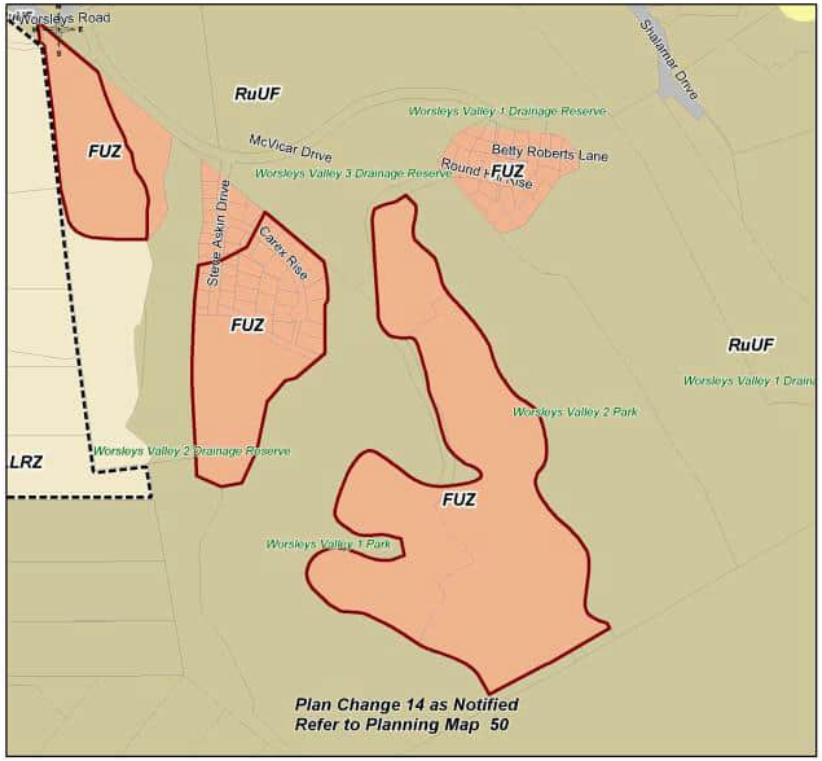
RETAIL ACTIVITIES AND COMMERCIAL SERVICES			
	Activity	**Visitor cycle parks (within the Central City visitor spaces can be used by students)**	**Staff/ ~~residents/~~ students cycle parks**
bb.	Commercial services	1 space/ 500 m2 GFA	1 space/ 200 m2 GFA
cc.	Factory shops, retail activities in ~~commercial retail park~~ **large format retail** zones	1 space/ 1000 m2 GLFA	1 space/ 750 m2 GLFA
dd.	Food and beverage outlets	i. 1 space/ 300 m2 PFA (Outside the Central City) ii. 1 space/ 125m2 PFA (within the Central City)	1 space/ 100 m2 PFA (2 spaces minimum) (Outside the Central City) 1 space/ 400m2 PFA (within the Central City)
ee.	Other retail activities, if not specified above	i. 1 space/ 300 m2 GLFA (Outside the Central City) ii. 1 space/ 350m2 GLFA (within the Central City)	1 space/ 750 m2 GLFA (Outside the Central City) 1 space/ 200m2 GLFA (within the Central City)
ff.	SERVICE STATIONS	1 space/ 1000 m2 GLFA	1 space/ 750 m2 GLFA
gg.	SPIRITUAL ACTIVITIES	1 space/ 100 m2 PFA	10% of visitor requirement
hh.	TRADE SUPPLIERS	1 space/ 1000 m2 GLFA	1 space/ 750 m2 GLFA

ii.	UTILITIES (that have no permanent staff)	Nil	Nil
jj.	YARD-BASED SUPPLIERS	1 space/ 1000 m2 GLFA	1 space/ 750 m2 GLFA

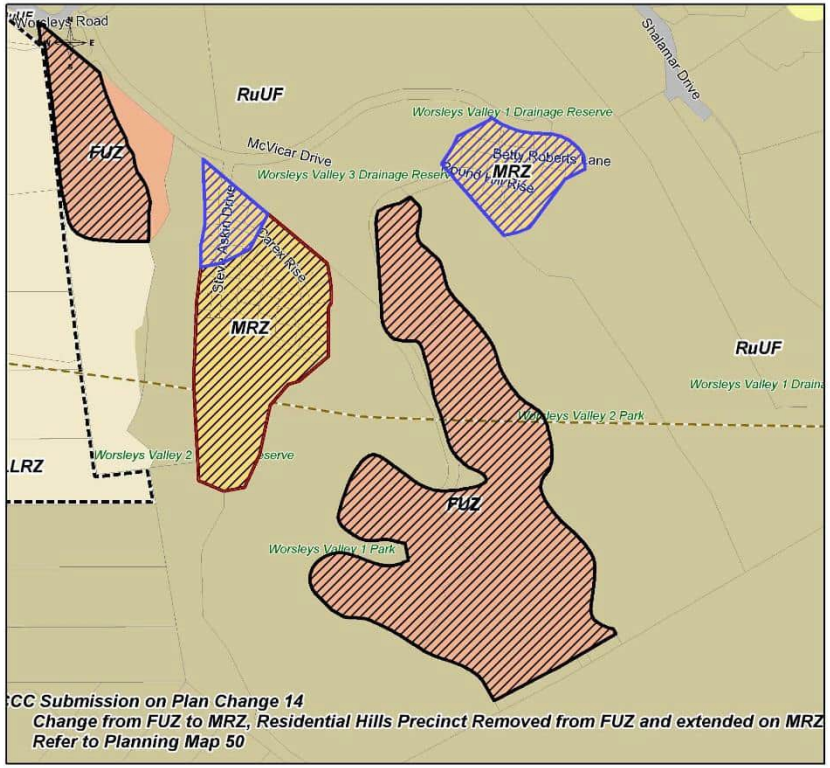
Advice note: for x. and z. A communal garage or parking building used for parking by more than one residential unit is not considered to be a private garage for the purposes of this rule.

Appendix 1, Attachment 30 – McVicar Drive, Steve Askin Drive, Carex Rise, Round Hill Rise

Council Submission on PC14



Christchurch City Council - Plan Change 14 Notified

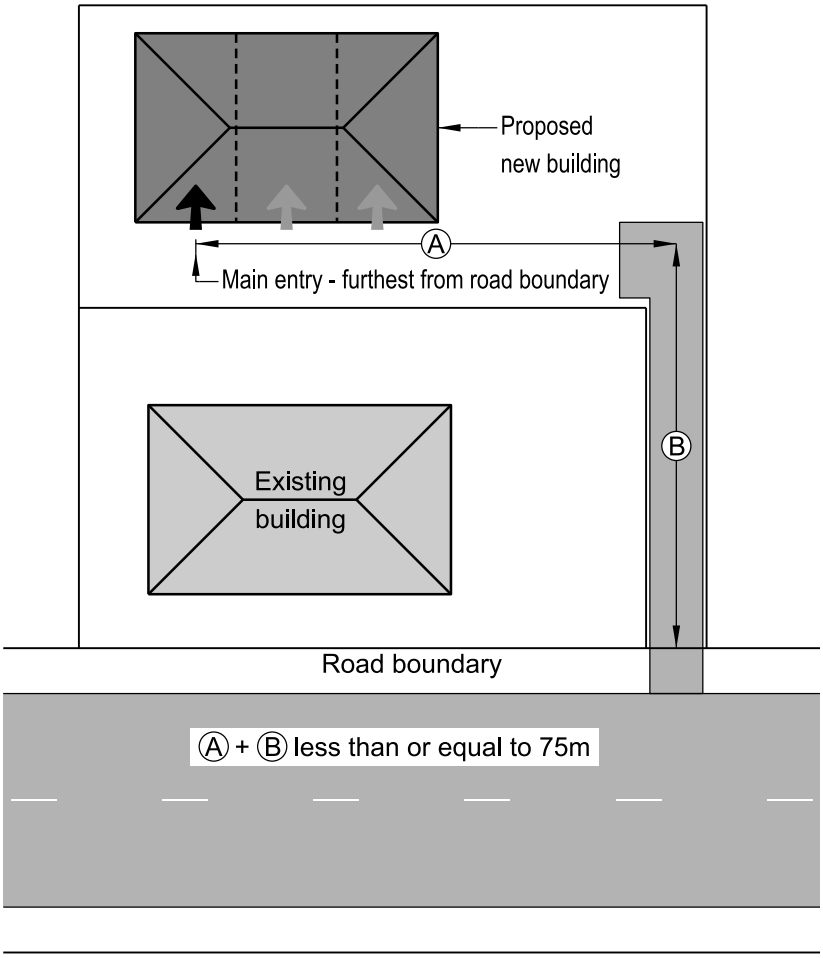


Christchurch City Council - Plan Change 14 Submission

Christchurch District Plan | Christchurch City Council

Appendix 1, Attachment 45 - Updated Appendix 7.5.7 Fire Access Requirements Diagram

Council Submission on PC14


Proposed
new building
A
Main entry - furthest from road boundary
B
Existing
building
Road boundary
A + B less than or equal to 75m

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 09/05/2023

First name: Amanda **Last name:** Smithies

Prefered method of contact

Attached Documents

Name
Amanda

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Tuesday, 9 May 2023 5:37 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

1. First / Last name	Amanda Smithies
2. Email address	amanda.smithies@gmail.com
3. Postal Address	75 Tankerville Road Hoon Hay Christchurch 8025
4. Trade competition/adverse effects:	Option 1: I could not gain in trade competition through this submission
5. Answer if you selected option 2 above:	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
Chapter 6 - Tree Canopy Cover and Financial Contributions	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 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,

Form Summary

	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. 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 commerical centres.

Form Summary

Any other comments?

The message has been sent from 49.226.206.139 nz at 2023-05-09 on iPhone 16.4
Entry ID: 180
Referrer: https://www.generationzero.org/
Form Host: https://form.123formbuilder.com/6423130/ccc-district-plan-changes-pc14-generation-zero

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 15/05/2023

First name: Piripi **Last name:** Baker

Prefered method of contact

Attached Documents

Name
Baker

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Tuesday, 9 May 2023 6:06 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

1. First / Last name	Piripi Baker
2. Email address	bakerpiripi@gmail.com
3. Postal Address	8/101 MA kworth street Christchurch 8061
4. Trade competition/adverse effects:	Option 1: I could not gain in trade competition through this submission
5. Answer if you selected option 2 above:	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
Chapter 6 - Tree Canopy Cover and Financial Contributions	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 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,

Form Summary

	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. 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 commerical centres.

Form Summary

Any other comments?

The message has been sent from 122.56.204.195 nz at 2023-05-09 on Chrome 106.0.5249.126
Entry ID: 182
Referrer: https://www.generationzero.org/
Form Host: https://form.123formbuilder.com/6423130/ccc-district-plan-changes-pc14-generation-zero

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 15/05/2023

First name: Alex **Last name:** Shaw

Prefered method of contact Email

Attached Documents

Name
Shaw

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Tuesday, 9 May 2023 9:26 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

1. First / Last name	Alex Shaw
2. Email address	alex.shaw486@gmail.com
3. Postal Address	5/37 Picton Ave Riccarton Christchruch 8011
4. Trade competition/adverse effects:	Option 1: I could not gain in trade competition through this submission
5. Answer if you selected option 2 above:	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
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Form Summary

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Form Summary

Any other comments?

The message has been sent from 172.225.244.178 nz at 2023-05-09 on iPhone 16.4
Entry ID: 184
Referrer: https://www.generationzero.org/
Form Host: https://form.123formbuilder.com/6423130/ccc-district-plan-changes-pc14-generation-zero

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 16/05/2023

First name: Margaret **Last name:** Stewart

Prefered method of contact Email

Attached Documents

Name
M_Stewart_1
M_Stewart

Mulder, Andrea

From:	McNeil, David
Sent:	Friday, 12 May 2023 2:49 pm
To:	Engagement
Cc:	margaret.stewart002@gmail.com
Subject:	Feedback on Our proposed Housing and Business Choice Plan Change (PC14) / 531
Attachments:	Plan change submission.pdf

Hi team,

Please see attached submission from Margaret Stewart from 50 Woodville St, St Albans covering both PC 13 and PC 14 😊

Contact details 0276444571 email is margaret.stewart002@gmail.com

Please respond via email that you have received this email and Margaret would also like to present herself in the hearing meeting. Her view is to make amendment to the proposal.

Kind regards,

David McNeil
Customer Services Representative
Customer Services Team (TAKAHE)

03 941 8999
David.McNeil@ccc.govt.nz
Te Hononga Civic Offices, 53 Hereford Street, Christchurch
PO Box 73012, Christchurch 8154
ccc.govt.nz

Christchurch City Council

Submission Plan Change 13 and Plan Change 14

Christchurch City Council needs to take responsibility and ensure the built environment is designed to be a thing of beauty instead of creating future slums and a concrete jungle. Stop with the fugly crowded concrete look. Aethetics are key to people's mental health and well-being. People need space and not rows and rows of three storey rabbit hutches crowded all together on sections that used to house a single dwelling. Green space at the back and front of properties. Mature trees need to be retained and not clear felled.

It is not fair that existing residents living in existing one storey dwellings can end up with three storey, three wide rabbit hutches built next to them. Existing residents need to be notified and consulted. They are the ones who will very shortly be suffering from lack of privacy, lack of sunlight, lack of infrastructure, stormwater and drainage. Please don't blanket swathe all of Christchurch with medium and high-density housing.

People need room for vegetable gardens and fruit trees, so they don't need to pay extortionate supermarket prices.

Pocket parks, community gardens and more and bigger parks need to be created. There need to be more community spaces including the rebuild of the Shirley Community Centre.

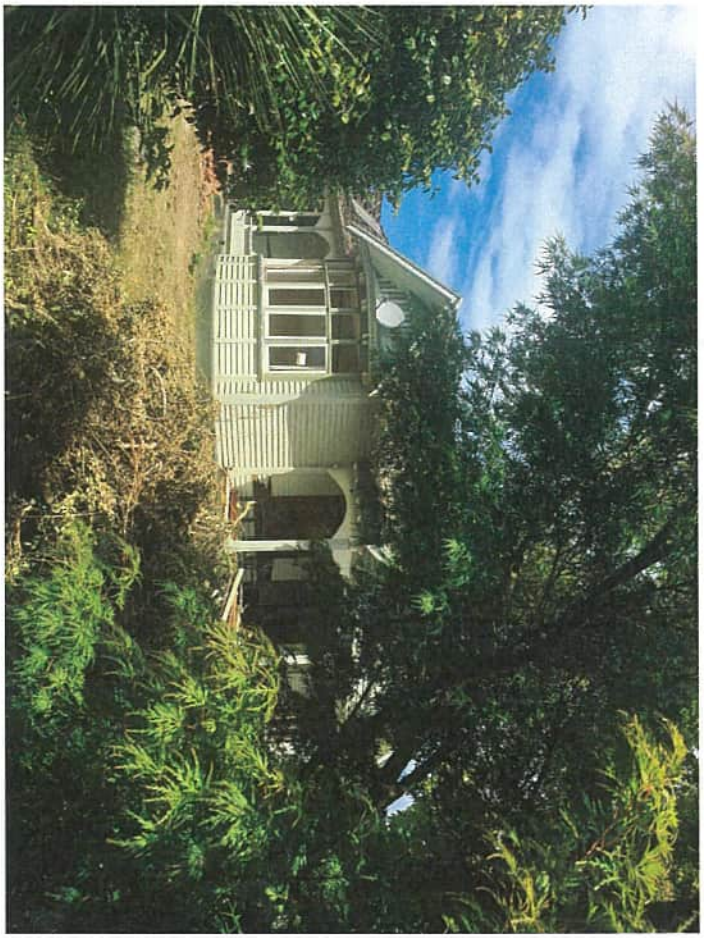
If the council allows infilling with concrete where does the water run? That is right over roads, into gardens and into houses. Areas that are in the flood zone should not have infill housing built. The flooding during heavy rain incidents will only get worse. What part of this area is prone to flooding do you not get?

New buildings need to be designed to fit in better with the existing built environment. More character and heritage areas need to be created and protected. In particular Woodville Street in St Albans. It is one of the few streets left in St Albans Edgeware that has not been totally decimated by infilling by developers in pursuit of filthy lucre who don't care about the residents of streets who are left to deal with the fall out of felled mature trees, concreted sections with nowhere for the water runoff to go and crowded on street parking. Most of the original houses, many of whom were built in 1910 and are therefore 113 years old, are still standing. Houses that had to be rebuilt following the earthquakes have mostly been built in the original style. Many houses have been repaired following the earthquakes.

How can you retain precious heritage/character streetscapes if you let developers pull them down? Save them before they are gone. What is wrong with people wanting to live in renovated character properties. Some of us don't want to live in a squat, mushroom houses. We like soaring 3 metre stud ceilings. Stop trying to take away our choices.

The residential red zone (Otakaro River Avon Corridor) needs to become a qualifying matter. Allowing future housing to be built in these areas makes a mockery of the people forced to leave their properties because they thought they didn't have any choice. No one suggested they could have off the grid electricity and sewage systems. They did not receive enough money to purchase a property of equal value or even a replacement property. Red zone residential (ORAC) should stay red zone, never to be bult on again. A memorial to the previous owners who were coerced into leaving their properties, not somewhere to be rebuilt with housing and sold at huge profits. The land is unstable during earthquakes, and we need to learn not to repeat the same mistakes going forward.

Replacing this:



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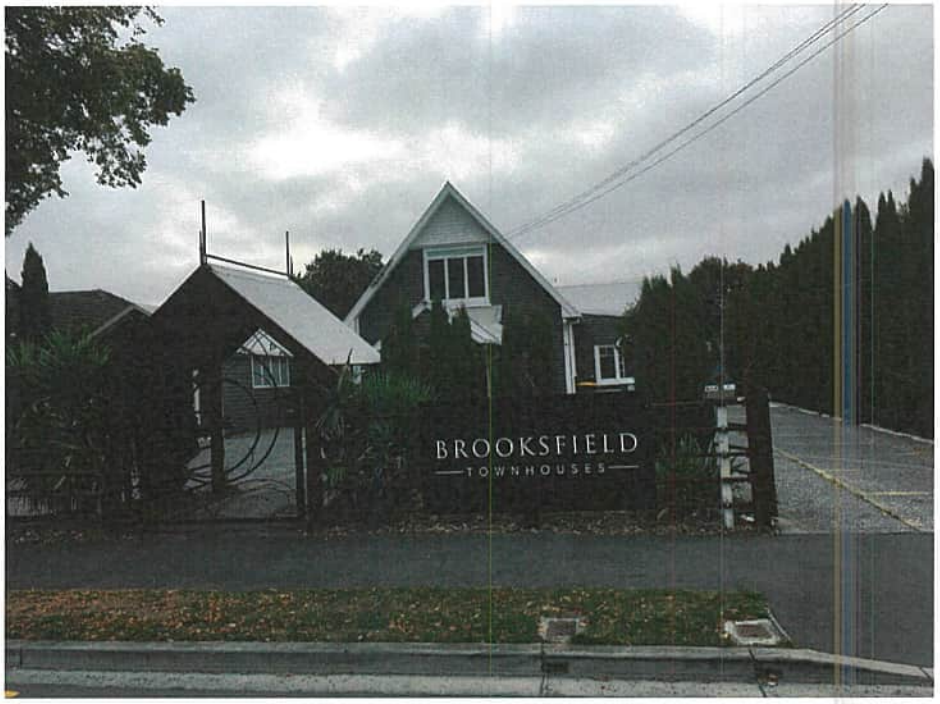
BROOKSFIELD
TOWNHOUSES

With this:

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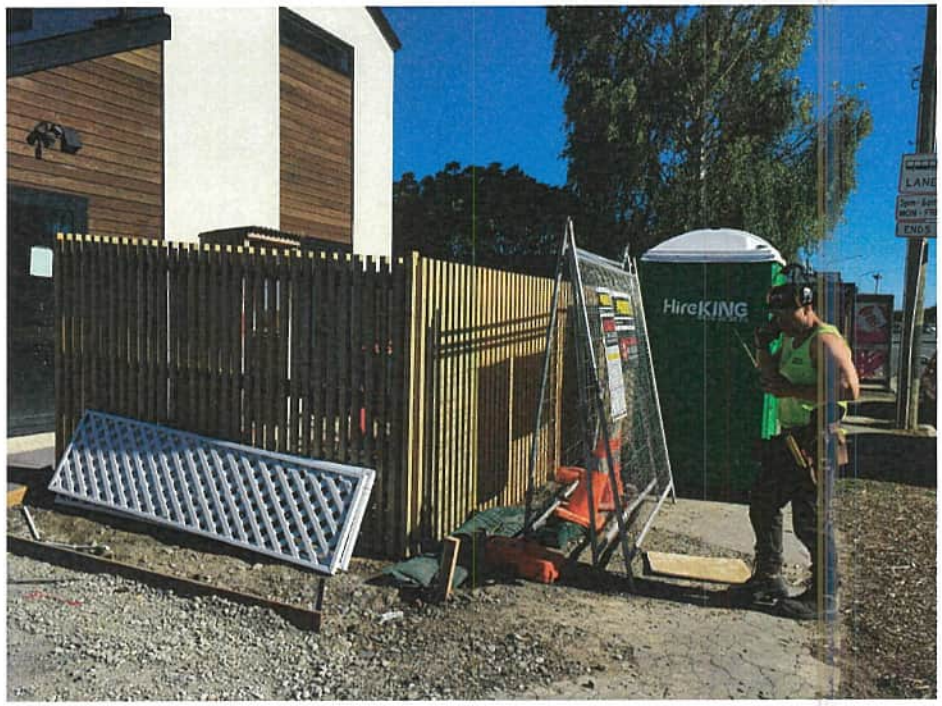
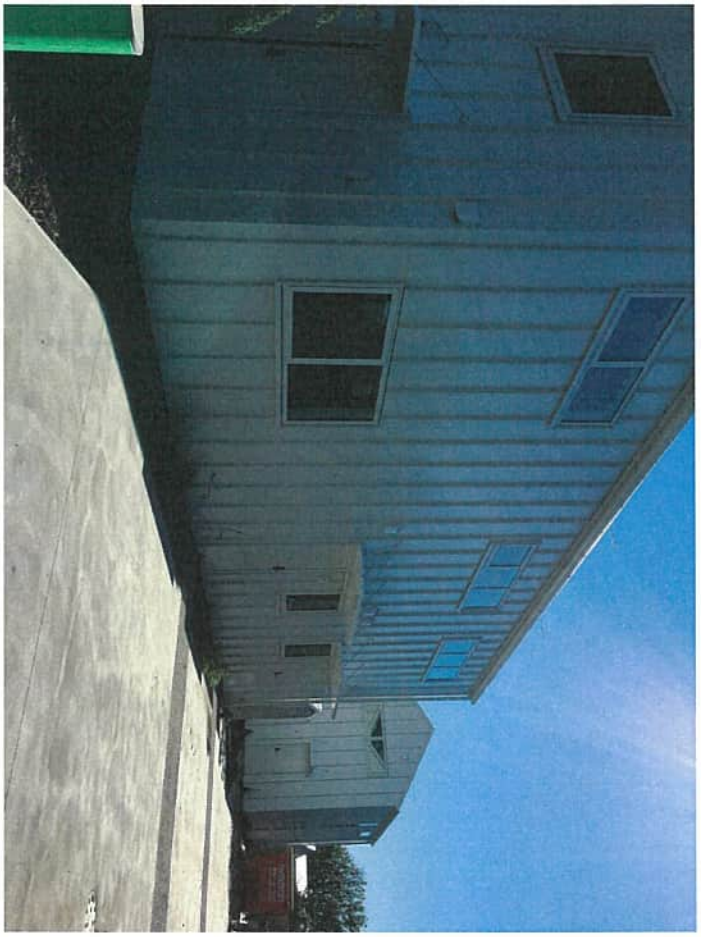
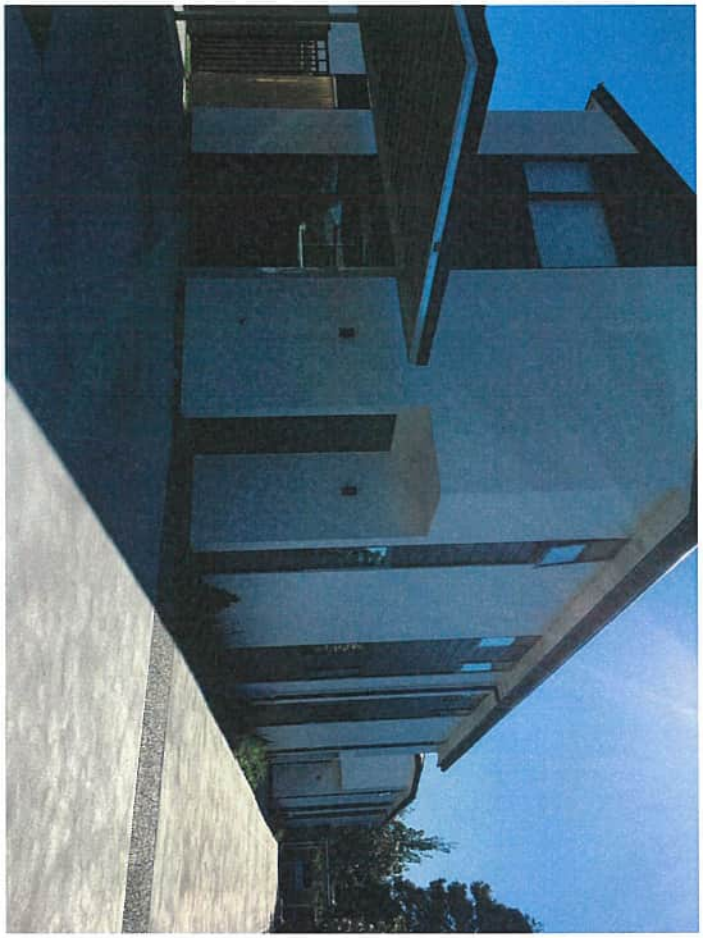
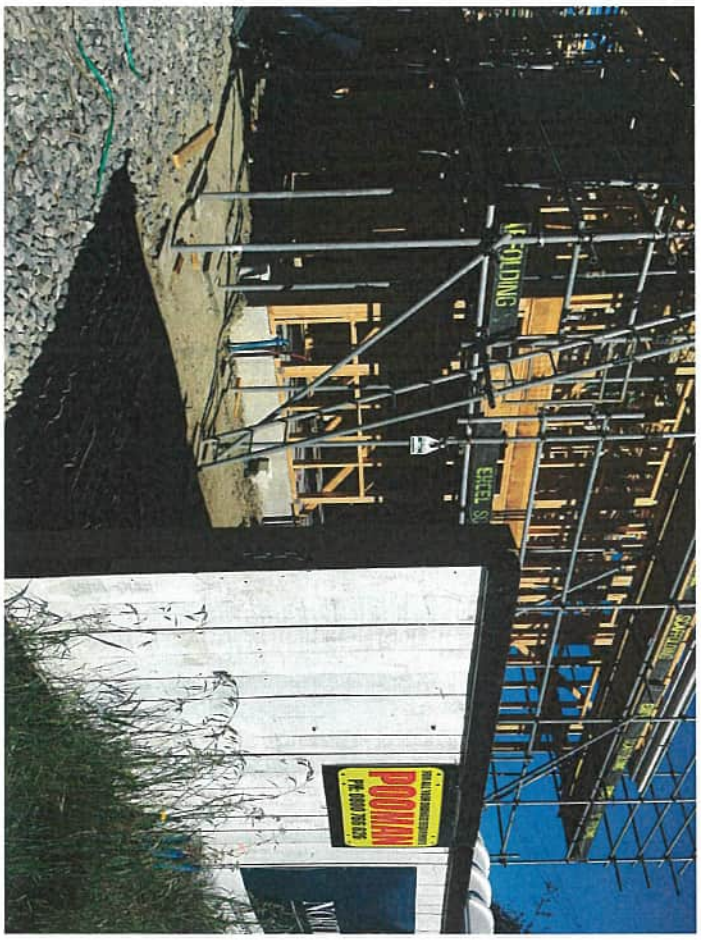

HireKING



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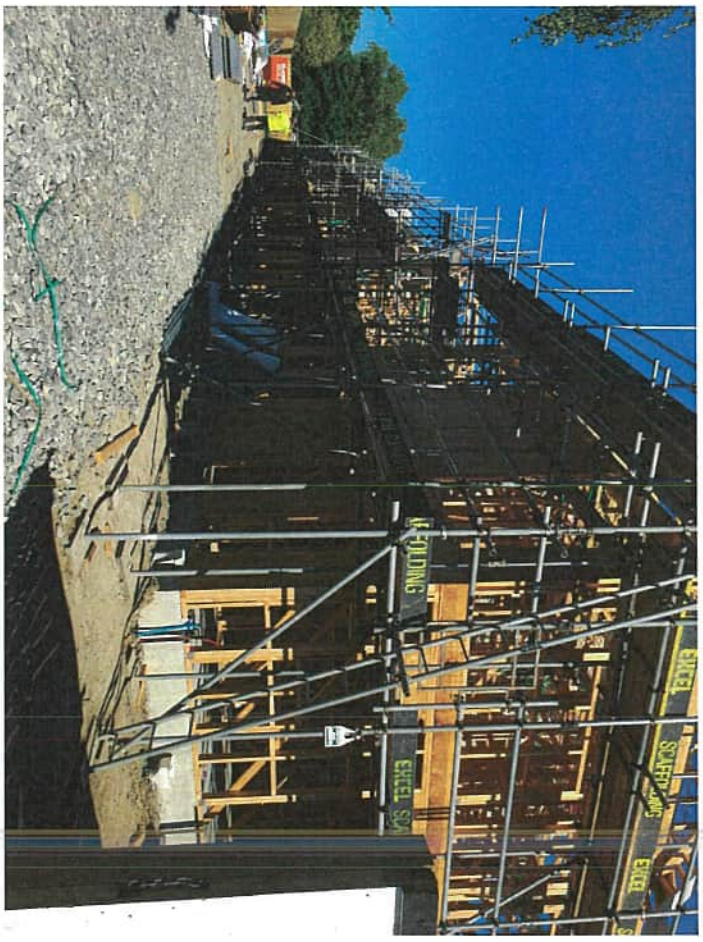

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Is not the answer:

What about?

- Sunlight and privacy
- Residents' mental health
- The environment and climate change – we need a tree canopy and bird life in our cities not a concrete jungle and landfill
- The effects on existing local infrastructure/amenities
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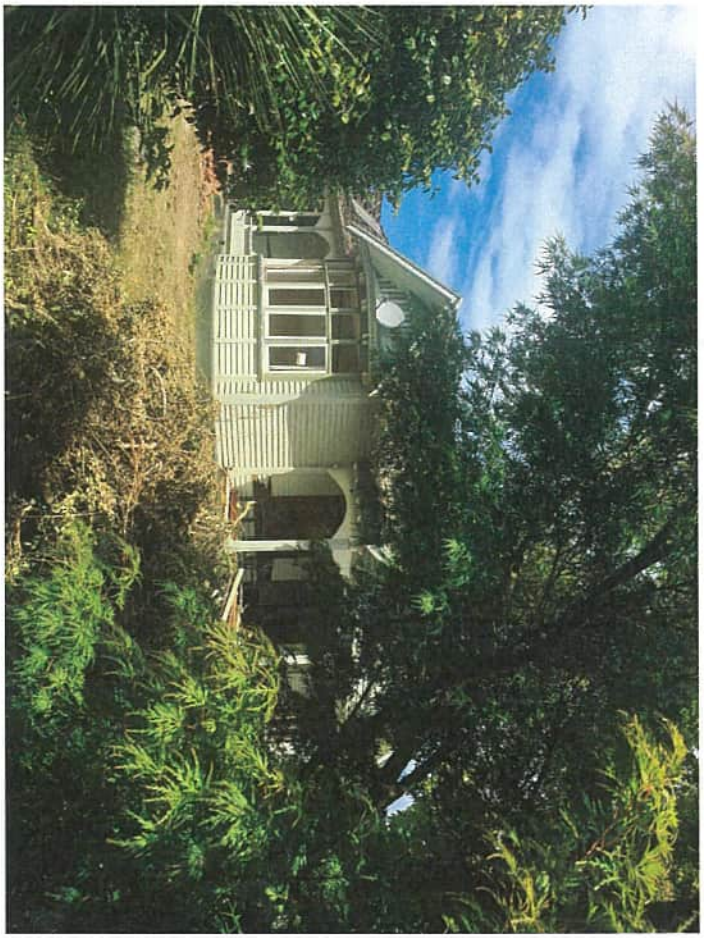

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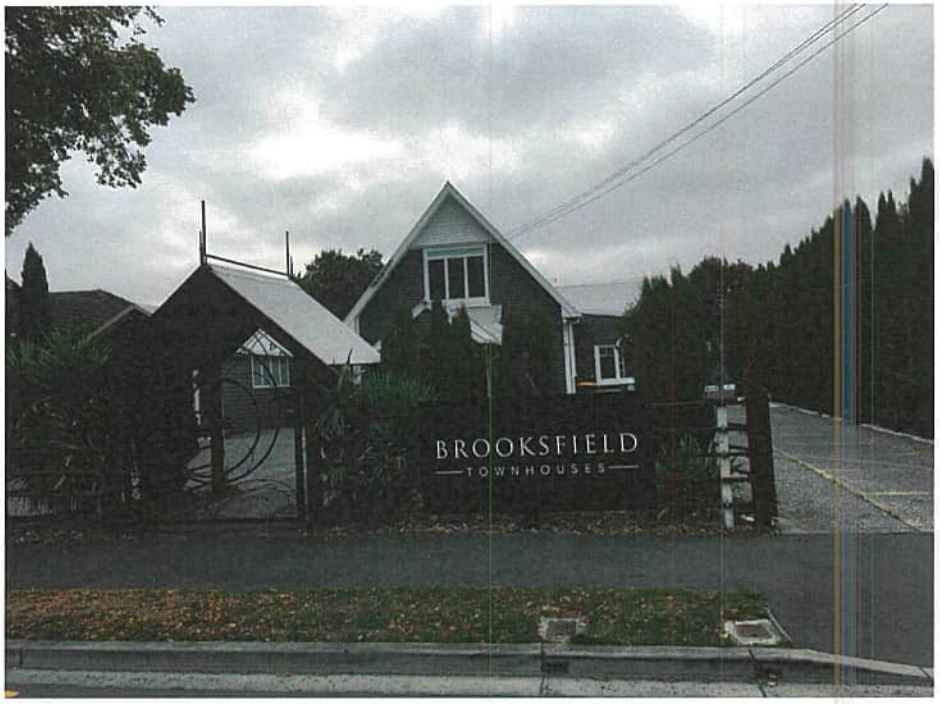
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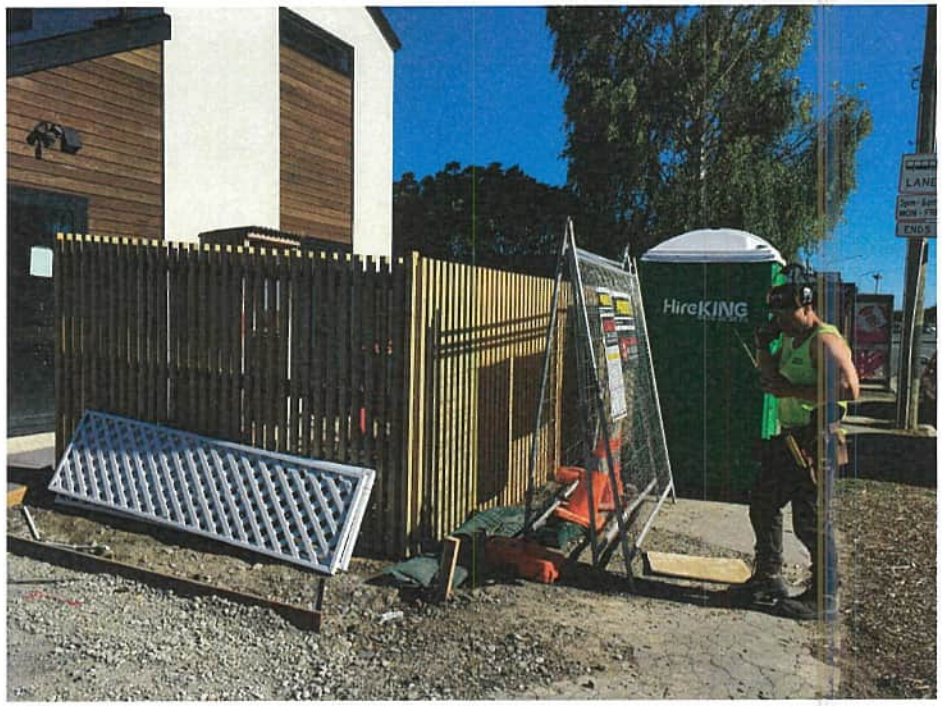
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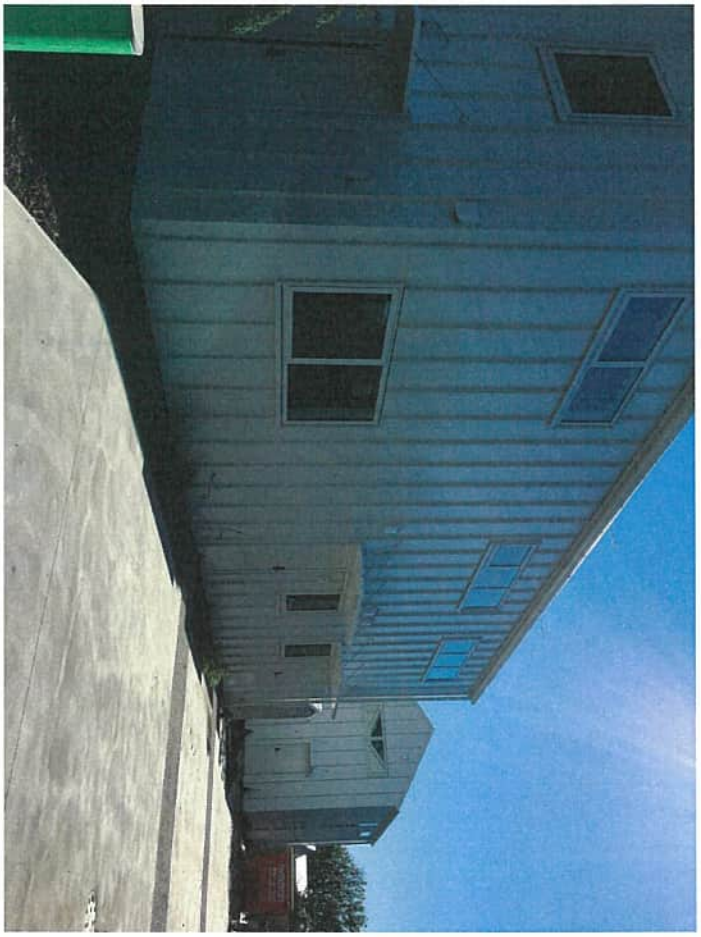

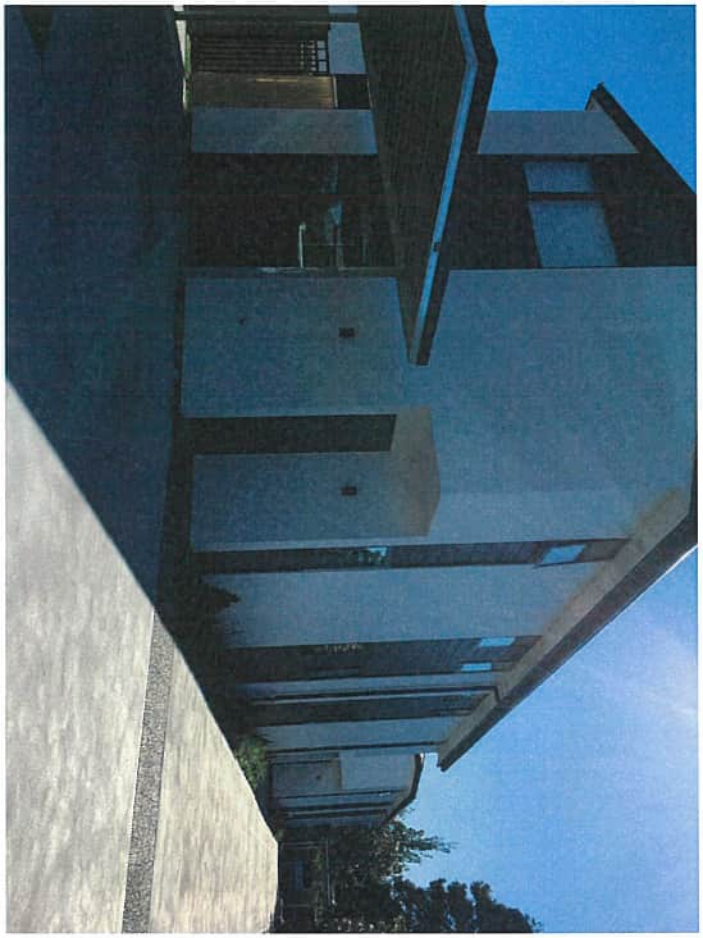

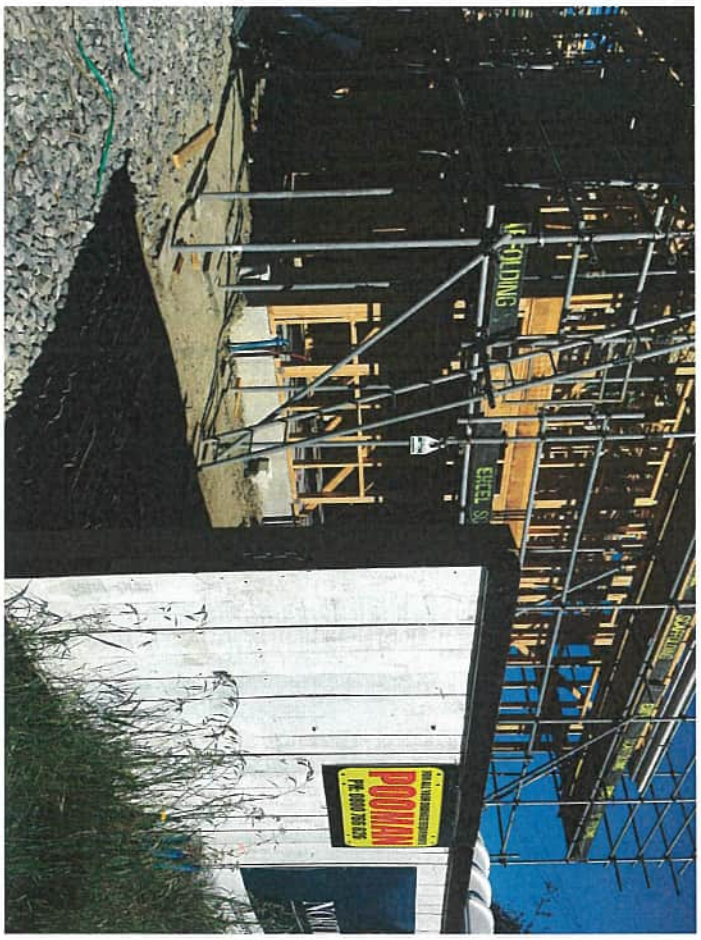
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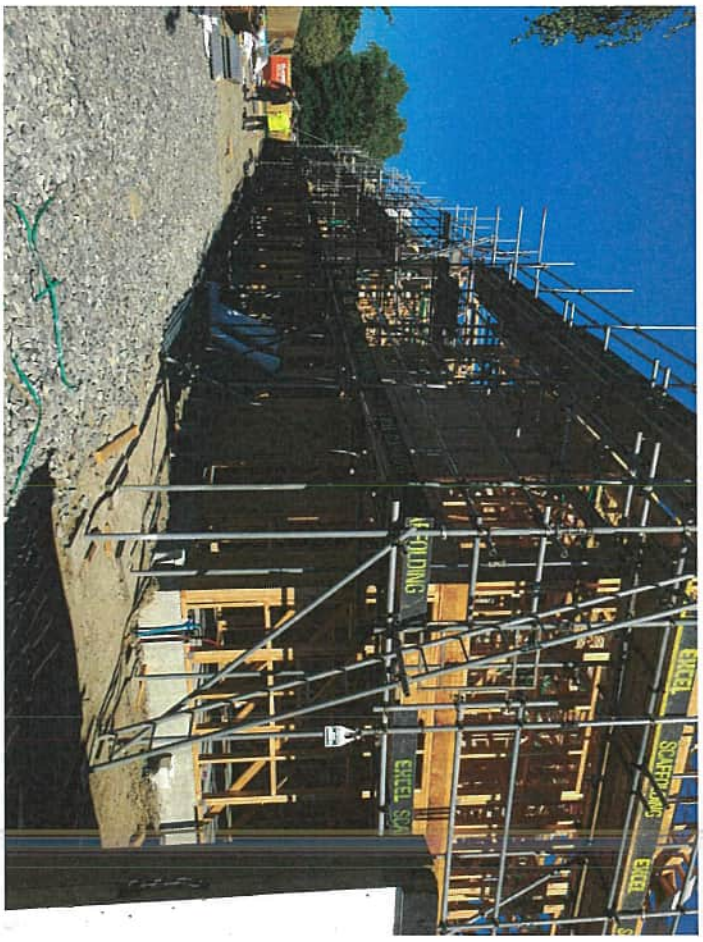

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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Kay and Megan **Last name:** Mintrom and Pearce

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**

There is no way our area, in particular our quiet dul de sac should be HDZ.

Our address is 30 Sawtell Place.

My submission is that:

Your indicative illustration for HRZ says it all! I don't even recognise that as being a suburban area in Christchurch. This isn't the area we bought into. This will completely change the character of the neighbourhood and have a detrimental impact on our house value.

We bought out house due to it being in a quiet neighbourhood, close to shops but not too close, and in a family friendly cul de sac. HRZ will undermine the whole nature of this area. Our property has a pool and at the moment none of the neighbours can see into our backyard. That would change with multi storey units looming over us peering down as my young daughter swims in the pool. Our enjoyment of our own home will be diminished with loss of direct sunlight and open sky view.

We can't comprehend that we might have 4 plus storeys next door when we live in such a quiet, suburban area. To say we are in a walkable catchment to a larger commercial centre with an aging population isn't really accurate.

We don't want to limit our comments only to our current property as the principles of our submission extend over the whole city.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Tosh **Last name:** Prodanov

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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 14.15.41 Minimum building height in the High Density Residential Zone from the proposed PC14 (Plan Change 14).

Address is 336, 334 and 332 Barbadoes Street, Christchurch Central City, 8011

My submission is that:

There is no need to impose a minimum building height requirement (14.15.41 Minimum building height in the High Density Residential Zone). While it is desirable to allow increased density, forcing it on property owners when doing so is a odds with the property owners objectives for their land is counterproductive and wasteful, because it prevents a productive land use that would otherwise go ahead.

The bureaucrats who impose limits on the freedom of land owners to utilise their own land for its best use at any given time have no idea of the real world considerations property owners may be dealing with within the complexity of coordinating the development of their sites.

As an example my family owns three adjoining sites in the inner city. Two are currently vacant and a third has an old building which is at end of life. The site ultimately suits a medium rise or high rise development, but given its scale (ballpark $30 to $50 million development) this is not feasible in the current economic environment, and may not be so for up to a decade or more. In the intervening period I would like to move transportable, high density accommodation or workers units onto the site in order to create economic benefit by providing accommodation to workers or those wanting affordable accommodation. For example it would make an ideal site for workers on the new Te Kaha stadium as it is only 3 minutes drive or 10 minutes walk away from the site.

This site specific use and benefit to both the broader economy and myself is hindered by a minimum building height requirement that prevents me from providing single level units and/or being able to start with single level units before progressing to two level units as part of a progressed development as initial income provides the funding to allow for a second level.

Alternatively if I was to move transportable homes to the site to provide housing and generate income, given most transportable homes are single story, '14.15.41 Minimum building height in the High Density Residential Zone' prevents this and creates an unnecessary barrier to utilising the site until a larger scale development becomes economically feasible.

Provision: Chapter 14 Residential

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 14.6.2.16 Minimum unit size from the proposed PC14 (Plan Change 14).

Address is 336, 334 and 332 Barbadoes Street, Christchurch Central City, 8011

My submission is that:

There should be no minimum floor area for residential development in HDRZ. The Council should not be preventing the development of affordable smaller units that meet the needs of single people/couples that require housing that is smaller, close to the city and affordable.

Developers will not build housing that there is not demand for, therefore if people desire smaller and more cost effective housing options this should not be blocked by arbitrary minimum unit sizes within the district Plan.

Allowing smaller unit sizes is consistent with the MDRS and NPS-UD's objectives of increased density within the inner city HDRZ. By allowing a smaller, affordable housing option amongst the variety of options available to residents, this decreases the overall cost of accommodation universally and positively affects housing affordability.

As society's structure changes in line with current trends there will be higher and higher demand for smaller housing options to accommodate those increasing numbers of single person households, couples downsizing, or those simply wanting to reduce their carbon footprint through the more efficient use of land and building resources.

Allowing more smaller unit size homes to be built close to the inner city also reduces congestion, vehicle emissions and time wasted commuting, while enhancing the vibrancy of the inner city as well as a greater population to support an increased rating income to the council from the same amount of land.

Provision: Chapter 14 Residential

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:

The concept of affordability is missing from the proposed changes in Plan Change 14. Despite the council's home page referring to affordability, a search of "DISTRICT PLAN TEXT AMENDMENTS -14.6 Rules — High Density Residential Central City Zone" does not have one occurrence of the word "affordable". This is an indictment on the Council and demonstrates a lack of understanding of the fundamental objectives of the MDRS and NPS-UD to allow for increased supply of high quality and affordable housing.

Every regulation and control imposed on residential development adds costs. This is usually ignored by councils in NZ who are

incentivised to create a bloated inefficient bureaucracy that maximises salaries of council staff and rates collected and increases costs to property owners and tenants. Councils are given monopoly status under the Local Government Act and like any monopoly this leads to unnecessary costs on the end user of services through lack of competition and inefficiency.

In order to increase the supply of high quality and affordable housing, we need a low quantity, high quality set of controls and regulations.

Every control adds cost to any development, multiple controls add multiple costs which leads to unaffordable housing which unsurprisingly leads to the housing affordability crisis we now face. A few controls are necessary but most are not. Many of the most beautiful and successful cities throughout history were built with little or no planning controls because the landowners and citizens of the city were given the freedom to build what actually worked best for them without the cost and restrictions of a bloated bureaucracy. Have you ever wondered why we don't build beautiful buildings like in the old days - it's because they have been regulated out of existence! When councils impose higher and higher regulatory cost, it's beauty and amenity that get sacrificed when facing a finite budget.

The reality is the characteristics of a building are best determined by the end user i.e. the property owner/developer either for themselves or their tenants who know intimately how the highest and best use can be obtained from their site far better than any pointy headed academic in an ivory tower who is incentivised not to produce the best outcome, but to maximise their own power and salary, particularly when they are legislated to set their own income through rates which incentivises overregulation.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: C **Last name:** Collins

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Support
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:

The changes required by the MDRS are long overdue, and it is beyond frustrating that CCC has used the sunlight qualifying matter to push the effective date back from September 2022 until at least early 2024. Everyone has a right to affordable housing and we need to get on with enabling it.

ChristchurchNZ

12 May 2023

FAO: engagement@ccc.govt.nz

ChristchurchNZ Submission

HOUSING AND BUSINESS CHOICE PLAN CHANGE (PC14)

ChristchurchNZ is Ōtautahi Christchurch's economic development agency. Our purpose is to stimulate sustainable economic growth for a more prosperous city. Our functions have recently been expanded to include urban development with a mandate to "*create and implement long-term growth and development plans with multi-sector partners and to lead and invest in implementation projects to create attractive and thriving places*[1]". Sydenham, New Brighton and the Central City are priority areas identified by the Council for our early focus.

We are also currently developing a new Economic Ambition for the City, a draft of which has at its heart, the aim of moving from an extractive to a regenerative economy. This means moving away from market systems that rely on depleting resources to generate profit, towards a profitable economy that unlocks the potential of businesses and people to benefit society and the planet. One of the ways we can do this is by taking a whole system approach to the planning and development of buildings, infrastructure and urban places, to ensure that they are smart, attractive and climate resilient and that they reduce emissions and waste. We are pleased to see that some of the provisions of PC14, particularly for the proposed new mixed use zone south of Moorhouse Ave, directly speak to this economic ambition, and we appreciate the opportunity to provide further feedback on these and other aspects of particular significance to ChristchurchNZ.

In general, providing more opportunities for people to live, work, play and visit in and around the central city, as proposed by PC14, supports our objectives for an economically strong and resilient city. This is important because recent economic shocks and stressors related to COVID-19 have accelerated the trend towards more home / hybrid working and increased the take-up of online shopping. Our city centre, like many others around the world, must adapt to these changes, and we must seize the opportunity to reimagine it as a place for not only working and shopping, but for living, enjoying and connecting as a community. Locals have asked for a future city that is vibrant, liveable and sustainable[2]; achieving this will also really help to attract and retain the talent that our city needs to succeed.

Whilst the PC14 provisions go a long way to supporting these objectives, we set out in **Appendix A** a number of areas where we think they can be amended or strengthened in regard to our specific areas of interest.

[1] Statement of Intent 2022-25, page 14
[2] Environment named top concern for Christchurch's future | Stuff.co.nz

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Summary of recommendations:

For the central city, we broadly support the proposed changes, particularly those that seek to address issues that have been identified by the Council as currently negatively impacting on the liveability of medium and high-density housing[3]. Without such intervention, there is a risk that existing issues will be exacerbated by further intensification and therefore we seek that these provisions be retained, other than where alternative provisions may better achieve their intent and the purpose of the Resource Management Act.

As recently acknowledged[4], there is also an existing issue with potential conflict between living and late night entertainment activities in central city mixed use environments that the Council has committed to addressing through regulatory and non-regulatory means. Given the potential for increased conflict through intensification, we support early consideration of this issue through a subsequent plan change.

For the area south of Moorhouse Ave, proposed to be rezoned from Industrial General to Mixed Use Zone (with a Comprehensive Housing Precinct), we strongly support the provisions as notified, other than as identified in **Appendix A**. We believe that this area presents an unparalleled city opportunity to plan for, and achieve, transformational change at the neighbourhood scale, in a way that directly responds to government directions for urban development, climate change responsiveness, health and transport. This area has the potential to be a leading example of sustainable living, one that reduces our dependency on private vehicles and promotes more choice and affordability in the housing market.

Whilst land use regulation is only one aspect of ensuring new neighbourhoods thrive, the provisions provide an important and necessary first step towards realising a different long-term vision for the area and we look forward to working with Council and other stakeholders to help realise the vision.

Site specific zoning – Milton / Johnson Street
We have an interest (on behalf of Development Christchurch Limited) in land at Milton / Johnson Street in Sydenham (Lot 5 DP 537 999). This land parcel currently has a split zoning which PC14 seeks to maintain but with different zones (part High Density Residential Zone with a Large Local Centre Precinct / part Mixed Use Zone). ChristchurchNZ seeks a consistent, single zoning for this landholding to minimise administrative complexity for future housing redevelopment.

Thank you for considering ChristchurchNZ's submission.

Yours sincerely,

Ali Adams | CEO| ChristchurchNZ

[3] https://www.stuff.co.nz/the-press/news/122695983/new-christchurch-apartments-criticised-for--poor-urban-design
[4] https://newsline.ccc.govt.nz/news/story/combined-approach-to-central-city-noise

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Submission on a publicly notified plan change to the Christchurch District Plan

Clause 6 of Schedule 1 Resource Management Act 1991

To: Christchurch City Council

By email to: engagement@ccc.govt.nz

Name of submitter: ChristchurchNZ

Address: PO Box 2962, Christchurch 8011

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ChristchurchNZ could not gain an advantage in trade competition through this submission.

This submission relates to Plan Change 14: Housing and Business Choice Plan Change

ChristchurchNZ seeks the following decision to Plan Change 14 from the Hearing Panel on behalf of Christchurch City Council:

a. The relief as set out in Appendix A and A(i).
b. Any other similar relief that would deal with CNZ's concerns set out in this submission.

If others make a similar submission, CNZ will consider presenting a joint case with them at a hearing.

APPENDIX A: SPECIFIC SUBMISSION POINTS

	Provision	Support / Oppose	Relief sought	Reasons
1.	**Objective 15.2.3** – Office parks and mixed use areas outside the central city	Support in part	Amend as follows: "Objective 15.2.3 – mixed use zones located close to the City Centre Zone transition into high density **walkable** residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions".	The basis for rezoning this area is because it falls within the *walking* catchment of the city centre zone and large local centre zone (NPSUD Policy 3), however the existing urban environment does not currently support walking as a preferred mode due to a combination of factors including existing uses, large block sizes and lack of attractive, direct connections. Reference to walkability in this objective is appropriate given the context to the rezoning under the NPSUD, the area's accessible location, the type of investment needed and because it more appropriately expresses the outcome that many of the supporting provisions seek to achieve (e.g. creation of smaller urban blocks and land use and transport integration that facilitates low carbon travel).
2.	**Policy 15.2.3.2** - Mixed Use Areas Outside the Central City	Support in part	Amend as follows: … (b) Support mixed use zones located within a 15 minute walking distance of the City Centre Zone to transition into high quality **walkable** residential neighbourhoods by:… … (iv) encourag~~e~~**ing**… **(v) limiting new high trip generating activities; and**	As above. The proposed amendments better recognize the intent of the rezoning (to support intensification in walkable locations) and promote the integrated land use and transport investment and initiatives required to support the creation of walkable neighbourhoods. Enabling housing in these locations without the necessary new connections to support quality walkable residential environments would not constitute a well-

			(vi) promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.	functioning urban environment (Policy 1 of the NPSUD).
3.	**Objective 15.2.4** – Urban form, scale and design outcomes **Policy 15.2.4.1(b)** – Scale and form of development **Policy 15.2.4.2** – Design of new development	Support	Retain as notified	The proposed changes are appropriate and necessary to achieve a well-functioning urban environment (NPSUD Policy 1).
4.	**Central City Business Zone** **Policy 15.2.6.3** – Amenity **Policy 15.2.6.4** – Residential intensification **Policy 15.2.6.5** – Pedestrian focus	Support	Retain as notified	We broadly support the proposed changes, particularly those that seek to address issues that have been identified by the Council as currently negatively impacting on the liveability of medium and high-density housing. Without such intervention, there is a risk that existing issues will be exacerbated by further intensification and therefore we seek that these provisions be retained.
5.	**Central City Mixed Use Zone** **Objective 15.2.7** Role of the Central City Mixed Use Zone **Policy 15.2.8.1** – Usability and adaptability **Policy 15.2.8.2** - Amenity and effects **Policy 15.2.8.3** – Residential development	Support	Retain as notified	
6.	**Central City Mixed Use (South Frame) Zone** **Policy 15.2.10.2** – Residential development	Support in part	Amend to read: (a)… v. minimum **standards for** landscaping~~,~~ and outlook requirements; and	For clarity and consistency with the wording of other similar rules. Without the amendment, there is a risk that the policy reads as if only minimum/minimal landscaping is desirable.

<table>
<tr><td>7.</td><td>Mixed Use Zone – permitted activities – P4, P5, P6, P7</td><td>Amend</td><td>Amend to read:
<table><tr><td>P4
P5
P6
P7</td><td>Food and Beverage Outlet
Trade supplier
Yard-based supplier
Second-hand goods outlet</td><td><s>Nil.</s>
(a) <u>Car parking shall be limited to 1 space per 150sqm.</u></td></tr></table></td><td>These activities have the potential to be high trip generating, therefore inconsistent with the objective of transitioning the Sydenham and Waltham mixed use zones into high-density, high-quality walkable neighbourhoods…that support a reduction in greenhouse gas emissions.

The proposed amendment better reflects that objective, allowing these activities to establish whilst ensuring that the urban environment is well-functioning for the intended mix of uses. It therefore better achieves both the NPSUD and the objectives and policies for the mixed use zone.</td></tr>
<tr><td>8.</td><td>Mixed Use Zone – permitted activities – P8</td><td>Oppose in part</td><td>Amend to read:
<table><tr><td>P8</td><td>Service station</td><td>a. <u>Any service station in the Sydenham and Waltham Mixed Use Zones shall be located on a minor or major arterial road.</u></td></tr></table></td><td>Service stations are high trip generating activities, inconsistent with the objective of transitioning the Sydenham and Waltham mixed use zones into high density walkable neighbourhoods that …support a reduction greenhouse gas emissions (Objective 15.2.3) and walkable neighbourhoods (Policy 15.2.3.2).

Limiting their establishment to locations that have a high intensity traffic function more appropriately gives effect to Objective 15.2.3 and Policy 15.2.3.2 whilst still providing for service stations in the locations that they typically prefer to locate in (i.e. highly visible and trafficked).</td></tr>
<tr><td>9.</td><td>Mixed Use Zone – permitted activities – P12</td><td>Support</td><td>Retain as notified</td><td>For the reasons identified in Council’s section 32 report.</td></tr>
<tr><td>10.</td><td>Mixed Use Zone – permitted activities – P27(g)</td><td>Support in part</td><td>Amend rule to read:</td><td>Without this amendment there could be the unintended consequence for apartment blocks</td></tr>
</table>

			"The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit, **on the same floor**".	because the units will typically overlook the units below.
11.	**Mixed Use Zone – permitted activities – P27(i)**	Support in part	Amend rule to read: "Any outdoor living space or outdoor service space shall not be used for car parking, **cycle parking** or access".	Without this amendment the function of outdoor living space or outdoor service spaces could be compromised.
12.	**Mixed Use Zone – restricted discretionary activities – RD3**	Support in part	Amend to read: "The Council's discretion shall be limited to the following matters: a. Residential design principles – 15.14.1 b. Comprehensive residential activity in the Mixed Use Zone – 15.14.3.40 (a) ~~(iv)~~ **(ii)** and ~~(v)~~ **(iii).**	Without the proposed amendment to the numbering, the rules do not function as intended. Our understanding from speaking to planning staff in respect to the earlier notified draft was that the RD3 pathway was intended to mean that if all the relevant built form standards were met, the only matters of discretion to be considered for RD3 were those relating to residential design principles + reverse sensitivity + energy efficiency / sustainability matters. The proposed change reflects that understanding.
13.	**Mixed Use Zone – non-complying activities – NC3**	Support in part	Amend to read: "Any Comprehensive Residential Activity within the Comprehensive Housing Precinct for sites identified in Appendix 15.15.12 and 15.15.13 **as a location for required pedestrian/cycle, road or greenway connections, unless the desired street to street connection/s have been provided**".	Whilst we understand and accept the basis of this rule being to preclude development in blocks so large that they do not support walkability and to ensure that redevelopment of sites in these locations does not stymie the potential for important mid-block connections in these locations, as worded NC3 simply limits all development in these locations, regardless of whether or not the desired links have been provided or committed to. The proposed amendment more appropriately provides for a future scenario when the connections have been secured.

14.	**Rule 15.10.2.9 Minimum standards for Comprehensive Residential Development**	Support in part	Amend to read: "The following built form standards also apply to comprehensive residential development: ~~**refer to Appendix 15.15.13 for the bulk and location diagram representing these standards**~~". **Note: refer to Appendix 15.15.14 for the bulk and location diagram representing some of these standards.**	To correct reference and to refer to the Appendix in a note beneath the standards. Also, slight amendment of wording to reflect that the diagram referred to doesn't represent *all* of the standards in 15.10.2.9.
		Support	(a)-(c), (f), (i), (m)-(v)	For the reasons provided in the s32 report.
		Support in part	Amend (d) as follows: All shared pedestrian access ~~**ways**~~ within and through a site shall have a minimum width of 3 metres including planting. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates~~,~~ where necessary.	Pedestrian access is defined such that the word 'way' is unnecessary. The comma after 'gates' changes the intent of the provision, opening the opportunity to allow storage and fencing etc with the exception only applying to security gates. This would be an inappropriate outcome.
		Support in part	Amend (e) and (h) so that the standards apply for development that fronts a street *or greenway*. (g) "Buildings front a street**, greenway or other publicly accessible space and public open space space** shall include at least 20% glazing on each floor of the building". (h) "**Apartments** adjacent to the street **or greenway** shall be provided including: ~~**i.**~~ to a minimum of 4 storeys in height~~**; or**~~ ~~**ii. to a minimum of 3 storeys for sites located on the south side of the street."**~~	The intention of the Comprehensive Housing Precinct is to promote a perimeter block form that ensures the safety of public space users and amenity of the public space environment as part of key part of creating a walkable neighbourhood. As such, all public spaces that people are likely to access and move through should be afforded the same treatment. The proposed changes adopt existing district plan defined terms to achieve this outcome. Without this amendment there would be a risk of inappropriate development fronting onto a greenway

				(i.e. it could be the non-active sides of a street-fronting development). Whilst we understand the basis for the 3 storey minimum on south sides of streets expressed in the s32 report, question the benefits of this (access to a little more light to internal common areas at the equinox) vs the costs associated with promoting a lower rise urban form for what are very extensive south side streets. The proposed amendment would be more appropriate to enforce the urban form and development type intended for the area, including mid-to-high density residential development and a consistent urban street wall. As would be expected in a higher density environment, some compromise in terms of sunlight access is expected, and as such the reduction to a minimum of 3 storeys, which will impact urban form (and potentially yield), is not supported.
		Support in part	Amend (j) to read: j. **(i)**Enclosed and lockable cycle storage **for residents** shall be provided at a minimum rate of 1 space per bedroom**, located at grade within a fully enclosed and lockable storage facility integrated within the building and is accessed via a shared pedestrian access from the street or a shared path within a greenway;** ~~**located adjacent to the communal open space.**~~	We support requirement for a higher provision of cycle parking given the greater role that active modes will need to play in the zone to achieve the objective of a low carbon, walkable neighbourhood. Facilities including versatile and secure storage facilities for bikes and micro-mobility options support this intent. The location and form of cycle storage can have a substantive impact on the amenity and functionality of a comprehensive site. Cycle storage integrated within the building, but providing for personal access i.e. to a secure storage cage or

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			(ii) For every 5 residential units, 1 cycle park with a charging point shall be provided within the cycle storage facility that can accommodate a cargo bike; and **(iii) 1 cycle park per 10 residential units shall be provided for visitors to the site, accessed from a shared pedestrian access and located adjacent to the communal open space. Visitor cycle parking shall also comply with rules 7.5.2(a)(ii) to (viii) and (x).**	compartment, allows for flexibility in how the storage may be utilized. In addition, there has recently been significant uptake in the use of e-bikes and cargo bikes which can be expected to continue into the future and which require additional secure space to ensure that they are a viable transport choice in high density living environments.
		Support in part	(k)- consequential amendment to chapter 2 required to include definitions for accessible residential units and apartment buildings which are green underlined in the notified proposal but do not appear to have definitions. *[see proposed relief seeking definitions for:* - *Accessible residential unit; and* - *Apartment building*	These terms merit definition in chapter 2. It appears that the intent was to define them because they are shown as green however there does not appear to be a definition in chapter 2.
		Support in part	Amend (l) to read: "The maximum onsite car parking to residential unit ratio shall be 0.1 across the Comprehensive Residential Development. Car parking onsite shall only be provided for in the following circumstances: (i) ~~**A maximum of two car parking spaces**~~ for a residential car share scheme	Limiting car share spaces to 2 on very large development sites may be insufficient to meet demand and the 0.1 ratio should be sufficient to manage the effects of excessive car parking. Accessible residential unit is shown in green to denote a defined term however no definition is provided in the notified proposal for chapter 2. We support this term being defined to aid user clarity (see proposed relief that addresses this matter).

			across the Comprehensive Residential Development; (ii) A maximum of one space per accessible residential unit.	
15.	**Appendix 15.15.10** – Mixed Use Zones		**Amend Appendix 15.15.10 Mixed Use Zones** To show zoning consistent with the planning maps. It presently does not show all of the land around Lancaster Park that is shown as Mixed Use Zone on the planning maps. And, add labels for the new MUZ areas e.g. Sydenham and Waltham for clarity. And, add a label 'Main South Road' to aid user understanding because the rules refer to that road / area (e.g. P27).	The proposed amendments would aid plan clarity and the administration of rules which refer to particular parts of the mixed use zone.
16.	**Appendix 15.15.12 –** Comprehensive Housing Precinct Development Plan - Sydenham	Support in part	**Amend Appendix 15.15.12** To add a requirement for a future transport connection to connect Kent Street to Disraeli and Burke Streets. Consider the potential for further connections either as part of this process or subsequently.	We support the intent of this provision to enable intensification of this area by breaking up large urban blocks to support walkability and liveability objectives consistent with a well-functioning urban environment. We further support the intent to provide a north-south greenway connection that provides for multiple purposes (active transport access, greening/open space, trees and stormwater). This is desirable and necessary to support the land use transition of an area from an inherently industrial one to more of a mixed use environment over time. We do however think that additional laneways would achieve a more fined grained network and would

				result in a more permeable, accessible network for people on foot and bikes. Smaller blocks increase choice of routes for people walking and cycling, enhance land value by increasing saleable active frontage, and increase the quality of the street experience[5]. This is particularly the case for higher density development, close to town centres. As a point of reference, Auckland's Wynyard Quarter Precinct Plan includes similar requirements for developments to include public laneways to break up large blocks and improve the area's walkability. The Wynyard Quarter is very comparable to the MUZ Comprehensive Housing Precinct Development Plan area, in that it was a low-density industrial area on the fringe of the city centre, that has over time transitioned into a high-density mixed use area. The Wynyard Quarter's laneways have resulted in block sizes for people on foot and bikes in the range of 70m to 100m.
17.				
18.	**Appendix 15.15.14** – Comprehensive Housing Precinct Bulk and Built Form Standards Diagram	Support in part	**Amend Appendix 15.15.14** To include reference to 'greenway' as well as 'street' to clarify that the built form standards apply to a greenway in the same way that they would if it was a street.	Without this amendment there would be a risk of inappropriate development fronting onto a greenway (i.e. it could be the non-active sides of a street-fronting development).
MATTERS OF DISCRETION				
19.		Support in part	Retain (a)(i) (A-N)	For the reasons cited in the section 32 report.

[5] Waka Kotahi. Aotearoa urban street planning and design guide – April 2023.

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	15.14.3.40 Comprehensive residential development in the Mixed Use Zone			
			Amend (i)(O) to read: The extent to which **alternative** ~~**forms of**~~ **housing models** and/or a range	To better implement Objective 15.2.3 and Policy 15.2.3.2 by aligning with the defined term 'alternative housing models'.
			Amend (i)(P) to read: "The extent to which **accessible residential units including apartments**, are provided…."	To better align with the (proposed new) defined term to assist with plan clarity and useability.
		Support	Retain (a)(i)(Q)-(T) and (a)(ii) and (a)(iii).	For the reasons cited in the plan change and supporting documentation.
PLANNING MAPS - ZONING				
20.	**Planning Maps 32, 38, 39** **Zoning** of land between Moorhouse, Brougham and extending to Addington and Lancaster Park from IG to Mixed Use with the inclusion of a Comprehensive Housing Precinct.	Support	Retain as notified	We strongly support the proposed rezoning of this land to MUZ with the inclusion of a Comprehensive Housing Precinct, for the reasons cited in PC14's supporting documentation. Note that we do not support rezoning of this land without the precinct because the provisions of the Mixed Use Zone (i.e. without the provisions associated with the Comprehensive Housing Precinct) are not appropriate to enable the area to transition in an appropriate manner consistent with a well-functioning urban environment. Moreover, rezoning to Mixed Use without the Precinct will not enable the same level (or quality) of intensification because housing is limited in the MUZ

				to that which is above or behind permitted (largely industrial) activities.
21.	**Zoning** of land at 2 Barnett Ave and 14 Johnson Street Lot 5 DP 537999 and Lot 3 DP 537999.	Oppose (in part)	Rezone all of Lot 5 DP537999 (as at 12 May 2023) to HRZ (Large Local Centre Precinct) instead of part HRZ (Large Lot Local Centre Precinct and part MUZ. And Retain the proposed zoning of Lot 3 DP 537999 (as at 12 May 2023) as HRZ (Large Local Centre Precinct). [Note that an application for a boundary adjustment affecting this land has been lodged with Council – RMA20231044 which will result in new lots].	The current (and proposed) split zoning causes unnecessary complexity for the land's future redevelopment. A current subdivision consent has been lodged with council for a boundary adjustment affecting Lot 5 DP 537999 and adjoining Lot 3 DP537999 to facilitate its future redevelopment. A consistent zoning for all lots will better achieve Strategic Objective 3.3.2 by simplifying the consenting process applicable to the redevelopment of this land (by virtue of having a single consistent zone).
22.	**Zoning** of Buchan Park – 41 Buchan Street	Oppose	Retain the operative OCP zoning.	It is unclear why the operative zoning has not been carried over. Buchan Park is an active community park, has recently been redeveloped and will be of increased importance given the proposed land use change anticipated for this area. In our view a qualifying matter should apply here and the OCP zoning retained.
CHAPTER 2 – ABBREVIATIONS AND DEFINITIONS				
23.	Greenway (definition)	Amend (new)	Amend to include new definition for 'greenway' as follows: **<u>For the purposes of the Mixed Use Zone (Sydenham and Waltham), means:</u>**	A definition is required to provide clarity given that greenway can mean different things to different people. In this case, the opportunity and need for this corridor is multifunctional, given the lack of connection and amenity in the existing environment.

			“a high amenity corridor for the use of pedestrians, people on bikes and other active transport modes, in addition to the provision of landscaping, trees, stormwater management and informal recreation space. Greenways are not open to general traffic, except authorized maintenance vehicles”.	
24.	Shared pedestrian/cycleway (definition)	Amend (new)	Amend / new to read: **“For the purposes of the Mixed Use Zone (Sydenham and Waltham), means:** **a publicly accessible corridor for the use of pedestrians, people on bikes and other active transport modes that is not open to general traffic, except authorized maintenance vehicles**”.	A definition is required to provide clarity over the outcomes sought for these connections and in particular to make a distinction between these connections and other connections required for the wider area (e.g. greenways and road connections).
25.	Accessible residential units (definition)	Amend (new)	Amend / new to read: **“For the purposes of the Mixed Use Zone (Sydenham and Waltham), means:** **A residential unit that is located, constructed, and configured to allow for people of all ages and abilities to move freely and independently, and meet their functional requirements, to and within the unit**”.	Provisions for the Mixed Use Zone (Comprehensive Housing Precinct) seek to introduce a requirement for a minimum proportion of new residential units to be accessible. We strongly support this provision and believe that it is both necessary to ensure that satisfactory housing options are available for people at all ages and abilities. We note that whilst some residential house builders are including accessible units in their developments, it is still not sufficient to meet needs. We also note our experience that including accessibly designed units in a development does not materially affect commercial feasibility but rather can improve marketability.

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				Throughout the PC14 provisions, the term 'accessible residential unit' is included and shown in green but there is no corresponding definition included. This should be remedied to improve plan clarity consistent with Objective 3.3.2.
26.	Apartment building	Amend (new)	Amend / new to read: **"For the purposes of the Mixed Use Zone (Sydenham and Waltham), means:** **A residential building that contains two or more residential units where those units are aligned vertically one on top of the other".**	To provide greater clarity to the intent of the definition.
27.	Perimeter block development	Support in part	Amend to read: "Perimeter block development means an urban form that concentrates building development along the public edges of a city block, with a public face to the street, and private or communal open space to the rear in the interior of the block or individual site. Buildings on individual sites are characteristically joined **with those on adjacent sites**, or are in close proximity to each other, to create a continuous street wall.	The proposed amendment provides more clarity about the intended built form of a perimeter block.
28.	Comprehensive residential development	Support in part	Amend to read: Comprehensive residential development ~~**in relation to the Residential New Neighbourhood Zone Future Urban Zone,**~~ means a development of three or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged	The Mixed Use Zone relies on the definition of Comprehensive residential development as a defined term but the definition itself as notified limits the application of the term to the Future Urban Zone. The pre-engagement draft had no such limitation, which was more appropriate and should be reinstated as per our proposed relief. That would provide more

			development **may** ~~is~~ not **be** precluded). It may include a concurrent or subsequent subdivision component.	clarity for plan users for a term that is not otherwise well understood.
29.	Pedestrian access	Support in part	Amend to read: ~~**A dedicated pathway that provides access for pedestrians from the street to a residential unit and to any parking area for that residential unit.**~~ **A pathway dedicated to the provision of access for pedestrians.**	Provide a more succinct / clear definition.

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Our proposed Housing and Business Choice Plan Change (PC14)

Christchurch City Council

Submitter Details

First name: [redacted] **Last name:** [redacted]

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[redacted]

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

- ( ) 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
see attached document

Chapter 3 Strategic Directions
- ( ) 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
see attached document

Chapter 13 Central City
- ( ) 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
see attached document

Chapter 14 Residential
- ( ) 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
see attached document

Attached Documents

File
PC14 Submission - [redacted]

Submission on Plan Change 14: Housing and Business Choice
8 May 2023

I live in a small house in Peacock Street, Central Christchurch. I was born in Christchurch, my partner and I fled from Auckland nearly 3 years ago as we were stressed and distraught following the revisions to the Auckland Unitary Plan in 2019 which enabled high rise buildings in central fringe Auckland suburbs. We lived in Auckland under constant threat of our precious sunlight and privacy being taken from us. I couldn't take that any more. We chose to move to Christchurch because it was different to Auckland and because it met our needs.

My submission is focussed on the impact of PC14 on:

- Our choices
- The residents of Christchurch and their wellbeing

And it talks to two very simple principals:

1. **The purpose of local government:**

To enable democratic local decision-making and action by, and on behalf of, communities

To promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. (Local Government Act 2002, section 10 (1)).

2. **The NPS-UD outcome of**

"delivering a well-functioning urban environment, which enables all people and communities to provide for their social, economic and cultural wellbeing and for the health and safety, now and into the future" (Understanding and Implementing guide, p 30).

1. Choices

I chose to pay a premium to live in a city fringe area, I work really hard to afford the mortgage to buy the house in the area I want because it meets my needs and values. I don't have kids so I don't need school zones. I'm not rich, I'm middle class and I believe in the social welfare system. I'm happy to pay taxes to help other who need help and I work hard to get the money to pay for where I chose to live, in a neighbourhood that has people like me with similar values. This is why I chose to live in Peacock Street and not Edgeware, or St Albans or Cashmere.

It's a choice, and it's my choice, and it's a choice that is very precious to me. I don't want all the areas in Christchurch to be the same, this removes my choice. Under PC14 St Albans and Peacock St are the same, no point of difference. PC14 removes my choice.

1.1 Sea of sameness removes choice

Under PC14 all areas in the central city become subject to the same mashup of HRZ, devoid of character and trees and the ability to see the sky, and the sun, full of fear of uncertainty of what will be built next door, across the road, or what will be done to your neighbours, your street, your community. Your ability to choose your street and your neighbourhood is taken away replaced by a sea of sameness. A mashup of mess, not choices, not diversity.

PC14 enables a mashup of mess in building design for housing. Imagine a street with single storey, two storey, three storey, four storey, six storey; some set back, some built to the street, some dominating others, some have all the sun and others have none. Some houses will have one person living with their vege garden and lawn expected to be able to live harmoniously and healthfully right next door to a block of units that has taken all their privacy, sunlight and wealth; and this building now is home to at least 6 people who all park in the street and hang their laundry on the balcony, and listen to the radio whilst having a BBQ on their 1m wide deck, and probably have totally different ways of living to each other ……. and the single person who lives in the house next door and has done so for the last 20 years can't deal with this, their life has been invaded and destroyed. And for some reason we are meant to think that this will work just fine. It won't, it will cause inequality and disharmony and unhappy people.

Our houses are our homes, they keep everything that is dear to us safe, it's where our memories are made, our homes are our haven, where food is shared, and our homes become part of who we are. This in turn forms communities, where people enjoy a sense of belonging, a sense of identity, purpose, wellbeing and a sense of pride. Our homes keep us healthy physically and mentally. So when the CCC planners are making wide reaching changes to planning rules as they are in PC14 this will have wide reaching effects on all of us in our homes in Christchurch, these changes will impact on our social, economic and environment wellbeing, but nowhere is this recognized in the documents shared with the public as part of PC14.

The process of district planning is surely a means to an end, the plan is not the end, the plan is the enablement of people being able to live harmoniously together to create a well-functioning community. But nowhere is this point made and nowhere in the thousands of pages of words did I read about what the proposed changes will mean in terms of delivering a more or less harmonious place to live than what we have now, so how can I judge if I want these changes or not and which parts make sense to me verses those that I disagree with?

In PC14 I am being asked to judge and make a choice on technical matters of setbacks, recession planes, economics of building heights; I wasn't being asked if this was a good or bad thing for how I can live my life going forward feeling safe, secure, with certainty, stability and I will continue to live in harmony with my neighbours and if this creates a place I want to live in. So I'm very unclear as to what choice you were wanting me to make. Do I want these changes? No.

I have made the choice of where I want to live and I like my neighborhood, we have a great sense of wellbeing and community. PC14 will do nothing but significantly distract from this, so no thanks. I say no to PC14 and all it stands for.

1.2 Asking the right question, it's a democracy, right?

Surely if we are to be given a choice should we not be asked about whether we want intensification or not? Rather than being asked if we can decipher a thousand pages of technical planning language to try and figure out what's going on, and what this means to me and my wee patch? Surely, if we were asked and really given a choice then we should be given the pros and cons of the social, environment, economic impacts and costs to us, given we are the people who live in the homes that are being affected.

Instead, we are being asked to judge if a 55 degree recession plain at 3m is better or worse than 60 degrees at 4m, or understand the economic benefits of a 90m building that will probably never be built so that's why Council is enabling 90m buildings, or why sunlight recession plains are needing to be adhered to in HRZ unless the building is in the front 20m of the section, then don't worry about blocking other people's access to sunlight at all. Go right ahead and build a 20m tall building right to the street. So does sunlight matter or not, it seems to only matter to some people, sometimes. Never mind the part time working solo dad next door growing his tomatoes in the 3m wide front of his garden he has outside his kitchen window, he doesn't matter, but the 6 storey high building does. Do I want that intensification. No. But you haven't asked me that question.

PC14 seems nothing more than an academic, detailed exercise in zoning, building rules and discretionary activities. It is devoid of understanding and appreciating what the point of having all these rules and regulations in place is all about. It just seems to have one objective and that is to jam as many people as possible into the existing residential areas as can possible fit. I'm struggling to understand how on earth this is giving the people of Christchurch a choice and I didn't come across any evidence in the entire PC14 documents made available to us as to how what is proposed in PC14 means we (the people) have choice. In fact, the opposite seems abundantly clear. PC14 is being forced on people, there is no choice. There was no evidence at all to inform me why this was giving us choice or that this planning proposal was something we democratically chose at all.

The point of the Council is to:
To enable democratic local decision-making and action by, and on behalf of, communities

To promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. (Local Government Act 2002, section 10 (1)).

The Christchurch City Council are implementing this change because the central Government have told them they have to by law, yet the Council still must enable democratic local decision making and action by, and on behalf of communities. So, if we, the community are to be given a choice through democratic means, then shouldn't we be able to have a vote on whether we actually want this or not? Shouldn't the people of Christchurch be able to have a referendum on whether or not we want the Council to implement all these new rules and regulations? Wouldn't then we have the issues actually explained in plain English and wouldn't then people be able to ask questions and get answers so that then the people of Christchurch will actually been given the democratic choice to actually decide? Isn't that what a democracy is?

Do CCC really think that people have the time, capacity, capability to be able to read all those thousand pages in PC14 to actually understand what all those words mean and then to be able to write a submission telling CCC exactly what they agree and disagree with. Is this what you would call a democratic and fair process of consultation and making choices and decisions? Not even a general election is this complicated. And get this, we had not one but two, two!!!! referendums to see if we wanted to change the New Zealand flag in 2015/16. But nothing on this new Law and no real decision has been enabled by CCC to know if the people of Christchurch want these changes, not a peep of choice.

2. The residents of Christchurch and their wellbeing

I have read the pages and pages of reporting and rules in PC14 and what struck me was the lack of consideration for the impact of what CCC are proposing on people. The people who live in Christchurch today and in the future. The people who live in the houses and whose backyards, sunlight and privacy that you are meddling with through PC14. The people whose wellbeing will directly be impacted by the enormity of changes proposed under PC14.

It is unbelievable to think that CCC have not commissioned a social impact report to understand the potential pros and cons of such wide reaching and permanent changes that PC14 will bring to all the people of Christchurch. Given the desire for CCC to build a world class international city one would have thought there would be staff within CCC that would have flagged to planners and the legal advisors the need to consider and understand the aspects that are conducive to great urban design and the relationship between built form on peoples' wellbeing such as outlined in https://doi.org/10.1016/j.cities.2021.103229.

This is of particular importance given the levels of distress that the people have faced given the earthquakes of 2010/11 and then then ongoing and increased stresses that have continued with COVID, and now the cost of living crisis.

Here' s a quick summary of some of the points:
Reference:
https://doi.org/10.1016/j.cities.2021.103229

Urban planning and quality of life: A review of pathways linking the built environment to subjective well-being

Key points:

- Knowledge on cities and quality of life is crucial for present and future development.
- Urban planning and policy will benefit from evidence-based knowledge.
- Pathways from built environment to subjective well-being can guide urban planning.
- The seven pathways are: travel, leisure, work, social relationships, residential well-being, emotional responses, and health.
- Urban planning strategies for improving subjective well-being in cities are presented.

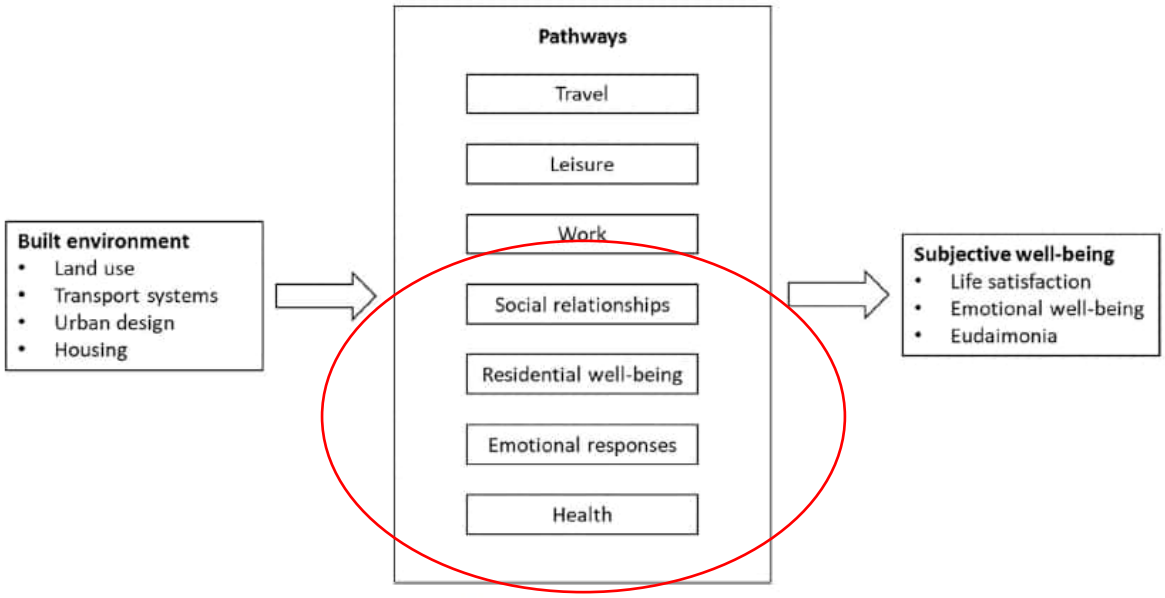

Fig. 1. Model of the pathways linking the built environment to subjective well-being (SWB).

The above framework is suggested as being a robust approach for urban planners to consider **all** the pathways that connect built environments to peoples' subjective sense of wellbeing. It is important to note that this paper (as a many on the subject of urban design are) developed from studies and literature based on European cities that have millions of people, as well as hundreds of years of development as well as completely different housing to what we have in Christchurch. For example: 46.2 % of the EU population live in flats, more than one third (35.8 %) lived in detached houses and close to one fifth (17.0 %) lived in semi-detached or terraced houses. 17.5 % of the EU population lived in overcrowded households in 2020.

It is important therefore in reading the research, findings and recommendations that the vast majority of people living in Europe cities do not live on private sections with lawn and gardens in stand-alone houses the way we do. Therefore, this context needs to be considered when reading such research; nonetheless there are lessons to be learnt from such studies in terms of the negative aspects of intensification and the cost on subjective well-being (SWB) of people.

There are clear learnings of the negative implications of intensification which can be used to better understand the potential and real damage caused by forcing people to live in densely packed cities and the negative consequences this has for people and for society. There are enough red flags in the research available to provide CCC with the evidence to justify the need to commission a social impact report so as to prevent poor urban planning as a result of the MDRS-UD via PC14.

In reading this research it is obvious that Tier 1 Councils are using urban planning research and such pathways as referred to the framework above; but they are appearing to be very selective in using only what they want. For example: good access to public transport and enabling active transport (walking and cycling) are being used to justify the planning approaches of intensification but are neglecting to bring in other aspects that impact directly on people's wellbing into the planning discussion.

The omitted (and suggest known and recognised) pathways that have not been considered in the proposed PC14 include:

2.1 <u>Social relationships</u>

The domain of social relationships is probably the most important life domain in SWB.

Built environment characteristics have been consistently linked to neighbourhood social ties (Mazumdar et al., 2018). …… studies have found that neighbourhood density is associated with lower levels of neighbourhood social cohesion and this association persists even after controlling for the time living in the dwelling (Brueckner & Largey, 2008; French et al., 2014; Mouratidis & Poortinga, 2020; Skjaeveland & Garling, 1997).

Numerous local amenities are also found to be associated with lower neighbourhood social cohesion (Mouratidis & Poortinga, 2020).

Residents of dense, mixed-use neighbourhoods appear to form more impersonal neighbour ties resulting in lower neighbourhood social cohesion. Daily interactions between neighbours in such urban forms tend to be more superficial, as also suggested by early urban sociologists (Simmel, 1903; T¨onnies, 2002). There are several factors that explain this phenomenon (Mouratidis & Poortinga, 2020).

(a) Detached houses, duplexes, and row houses found in low-density areas might be conducive to more frequent and more meaningful social interaction between neighbours compared to apartment blocks found in denser areas.

(b) Lower density may provide residents with greater control over whom they meet and socialize with regularly (Baum & Valins, 1977). Due to the lower concentration of residents, they are more likely to frequently meet a limited number of neighbours. This helps create the trust needed for developing social ties.

2.2 <u>Residential well-being</u>

Residential well-being has been conceptualized as "residents' attitude toward their living space", "feelings of gratification from living in a specific space", "residents' perceptions of quality of life of their community"

Housing satisfaction is positively associated with life satisfaction, happiness, and eudaimonia.

Empirical studies have examined aspects of housing satisfaction that are conducive to higher SWB (Clapham et al., 2018; Foye, 2017; Tsai et al., 2012). Dwelling characteristics that are linked to housing satisfaction are the dwelling's: plan, design, size, adequacy of interior space, construction quality, amenities, and price (Aigbavboa & Thwala, 2016; Davis & Fine-Davis, 1991; Galster, 1987; Nguyen et al., 2018; Wang & Wang, 2019).

Communal spaces attached to housing may provide increased privacy and social interaction between neighbours, may offer a safe place for children to play, and could thereby improve housing satisfaction and well-being (Anderson, 2015; Kweon et al., 1998).

Neighbourhood satisfaction measures the level of content with one's neighbourhood or how well the neighbourhood covers individual or household needs.

Perceived environmental correlates of neighbourhood satisfaction are neighbourhood attachment, perceptions of accessibility, neighbourhood social cohesion, perceived safety and fear of crime, perceptions of public space quality, perceptions of aesthetic quality, and perceived quietness (Buys & Miller, 2012; Davis & Fine- Davis, 1991; Grogan-Kaylor et al., 2006; Hur & Morrow-Jones, 2008; Hur & Nasar, 2014; Lee et al., 2017; Mouratidis, 2018b; Parkes et al.,

2.3 Emotional responses

The built environment may trigger emotional responses (affective reactions) that may, in turn, contribute to emotional well-being as well as to other predictors or dimensions of SWB (e.g. neighborhood satisfaction, life satisfaction). Well-maintained vegetation, upkeep and order, and openness of space are qualities that have been found to trigger positive emotional responses (Johansson et al., 2016; Tang & Long, 2019; Zhang & Lin, 2011). Green space, vegetation, and urban tree cover provide several benefits for emotional well-being as they are linked to reduced stress, reduced mental fatigue, attention recovery, improved feelings of safety, and greater happiness (Markevych et al., 2017; Mouratidis, 2019c; White et al., 2013).

The built environment may trigger emotional reactions via its influence on perceptions of safety. Empirical studies on the "Broken Windows Theory" _(Wilson & Kelling, 1982), suggest that physical environmental disorder does not only influence actual social disorder and criminal behavior, but also increases perceptions of social disorder (Hinkle & Yang, 2014), therefore contributing to lower perceived safety and negative emotions. Routine Activity Theory (Cohen & Felson, 1979) has been applied and extended by Jiang et al. (2018) who found positive links between increased routine activities and perceived safety, suggesting that a careful environmental design can increase routine activities and lead to higher perceived safety.

Finally, some studies found that people tend to experience lower momentary happiness in cities than in natural or rural environments (MacKerron & Mourato, 2013) and people who grow up in cities may develop more stress later in life (Lederbogen et al., 2011). Suburban neighborhoods have been associated with more positive emotional responses compared to denser, inner-city neighborhoods (Mouratidis, 2019b). These findings altogether may suggest a negative link between dense, vibrant urban surroundings and emotional well-being, possibly due to stressful intense life rhythms, noise, overcrowding, impersonal social interactions in public spaces, fear of crime, and loss of connection with nature.

2.4 Health

According to the World Health Organization (WHO), urban green space is beneficial for health by improving mental health and reducing the risk of cardiovascular disease, obesity, and type 2 diabetes (WHO, 2016). When people live in greener urban areas, they experience higher life satisfaction and lower mental distress, according to panel data (White et al., 2013).

Green space during childhood is associated with better mental health (Engemann et al., 2019).

Green space in cities is positively related to attention, mood, physical activity, and mental health, while it is negatively related to mortality, heart rate, and violence (Gascon et al., 2015; Kondo et al., 2018; van den Berg et al., 2015).

Urbanity is associated with certain mental health problems including increased risk of schizophrenia (Gruebner et al., 2017), stress, and anxiety (Lederbogen et al., 2011; Mouratidis, 2019b). The increased risk for mental health problems could be due to poverty and inequality in cities (Gruebner et al., 2017). A recent study in Oslo found that residents living close to the city centre reported higher anxiety, even after controlling for neighbourhood deprivation and individual characteristics (Mouratidis, 2020b). Possible factors behind certain mental health risks in cities are the loss of connection with nature intense life rhythms, overcrowding, and noise.

The point of including the above quotes from the research is to communicate that the CCC talks about the positives of intensification of having access to public transport and active transport but totally fails to communicate, assess, or even mention that there are considerable costs to society, and yet there exists clear and compelling evidence. The research contains enough evidence to signal strong red flags that changing the way we live in Christchurch through minimizing our access to private green spaces (our front/backyards), trees and nature, space and peace and quiet has the potential to cause irreversible harm to our wellbeing. It's that simple, and yet this is being ignored.

And in case the CCC need further convincing please read this article:

https://thespinoff.co.nz/society/08-05-2023/across-new-zealand-tempers-seem-shorter-than-ever-is-it-always-going-to-be-like-this?utm_source=spinoff-share-button&utm_medium=spinoff-web-mobile

We are seeing a continuation," says Dr Claudia Wyss. She's the director of customer and community services at Auckland Council. She can recite a laundry list of recent incidents affecting the 3,300 staff under her watch. "One of our contractors was stabbed in a park in West Auckland," she says. Someone else called a bomb threat into an animal shelter. "We've even had some of our lifeguards being threatened while they're trying to ensure the safety of patrons and pools."

Auckland is a hot mess of very angry people, much of it is to do with poor planning. Learn from this. Give us space to live in peace.

What I want:

1. Do not apply the same rules across our city of Christchurch by making it one homogenous mash up of sameness devoid of character and removing our choices of where we can live.
2. Leave our area alone and don't intensify it any more than it already is. I live in a tiny house on a tiny section and so do my neighbour's. We all chose to live in this neighbourhood we don't want you to make choices or us and take away our freedom to choose where we live given we paid good money to live here.
3. The vast majority of people living in Christchurch have no idea about PC14 and what it means. Yes, you have advertised, yes you have put flyers in letterboxes (umm who actually looks at this stuff c'on…do better) no one actually knows what's going on. Everyone I meet I ask them if they know about PC14 and I have yet to find anyone who knows what's going on. If the people of Christchurch don't know they can't contribute, without contribution it's not a joint decision and this is therefore not a democratic process. The people of Christchurch have not been given a choice; this also means no democracy. So CCC you have to do something about this, remember your job: to enable democratic local decision-making. So: stop immediately. Make sure that the people of Christchurch are informed in plain English and in real pictures of what PC14 looks like in reality and how permanent it is, it can't be undone. Only then can you ask for peoples' opinions because you have the confidence they are informed.
4. I would like a referendum for the people of Christchurch so they can decide if that want this level of intensification, the CCC need to make democratic decisions so give us the power to have our say.
5. Get a social impact report done and make sure that we, the people agree with the scope and participate in telling you what and how we want to live and how these PC14 changes will impact on our lives and therefore the research can articulate the impact and costs of intensification across different parts of Christchurch. There is no reason not to do one when there is compelling evidence from international research based on European examples that tell you there are significant down sides to intensification, particularly in the city center. If you don't understand this then you are simply going to create much bigger issues for all of us going forward, and you can't go back. This is potential worse that the "leaky building" disaster the Government caused in the 1990s and left Councils to shoulder the burden, please don't do this again, it's no able to be repaired, or swept under the carpet.
6. Give us space to live in peace with our neighbours.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Daniel **Last name:** Crooks

Organisation:

New Zealand Institute of Architects Canterbury Branch

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 3 Strategic Directions

Support
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:

Te Kāhui Whaihanga NZIA Canterbury Branch and its members are in general support of the objectives of proposed plan change 14 and support the following policy focuses.

- Locating and enabling density to develop around centers and transport corridors as per industry best practice.
- The introduction of provisions that aim to achieve development that produces a high-quality perimeter block typology. The NZIA Branch considers that there is significant potential for perimeter block development to lead to higher quality urban form both for the public and private realms of our city.
- Establishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently. The Branch would also support additional incentives such as rate rebates to increase this further.
- Sunlight access qualifying matters. We support adjusting the MDRS rules and sun light angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.

Provision: Chapter 6 General Rules and Procedures

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 relation to 6.1.7.2.1. On updating the rules to consider increased traffic and acoustic isolation of habitable spaces, it

is not clear if Appendix 6.11.4 is maintained in the Plan or will be updated. If these rules are to be in place, consideration and guidance needs to be given to construction requirements to meet the objectives of the plan change. We propose the retention of 6.11.4 Construction Requirements as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements.

- ●In relation to 6.5.4.2.1.We would encourage that building heights of community-based facilities should be able to be constructed to at least the same height and restrictions as the immediate surround building zoning refer to 14.5.2.3 a.i.a

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Provision: Chapter 7 Transport

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 relation to 7.5.7.1. We query the increase in minimum driveway widths from 2.7 to 3m, and other minimum formed widths these would result in larger driveways and cause undesirable effects on the streetscape, in some areas resulting in reduced density along a street front. Further consideration needs to be given to this rule and assessed based upon the scale of the development, where carparking is ideally situated on site, and consideration for pedestrian and vegetation corridors throughout a site. We ask that this be reviewed in detail and clause amended.

Provision: Chapter 8 Subdivision, Development and Earthworks

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 relation to 8.9.2.1 We recommend increasing the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments. This rule is easily triggered under the current restrictions, in particular for multi-unit developments. We ask council to update this rule, simplify and streamline the process regarding earthworks consents.

Provision: Chapter 14 Residential

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 relation to rule 14.5.2.10 and other rules relating to road facing façade minimum glazing areas of 20%, We note that this clause may inhibit thermal performance, including overheating or loss of heat depending on the orientation. We ask that a Clause is introduced or that this rule is modified to address this foreseeable issue.
    - We also note a spelling mistake on 14.5.2.10 e. i. “highter”
- ●In relation to the above the additional minimum areas of 30% - 40% in rule 14.5.3.2.11are further compromising of thermal performance, we ask that this be addressed.
- ●In relation to 14.5.3.2.3 iii. Iv. v. The heights of buildings are varied within specific zones in these areas. We proposed that a clause is amended and reworded to enable new development to be in fitting with their immediate street neighbours, as we believe that this the intent that these limits are trying to address.

- ●In relation to 14.5.2.10 – Please add clarification to this rule that the 'single gable' can apply to each street facing unit on the site. Consideration should also be given to allow mono pitch roofs of a reasonable slope 25+° (half gable roofs) to also be accommodated for in this rule.
- ●In relation to 14.5.2.13b. We propose that the rule clearly establishes / defines a minimum size for the 'garage' i.e. 5.5 x 3.1 for single car (as per current council guidelines) under this rule to allow for storage to be co-located in the garage by increasing its size to suit i.e. storage at the end of a garage.
- ●In relation to 14.5.2.17 it is not clear what this rule is trying to achieve, aesthetics or acoustics or comfort (i.e. unpleasant air disturbance)?. Outdoor units can be noisy and disruptive if positioned poorly on site. The best position for them may well be within this restriction. We ask that this rule is either removed or re-written to clarify the intention. i.e. the unit can't blast air onto the shared path or can't be visible i.e. must be screened or acoustically screened in certain areas.
- ●In relation to 14.6.2.3 , High Density Residential Zone. We note our understanding is that part of rationality of having a min 1.5m building setback within these areas is to provide for area for street trees and landscaping to soften the industrial settings where the standard is typically being introduced. There are concerns on the reliance of this amenity to occur solely through private land and would challenge the council to come up with a proposal where the public domain can accommodate for this change over time i.e. development contributions to aid in street upgrades in lieu of having a setback.
- ●In relation to 14.6.2.7 g ii we note a spelling mistake "lanscaping"
- ●In relation to 14.8.3.2.2 Lyttleton Zone. We query the increase of minimum site area from 250 to 450m², introduction of rule b and reduction of site coverage from 60%-50% under rule 14.8.3.2.4 . These rules / changes significantly limit the existing development potential of this area and seems counter to intensification seen elsewhere in the proposed plan change, we propose that the current limits are retained.
- ●In relation to 14.16.2 (appears to be mistakenly noted is 14.15.2?) Removal of permitted intrusions – Gables. We recommend that this permitted intrusion is revisited and revised as suitable to be included in PC14. The Gable roof form is an unmistakable characteristic of Christchurch housing, the removal of this rule unnecessarily removes/disincentives this choice of roof.

Provision: Chapter 15 Commercial

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 relation to 15.2.4.1 we suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.
- ●In relation to 15.2.5.1 We suggest the removal of 136 Barbadoes street: as the Catholic Basilica has sadly been removed from this site and is no longer relevant to this standard.
- ●In relation to 15.10.2.9 Within this zone there are several lots that are close to meeting the proposed minimum site requirements when combined with adjacent sites however fall just short. There are also several sections that are close to meeting the standard alone but fall short. To enable ease of development in this area to occur over a reasonable timeframe we propose that the minimum site size is to be reduced to 1500m² or at most 1800m². Note: any policy that would enable a reduced setback to occur will also aid in promoting development within this area, effectively gaining 72m² of developable land.
- ●In relation to 15.11.2.4 we proposed to also add a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments which will take up room without realising the necessary development to contribute to the primacy and vitality of the central city. We propose that this also applies to related clauses such as 15.13.2.8
- ●In relation to 15.11.5 a. We propose that this measurement is increased from 3.5m to a minimum between 4.2 & 4.5m to enable a wider range of future functions to occur within the ground floor space the 3.5 minimum is restrictive on future programme. This applies to other related clause such as 15.12.2.3 & 15.13.2.2

Provision: Chapter 3 Strategic Directions

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:

Other Notes and Considerations (not rule specific):

- ●We propose that a plant list similar to 16.8.3.ii is also introduced to other development areas / front boundary strips as a means of guidance.
- ●We propose that the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west, and if feasible a restriction on development to maintain the continuation of the historic route of Victoria Street to Victoria Square be put in place as one of the Cities key historic and cultural routes into the city.
- ●The extent to which the 90m overlay applies, is reduced to a hand-full of sporadic sites when overlayed with recent developments, council owned facilities, open space, and historic buildings. This limitation of foreseeable development will potentially result in an undesirable and inconsistent skyline. How is this being controlled and addressed in the planning to ensure a desirable outcome, and how does this relate to the objectives of the post EQ city Blueprint that was prepared after the quake through considerable consultation and experienced professionals. We ask that the height limits and controls be reconsidered.
- ●Given that Government and Council are trying to encourage more environmentally sustainable transport, the new rules do not appear to encourage or require provision of secure bicycle storage within each housing unit nor to provide off street car parking or garaging so that one can charge their e car, e bike, e scooter or whatever transport mode is developed in the coming years. If the council want to encourage an uptake of cycling then adequate secure storage needs to be provided / allowed for in all housing units / developments.
- ●It has been noted by our members that currently there are many units being built on good commercial land which, over time, will become dilapidated. At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future. This will seriously hamper Christchurch's growth in the mid to long-term future. Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings.
    - One recommendation would be to Implement a requirement to have residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple. This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use. We ask that the council explore ways to address this issue.
- ●The branch would support incentives to encourage comprehensive development approaches to increasing density, thinking beyond the quarter acre block provides greater opportunity and collective thinking to redefine common spaces and create communal development. Encouraging this development may also reduce the number of 'sausage housing' developments which are a result of our site layouts on our city blocks and individual site ownership. This could be achieved through relaxed rules / restrictions when designed and developed over larger areas, whilst considering the plan objectives.

Provision: Chapter 1 Introduction

Support
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:
Please Refer to Submission Doc Attached for comprehensive Submission.

Attached Documents

Name
NZIA Canterbury Branch Plan Change 14 Response Submission

Te Kāhui Whaihanga NZIA Canterbury Branch is one of eight Branches of the NZIA, we have 465 members and are represented by an elected committee. As Architects and design professionals operating and residing within the canterbury region, our members are familiar with the unique environment of Christchurch and what challenges we face as a community and profession to improve our built environment for now and future generations.

Te Kāhui Whaihanga NZIA Canterbury Branch submits this summary on behalf of our membership, and we look forward to discussing this further with the council for the better of our environment. Our organisation and its members do not gain an advantage in trade competition though this submission.

This submission was prepared through local NZIA Branch members with engagement led by the Branch committee, including.

- Council Presentation and subsequent discussions at the Branch rooms on 18/04/2023
- Post-presentation emailed call for feedback on the Plan Change 14 from Branch members
- Specific discussion at Branch committee meetings.
- Emailed call for feedback on the Branch's draft submission for Plan Change 14
- Feedback incorporation.

Te Kāhui Whaihanga NZIA Canterbury Branch firstly thank the Christchurch City Council for their efforts to rethink the apply changes to the current district plan that address concerns of the Medium Density Residential standards and implement them in a way that reflects the unique characteristics of Ōtautahi Christchurch. As industry leading professionals of architecture, the Branch considers designing to achieve the outcomes intended with plans rather than the rules, produce better design outcomes. We note that the existing systems seem to penalise rather than encourage designing to these principles by putting the focus on rules and implementation, we would strongly encourage the council to explore options to make processes easier for applicants who design to the policy and objectives of the plan rather than the bottom lines that the rules seem to hold.

Te Kāhui Whaihanga NZIA Canterbury Branch and its members are in general support of the objectives of proposed plan change 14 and support the following policy focuses.

- Locating and enabling density to develop around centres and transport corridors as per industry best practice.
- The introduction of provisions that aim to achieve development that produces a high-quality perimeter block typology. The NZIA Branch considers that there is significant potential for perimeter block development to lead to higher quality urban form both for the public and private realms of our city.
- Establishing provisions that aim to encourage tree protection and planting through financial contributions. Christchurch will benefit from sustaining current tree canopy cover and increasing canopy coverage to areas that lack this amenity currently. The Branch would also support additional incentives such as rate rebates to increase this further.
- Sunlight access qualifying matters. We support adjusting the MDRS rules and sun light angles to be better suited to Christchurch's sunlight hours and climate, this is a much-needed adjustment to ensure the health and wellbeing of our people. Whilst the council have achieved maintaining an equal amount of sunlight hours as to Auckland (by adjusting the angles), further consideration must be given to the colder climatic conditions and the impact that sun access has on the habitability of space over the winter months in Christchurch. Due

to the colder climate solar gain makes a larger difference than our Auckland counterparts and this should be taken into consideration.

Regarding the specific rules:

Our members have the following comments and questions for consideration:

- In relation to 6.1.7.2.1. On updating the rules to consider increased traffic and acoustic isolation of habitable spaces, it is not clear if Appendix 6.11.4 is maintained in the Plan or will be updated. If these rules are to be in place, consideration and guidance needs to be given to construction requirements to meet the objectives of the plan change. We propose the retention of 6.11.4 Construction Requirements as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements.
- In relation to 6.5.4.2.1. We would encourage that building heights of community-based facilities should be able to be constructed to at least the same height and restrictions as the immediate surround building zoning refer to 14.5.2.3 a.i.a
- In relation to 7.5.7.1. We query the increase in minimum driveway widths from 2.7 to 3m, and other minimum formed widths these would result in larger driveways and cause undesirable effects on the streetscape, in some areas resulting in reduced density along a street front. Further consideration needs to be given to this rule and assessed based upon the scale of the development, where carparking is ideally situated on site, and consideration for pedestrian and vegetation corridors throughout a site. We ask that this be reviewed in detail and clause amended.
- In relation to 8.9.2.1 We recommend increasing the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments. This rule is easily triggered under the current restrictions, in particular for multi-unit developments. We ask council to update this rule, simplify and streamline the process regarding earthworks consents.
- In relation to rule 14.5.2.10 and other rules relating to road facing façade minimum glazing areas of 20%, We note that this clause may inhibit thermal performance, including overheating or loss of heat depending on the orientation. We ask that a Clause is introduced or that this rule is modified to address this foreseeable issue.
    - We also note a spelling mistake on 14.5.2.10 e. i. “highter”
- In relation to the above the additional minimum areas of 30% - 40% in rule 14.5.3.2.11 are further compromising of thermal performance, we ask that this be addressed.
- In relation to 14.5.3.2.3 iii. Iv. v. The heights of buildings are varied within specific zones in these areas. We proposed that a clause is amended and reworded to enable new development to be in fitting with their immediate street neighbours, as we believe that this the intent that these limits are trying to address.
- In relation to 14.5.2.10 – Please add clarification to this rule that the ‘single gable’ can apply to each street facing unit on the site. Consideration should also be given to allow mono pitch roofs of a reasonable slope 25+° (half gable roofs) to also be accommodated for in this rule.
- In relation to 14.5.2.13b. We propose that the rule clearly establishes / defines a minimum size for the ‘garage’ i.e. 5.5 x 3.1 for single car (as per current council guidelines) under this rule to allow for storage to be co-located in the garage by increasing its size to suit i.e. storage at the end of a garage.

- In relation to 14.5.2.17 it is not clear what this rule is trying to achieve, aesthetics or acoustics or comfort (i.e. unpleasant air disturbance)?. Outdoor units can be noisy and disruptive if positioned poorly on site. The best position for them may well be within this restriction. We ask that this rule is either removed or re-written to clarify the intention. i.e. the unit can't blast air onto the shared path or can't be visible i.e. must be screened or acoustically screened in certain areas.
- In relation to 14.6.2.3 , High Density Residential Zone. We note our understanding is that part of rationality of having a min 1.5m building setback within these areas is to provide for area for street trees and landscaping to soften the industrial settings where the standard is typically being introduced. There are concerns on the reliance of this amenity to occur solely through private land and would challenge the council to come up with a proposal where the public domain can accommodate for this change over time i.e. development contributions to aid in street upgrades in lieu of having a setback.
- In relation to 14.6.2.7 g ii we note a spelling mistake "lanscaping"
- In relation to 14.8.3.2.2 Lyttleton Zone. We query the increase of minimum site area from 250 to 450m², introduction of rule b and reduction of site coverage from 60%-50% under rule 14.8.3.2.4 . These rules / changes significantly limit the existing development potential of this area and seems counter to intensification seen elsewhere in the proposed plan change, we propose that the current limits are retained.
- In relation to 14.16.2 (appears to be mistakenly noted is 14.15.2?) Removal of permitted intrusions – Gables. We recommend that this permitted intrusion is revisited and revised as suitable to be included in PC14. The Gable roof form is an unmistakable characteristic of Christchurch housing, the removal of this rule unnecessarily removes/disincentivises this choice of roof.
- In relation to 15.2.4.1 we suggest that an additional height limit area is placed around the Te Papa Otakaro within the CBD to limit the development and impact of solar access to this culturally significant corridor and public amenity route throughout the city.
- In relation to 15.2.5.1 We suggest the removal of 136 Barbadoes street: as the Catholic Basilica has sadly been removed from this site and is no longer relevant to this standard.
- In relation to 15.10.2.9 Within this zone there are several lots that are close to meeting the proposed minimum site requirements when combined with adjacent sites however fall just short. There are also several sections that are close to meeting the standard alone but fall short. To enable ease of development in this area to occur over a reasonable timeframe we propose that the minimum site size is to be reduced to 1500m² or at most 1800m². Note: any policy that would enable a reduced setback to occur will also aid in promoting development within this area, effectively gaining 72m² of developable land.
- In relation to 15.11.2.4 we proposed to also add a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments which will take up room without realising the necessary development to contribute to the primacy and vitality of the central city. We propose that this also applies to related clauses such as 15.13.2.8
- In relation to 15.11.5 a. We propose that this measurement is increased from 3.5m to a minimum between 4.2 & 4.5m to enable a wider range of future functions to occur within the ground floor space the 3.5 minimum is restrictive on future programme. This applies to other related clause such as 15.12.2.3 & 15.13.2.2

Other Notes and Considerations (not rule specific):

- We propose that a plant list similar to 16.8.3.ii is also introduced to other development areas / front boundary strips as a means of guidance.
- We propose that the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west, and if feasible a restriction on development to maintain the continuation of the historic route of Victoria Street to Victoria Square be put in place as one of the Cities key historic and cultural routes into the city.
- The extent to which the 90m overlay applies, is reduced to a hand-full of sporadic sites when overlayed with recent developments, council owned facilities, open space, and historic buildings. This limitation of foreseeable development will potentially result in an undesirable and inconsistent skyline. How is this being controlled and addressed in the planning to ensure a desirable outcome, and how does this relate to the objectives of the post EQ city Blueprint that was prepared after the quake through considerable consultation and experienced professionals. We ask that the height limits and controls be reconsidered.
- Given that Government and Council are trying to encourage more environmentally sustainable transport, the new rules do not appear to encourage or require provision of secure bicycle storage within each housing unit nor to provide off street car parking or garaging so that one can charge their e car, e bike, e scooter or whatever transport mode is developed in the coming years. If the council want to encourage an uptake of cycling then adequate secure storage needs to be provided / allowed for in all housing units / developments.
- It has been noted by our members that currently there are many units being built on good commercial land which, over time, will become dilapidated. At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future. This will seriously hamper Christchurch's growth in the mid to long-term future. Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings.
    - One recommendation would be to Implement a requirement to have residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple. This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use. We ask that the council explore ways to address this issue.
- The branch would support incentives to encourage comprehensive development approaches to increasing density, thinking beyond the quarter acre block provides greater opportunity and collective thinking to redefine common spaces and create communal development. Encouraging this development may also reduce the number of 'sausage housing' developments which are a result of our site layouts on our city blocks and individual site ownership. This could be achieved through relaxed rules / restrictions when designed and developed over larger areas, whilst considering the plan objectives.

Te Kāhui Whaihanga NZIA Canterbury Branch thank the Christchurch City Council for their efforts to date and look forward to the next steps of the decision-making process in In June/July.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Christina **Last name:** Stachurski

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose

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*:**

To prevent this unnecessary stress and anxiety, the Council must insist on getting Geotechnical Investigation Reports for all of the suburbs affected before the new 'law' can take effect here. And get those investigations done by 'independent' engineers.

My submission is that:

Christchurch has Special Needs

Christchurch people were affected by the earthquake of 2010 and the fatal aftershock of 2011. EQC's mis-management and incompetence added to the psychological and emotional damage. Fifty-one of our citizens have been massacred. Into this volley of shocks and tragedies comes a North Island directive that 14m to 20m blocks may be built in our residential suburbs. No. We know that major earthquakes can happen. We know that multistorey buildings can fail due to errors of design, building or consent. I don't want ten storeys landing on our house. In the ex-swamp of Riccarton, we also don't want our foundations damaged by pile-driving in the neighbourhood.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Anne **Last name:** Scott

Prefered method of contact Email

Attached Documents

Name
Spokes CCC District Plan Change 14-2023-05

CCC Housing and Business Choice Plan (PC14)

We are both keen cyclists and believe that Ōtautahi has done so well to invest in cycling infrastructure such as cycle lanes, but have been put off many developments because there is either no provision for cycle storage, or poorly designed cycle storage that is in the yard of a townhouse and requires access by wheeling a possibly wet bike through the house itself.
We tautoko the council providing requirements around new developments in the city and inner suburbs as including cycle storage, including weather proofing, enough room for a number of hikes equal to twice the number of bedrooms, charging options for e-bikes and finally good security, whether this is a communal storage facility in an apartment block or individual storage for townhouses.

Cycle parking facilities that lack adequate security and weather proofing.
Hanging bike racks which cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike.
Cycle parking provided in a location which requires the cyclist to carry the bike up stairs and/ or through a residential unit.

submissions on PC14 that proposes these provisions**closes next week Wednesday 3 May**at midnight. It is very important for interested stakeholders to make a submission to be part of the process. The submission does not need to be overly detailed, but should state what the submitter endorses or would like changed. At a later time evidence to support statements made in the submission can be provided separately (likely around July), so this is not required as part of the submission. Submissions can be made through thePC14 Have Your Saywebpage".

Although the District Plan does have bike parking requirements, the current rules mean they are lacking in terms of actually requiring useable, practical and secure bike parking.

For example, they allow hanging bike racks, where you have to hoist your bike up on its back tyre and hang the front wheel of a high hook. This just does not work for heavier bikes (or regular bikes with a basket), or cargo bikes, or e-bikes.

The current rules don't require bike parking to be indoors and secure, just 'covered' so sometimes developers install a 70cm deep piece of roofing iron jutting out from a wall of the house and call that 'bike parking' even though it's totally visible, inviting theft, and not adequately protecting the bike from weather. Nor do they typically have space for multiple bikes to be locked up, or allow for electric bikes (which are often heavy so difficult to store in some locations which require hanging up vertically or lifting up steps)

Why not just require that they follow best practice national bike parking practice?
See https://www.nzta.govt.nz/resources/cycle-parking-planning-and-design/

Submission from Spokes Canterbury

Reference: https://ccc.govt.nz/the-council/haveyoursay/show/531

Tēnā koutou katoa

Thank you for the opportunity to comment on the Christchurch City Council Housing and Business Choice Plan, PC14.

Introduction

Spokes Canterbury (http://www.spokes.org.nz/) is a local cycling advocacy group with approximately 1,200 followers. Spokes is affiliated with the national Cycling Action Network (CAN – https://can.org.nz/). Spokes is dedicated to including cycling as an everyday form of transport in the greater Christchurch and Canterbury areas. Spokes has a long history of advocacy in this space including writing submissions, presenting to councils, and working collaboratively with others in the active transport space. We focus on the need for safe cycling for those aged 8 to 80.

Residential Storage of Bikes

The CCC and the government have a long-standing commitment to invest in and support active transport including cycling. New residential builds no longer provide for car parking particularly in the inner city.

Although the District Plan does have bike parking requirements, the current rules mean they are lacking in terms of actually requiring useable, practical and secure bike storage. For example, they allow hanging bike racks, where you have to hoist your bike up on its back tyre and hang the front wheel of a high hook. Some cyclists are not physically capable of lifting their bike onto these hooks and it does not work for heavier bikes, regular bikes with a basket, cargo bikes, children's bikes or e-bikes.

The current rules don't require bike parking to be indoors and secure, just 'covered' so sometimes developers install a 70cm deep piece of roofing iron jutting out from a wall of the house and call that 'bike parking' even though it's totally visible, inviting theft, and not adequately protecting the bike from weather. Nor do they typically have space for multiple bikes to be locked up, or allow for a diverse range of bikes.

The council should require accessible, weatherproof and secure storage be provided for bikes and other forms of active transport, including space suitable for e-bikes, cargo and accessibility trikes. The ability to safely plug in an e-bike should also be provided as some now have in-frame batteries. (NZTA has a

document on best practice for bike storage https://www.nzta.govt.nz/resources/cycle-parking-planning-and-design/ although it does have some unsuitable examples such as wall hooks) Residential storage should not require someone to carry the bike through the living areas of the house to access.

Anne Scott
Spokes Submissions Coordinator

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Margaret **Last name:** Howley

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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 writing to oppose any intensification of housing in Papanui that is proposed within the streets that carry the Papanui WWII Memorial Plantings.

The Papanui WWII Memorial Planting has been granted protection under Chapter 13 of this current proposed Plan Change. That protection is decades overdue and very much appreciated.

The protection of the WWII Memorial plantings is the Qualifying Matter that we seek exemption under.

In 2015 when the residents of Papanui appeared before the IHP to speak to their opposition of housing intensification in these streets the Hearing Panel delivered Decision 41 removing all streets in Papanui that carried WWII Memorial Plantings from intensification.

We sought the removal as there was a great level of concern by residents that should any intensification happen the result would be damage to the roots, canopy and trunks of the Memorial Plantings. Damage that would result in tree death. That towering buildings would also diminish the mana of the Memorial.

All the reasons for protection of the WWII Memorial placed before the IHP in 2015 stand today, if anything there is greater need for protection.

Again removal from intensification is sought to afford the WWII Memorial plantings that are so treasured by the community that live under them the best possible protection.

The best possible outcome for the the Papnui WWII Memorial Avenues would be for them to remain in the density of housing that they are now in, Residential Suburban Density, as this will restrict damage by development to a low level of possibility.

Attached Documents

Name
Plan-Change-13-Statements-of-Significance-New-Items
Decision-41-Chapter-14-Additional-Residential-Medium-Density-Areas- (4)(1)

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1459
PAPANUI WAR MEMORIAL AVENUES - ALPHA AVENUE, CLAREMONT AVENUE, CONDELL AVENUE, DORMER STREET, GAMBIA STREET, HALTON STREET, HARTLEY AVENUE, KENWYN AVENUE, LANSBURY AVENUE, NORFOLK STREET, PERRY STREET, SCOTSTON AVENUE, ST JAMES AVENUE, TILLMAN AVENUE, TOMES ROAD, WINDERMERE ROAD, CHRISTCHURCH

Photo- Christchurch City Council heritage files

The Papanui War Memorial Avenues are of overall High Significance to Christchurch and Banks Peninsula.

The Papanui War Memorial Avenues, 16 Streets with trees and plaques, are of high historical and social significance for their association with World War II, and its impact on Christchurch communities. The trees are associated with Harry Tillman, the Christchurch and Papanui Beautifying Associations and the Papanui Returned Services Association, who requested between 1943-1946 that Council plant memorial trees in a variety of species in Papanui streets as a living memorial to the memory of fallen soldiers. Council planted and agreed to maintain the trees, and residents of the Papanui District were required to contribute to the costs of the trees as well as the plaques. The local RSA also contributed to costs.

The Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui District. Over time they have come to be identified by parts of the community as memorials to fallen servicemen from the Christchurch District. Members of the Papanui community, and the Papanui RSA have expressed their value of the memorials for the community and the city, and there are regular commemorative events associated with the avenues and trees.

The Papanui War Memorial Avenues are of architectural and aesthetic significance for their landscape values. The different species of trees were chosen by Reserves Superintendent Maurice

Barnett for their suitability for Papanui soils. The trees create a strong aesthetic for the 16 streets due to their scale, colour, texture and seasonal change. This varies street by street due to the different species planted. Bronze plaques with the inscription 'Papanui Memorial Avenue to the fallen 1939-1945' hung from simple metal brackets mark the beginning and in some cases each end of the avenues.

The Papanui War Memorial Avenues are of technological and craftsmanship significance for the range of different species of trees that are represented in the streets, specifically chosen for their physical characteristics and the soils in the area. There is also technological value evident in the planting and maintenance methods and techniques used.

The Papanui War Memorial Avenues are of high contextual significance for the groups of tree species planted in each individual street, and for the relationship of the 16 streets to one another in terms of their proximity and similarities. The streets, plaques and trees contribute to the unique identity of this part of Papanui, and are recognised local landmarks. The memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style.

The Papanui War Memorial Avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on the site.

References – Christchurch City Council Heritage Files

REPORT DATED: 10 JUNE 2022

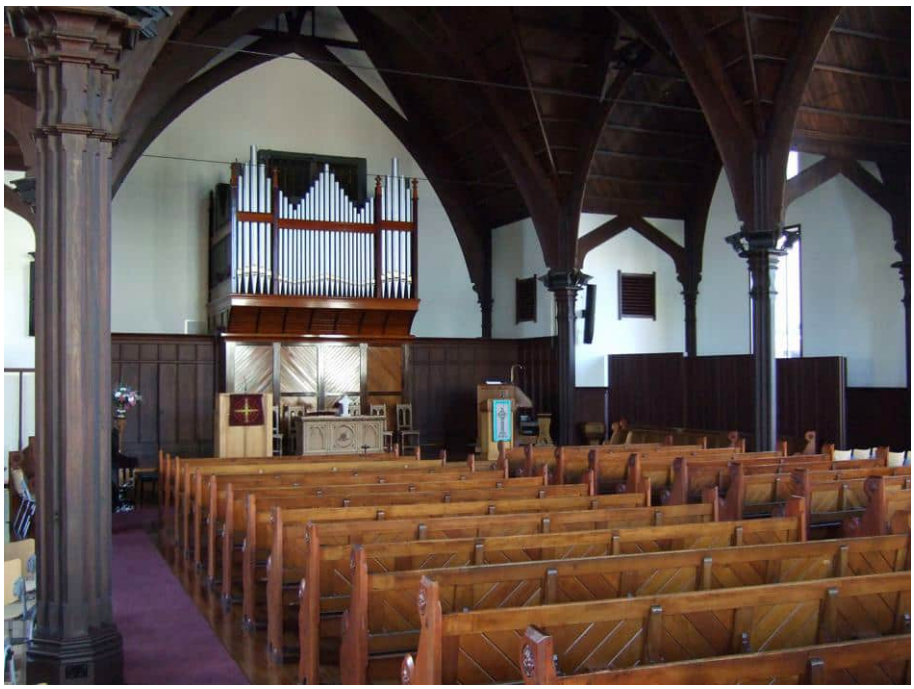
PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1409

KNOX PRESBYTERIAN CHURCH AND SETTING – 28 & 28A BEALEY AVENUE, CHRISTCHURCH

PHOTOGRAPH: C. Forbes, 14/9/2016(with permission)



PHOTOGRAPH: G. Wright, CCC, 15/2/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Knox Presbyterian Church (Knox Church) and its site are of high historical and social significance for the long history of continued use as a church site located in the central city, for its connections with the Rev. Robert Erwin and other notable ministers such as Phyllis Guthardt, and the impacts and response to the Christchurch earthquakes. Knox Church has been the home of a Presbyterian congregation for over a century and is the sole remaining place of Presbyterian worship in the central city.

Presbyterians were prominent in Christchurch from the earliest days of European settlement in Canterbury, with the arrival in 1843 by the Deans family occurring prior to the Anglican settlement by the Canterbury Association in 1850. The first Presbyterian church was built in the city in 1857. A Presbyterian congregation was formed and a church opened on the North Belt (now Bealey Avenue) site in 1880, known as the North Belt Presbyterian Church. Their first minister, Rev. David McKee, died soon after. His successor, Rev. Robert Erwin, had a 39 year association with the church, from 1883 to1922, and was later elected third moderator of the Presbyterian Church of New Zealand. By the turn of the 20th century, the population in the North Town Belt area was increasing rapidly, and a large new church was considered necessary. In June 1901 the foundation stone for the present church was laid by the Mayor of Christchurch (A. E. G. Rhodes); the completed church was dedicated on 1 May 1902. The North Belt Church was renamed Knox Church in 1904.

Other than minor changes and refurbishment in 1990-91 the church remained largely unchanged for over 100 years. The church was located near the large homes in Bealey Avenue of the same period, the commercial buildings in Victoria Street opposite and the Carlton Hotel (demolished post-earthquakes). The site reflects the past importance of this still major intersection, and the use of Victoria Street as a principal commercial street and route north. In 1955 the parish extended roughly from Normans Road to the north to Kilmore Street in the south to Champion Street in the east, and the railway to the west. A succession of 11 ministers has been called to the church since 1880, with regular worship, weddings and community activities being carried out. Today the church promotes itself as a progressive, inclusive faith community. Other congregations, including the Durham Street Methodist church used the church as a venue for worship after the earthquakes.

The church was severely damaged in the Canterbury Earthquakes of 2010 and 2011 and, as a result, was deconstructed to a point that only the original internal timber roof form and columns remained. These were then incorporated into a new design and the church reopened at the end of 2014. The church is a visible reminder of the church's recent history following the earthquakes and, coupled with the restored interior, tells the story of the successful retention and incorporation of original fabric when so much heritage was being lost in the City.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Knox Church is of cultural and spiritual significance as it has been central to the religious, cultural and social life of both its Presbyterian congregation and members of the wider community for over a century. The Church has cultural and spiritual value for its association with the tenets and activities of Presbyterian worship

The church is a rare survivor of the Canterbury earthquakes and as such is valued by the wider Christchurch community. Following the earthquakes the building was a very visible landmark on a prominent corner site at the edge of the publicly inaccessible red zone. This was enhanced by lighting at night time which showed the interior of the church, highlighting how the damage had opened up a view into the church that had not been there previously. Its visual prominence and visible damage, coupled with the congregation's obvious determination to retain and rebuild the church, was a symbol of hope that encapsulated the wider impact of the quakes and the resilience of the community.

The value placed on the building and the efforts made to retain it were recognised when it was the Seismic Award winner at the Canterbury Heritage Awards in 2014.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

Knox Church is of architectural and aesthetic significance for its design and development over time.

The original brick and Oamaru stone Gothic Revival building was designed by well-known Christchurch architect R. W. England, and was characterised by its restrained detailing, simple rectangular form and multiple gables. After the Canterbury Earthquakes of 2010 and 2011 the brick walls were taken down in their entirety.

The entire building has architectural significance as an innovative response to the damage caused by the earthquakes where the restored interior has been incorporated into a new church design. The new earthquake resistant exterior was designed by Alun Wilkie of Wilkie and Bruce. Expressed through new materials of copper, glazing and concrete, the modified design references the original exterior by retaining the distinctive triple gable roofline and buttresses – now of post-tensioned concrete, rather than brick - along with large windows in each gable. The large, clear windows provide views through to the timber interior. The roof is corrugated metal as it was previously, and there is a new central entrance at the west end of the church.

In materiality and appearance the rebuilt church closely relates to Alun Wilkie's Pīpīwharauroa, The Piano, a music and arts facility on Armagh Street. This too is expressed through copper sheeting, glazing and solid columns. There is also a similarity to the restrained palette of the new buildings he designed in 2002 at St Michael's and All Angels School, consisting of zinc and unpainted concrete block.

The whole interior contributes to the significance of Knox Church because it is all that remains of the original church; it is the location of the traditions and practices of worship, activities and gatherings during its history of use and it is of architectural and aesthetic significance for its design, features, spaces and materials. Many interior features remain. The distinctive internal gabled roof structure of trusses and sarking remains in situ, supported by the original internal timber columns. The roof and columns have been incorporated into a contemporary reworking of the form of the original church. Other interior heritage features

include wall panelling and some fixtures and fittings, pews, the communion table, and the repaired Edgar Jenkins organ.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Knox Church has high technological and craftsmanship significance for the innovation and technical expertise evident in the combination of new construction and original heritage fabric.

The interior of the church evidences Edwardian construction techniques and craftsmanship, materials, fixtures and fittings. Supported by internal timber columns and braced by its trusses and sarking, the church's roof remained standing through the Canterbury Earthquakes of 2010 and 2011.

A new stained glass window has been installed in the west wall. The window features mouth-blown glass from Germany and was created by stained glass artist Graeme Stewart. It is a re-working of the Canterbury landscape theme of the 1995 stained glass window that was previously in this position and was destroyed in the Canterbury earthquakes.

The strengthened interior is supported by the new lightweight, exterior envelope on a raft foundation which extends three metres out from the edge of the building. The exterior is predominantly raised seam copper sheeting, with large scale glazing and fair faced concrete. The pre-cast and post-tensioned concrete buttresses were lifted over the roof of the church and positioned in place before being connected to the existing timber structure, which was considered to be a unique engineering achievement in New Zealand at the time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Knox Church has high contextual significance as a local landmark. It is located on a prominent corner site at the busy intersection of one of the four wide avenues, which define the central city, with the main arterial of Victoria Street/Papanui Road. The setting consists of the immediate land parcel in which the church is the primary feature of a complex that includes a 1964 annex, designed by Pascoe and Linton, comprising a hall, committee rooms, offices and associated facilities. The ancillary buildings recall the original appearance of the church in their brick cladding, while the painted vertical column features are echoed in the concrete buttresses of the new structure.

The church remains one of the most prominent buildings in an area containing a variety of eras, styles and materials, especially in the residential buildings that remain nearby. There are timber maisonettes, colonial dwellings, the 'Christchurch school' concrete block of the Dorset Street flats and the Streamline Moderne of the building known as Santa Barbara (now

commercial but previously residential). While these and Knox Church do not demonstrate any consistency of style, they all contribute to the diverse architectural and urban planning qualities of the area and the church helps to tell the story of the development, continuity and change in this part of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The site of the building and setting are of archaeological significance as they have potential to hold evidence of human activity on the site which pre-dates 1900. The line of Victoria Street was historically the route north for Ngāi Tahu to reach forests which were an important source of mahinga kai (food gathering). The first church on the site was built in 1880.

ASSESSMENT STATEMENT

Knox Church, its setting and whole interior, is of overall high heritage significance to Christchurch including Banks Peninsula.

The church and its setting are of high historical and social significance as the home of a Presbyterian congregation for over a century, as the sole remaining place of Presbyterian worship in the central city and for the connections with the Rev. Robert Erwin. Knox Church is of cultural and spiritual significance for its central role in the religious, cultural and social life of both its Presbyterian congregation and members of the wider community for over a century. The church has architectural and aesthetic significance for its design and development over time, by architects R.W England and Alun Wilkie, and the uniqueness of the way in which the Edwardian interior has been integrated with a contemporary exterior. Knox Church is considered to have high technological and craftsmanship value for what it may reveal of Edwardian construction techniques and craftsmanship, materials, fixtures and fittings, and the technologically innovative response to the retention and strengthening of the existing heritage interior within a new exterior. Knox Church has high contextual significance for its location on a prominent corner site at the busy intersection of one of the four avenues with the main northern arterial route up Papanui Road and as the centrepiece of a diverse historic residential and commercial area. The church's site and setting are of archaeological significance as they have potential to hold evidence of human activity on the site which pre-dates 1900.

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REPORT DATED: 24 SEPTEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1406

LINWOOD CEMETERY - 25 BUTTERFIELD AVENUE, CHRISTCHURCH

PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Linwood Cemetery is of high historical and social significance as the first municipal cemetery located outside the urban area; as such it represents a broad range of people from the Christchurch community. It is also associated with a number of key events in local and national history. The cemetery was still open in 2021.

Linwood Cemetery is the fifth oldest surviving cemetery to be established in Christchurch. It was established in 1884 on Reserve No. 210, well outside of the Four Avenues, to serve the city and eastern suburbs and in line with the international trend by the 1880s to move cemeteries away from town centres for sanitary reasons. There was an existing tramline that went as far as Linwood Cemetery, but the Council's offered tramline hearse service was never used for its intended purpose due to public preference for alternative arrangements for transporting the deceased.

By October 1884 the cemetery was largely laid out. When the Mayor and Councillors of the Cemetery Committee visited around that time to inspect the work the 18 acres of the reserve had been fenced and ten acres of land had been levelled and laid in grass. The sexton's cottage and mourning kiosk had been completed and the sexton

was in residence. Wellingtonias and Pinus insignis had been planted with a belt of macrocarpas planted all around the cemetery a few feet from the fence.

The burials in Linwood Cemetery provide an historical record of a wide cross-section of Christchurch society. The cemetery is a resting place of some notable New Zealanders of the 19th and 20th centuries, as well as ordinary citizens of Christchurch. The first interment at the cemetery was that of Sarah Anne Freeman, the wife of the first sexton, who died on 8 July 1884 of tuberculosis and was buried two days later. Included in the notable burials in the cemetery are Nurse Sybilla Maude, the pioneer of district nursing in New Zealand; businessman, philanthropist and politician Hon J T Peacock; Bishop Churchill Julius, the second Bishop of Christchurch and later the Archbishop of New Zealand; explorer Arthur Dudley Dobson; architect Robert William England; Christchurch Mayors William Wilson, father and son James and Thomas Gapes, and Henry Thomson; Isabel Moore (also known as Bella Button), a pioneer horsewoman; *Press* editor and manager, John Steele Guthrie; Effie Cardale, an early social worker; Augustus Florance who early experimented with soil-binding plants at New Brighton; and sports journalist James Selfe(Opus, 2006).

The cemetery is associated with the 1918 influenza epidemic and the world wars - events which greatly impacted the Christchurch community. A large number of deaths recorded in the Linwood Cemetery Burial Register in 1918 show death as a result of 'influenza pneumonia'. This reflects the great loss of life locally during the the influenza pandemic of that time.

Linwood Cemetery also contains a large number of graves of those who were associated with the military. There are 50 Commonwealth burials of those who served in World War I and four from World War II, commemorated at Linwood Cemetery.

Burial sites were set aside according to religious affiliation; Linwood is notable because it has a section for Jewish burials, the only one in Christchurch. Linwood Cemetery is important to the Jewish community as a heritage site and cemetery. Sixteen burials dating from 1864 in the Jewish Cemetery in Hereford Street were relocated to one plot in Linwood Cemetery in 1943 and a monument erected to commemorate these members of the early Jewish community in Christchurch. Many members of the Hebrew Congregation buried in Linwood Cemetery contributed to the city, including a number who undertook military service; Charles Louisson, former Mayor and councillor; Hyman Marks, philanthropist; Bernhard Ballins, one of the earliest fizzy drink manufacturers in the world; and Rabbi Isaac Zachariah, senior rabbi for the New Zealand Hebrew Community for 36 years.

The cemetery suffered earthquake damage in 2010 and 2011. A make safe project was completed by the Council and in conjunction with the friends of the cemetery at the end of 2013, pieces were returned to the correct grave plots, lying stones were displayed with the inscriptions showing, and the graves were documented.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Linwood Cemetery is of high cultural and spiritual significance because its burials, practices, design and monuments encompass religious, spiritual, traditional,

commemorative, symbolic and cultural aspects and it is valued by Christchurch communities for all of these reasons.

The cemetery is the formally designated resting place for many of the community's dead. Its burials and memorials have value as commemorating individuals' lives, and are designed with traditional symbols and meanings. The designs and symbols reflect social attitudes to death and fashion in funerary ornamentation, ranging from the late 19th century, through the 20th century and into the early 21st century. It has commemorative importance to a number of families or descendants of those buried there as well as to social and historical groups commemorating certain individuals (eg the Bishop Julius grave has special meaning for a number of people for its connection with the Anglican Church in Christchurch).

Linwood Cemetery reflects a range of belief systems associated with the life-death cycle and the division of plots according to denomination and religion reflects the spiritual beliefs of the population of Christchurch over time (Opus, 2006).

The cemetery is held in high public esteem by many members of the community as evidenced by media coverage, interest by Councillors, as well as particularly notable neighbourhood and community support by the dedicated Friends of Linwood Cemetery Charitable Trust (Opus, 2006).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Linwood Cemetery has architectural and aesthetic significance for its layout and its diverse range of monumental masonry and plantings.

The formal layout of Linwood Cemetery was combined with plantings to evoke meaning. Its trees and smaller plants combine with the headstones, paths and grassed areas to provide aesthetic values in the variety in form, scale, design, colour, texture and material of the landscape. The cemetery evokes a strong physical sense of age and history, in the patina of the monuments and dimensions of the mature trees (Opus, 2006).

Many of the graves have a degree of artistic and technical merit and represent historic fashions in funerary monuments. There are a range of designs and materials used that are notable, such as in the Thomson grave, the Fairhurst and Peacock mausolea, and the Claud Clayton grave. A number of the styles and motifs on the graves are rich in symbolism and meaning. For example: the motif of holding hands- a gesture of bidding farewell 'till we meet again'; broken columns - signifying mortality; urns (draped or undraped) signifying death; crosses (in a wide range of styles) symbolising the cross of Jesus. The Star of David is associated with the Jewish faith; the Square and Compass is associated with Freemasonry. A number of the old plantings also have symbolic meaning. The historic yew trees at Linwood Cemetery follow the English tradition and symbolise eternal life.

Specific trees that have significance in the cemetery are the yews planted on some graves, the belt of macrocarpa and pines that define the boundary and the poplars near the Butterfield Avenue entrance (Opus, 2006).

Linwood forms one of five cemeteries in the immediate area, and is one of a number of historic cemeteries in Christchurch. Its design is comparable to some 19th century European cemeteries and its grid layout bears similarities to other 19th century

cemeteries in Christchurch including Woolston, Addington, and Bromley (Opus, 2006).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Linwood Cemetery is of technological and craftsmanship significance for the materials and craftsmanship of its grave monuments, which are representative of their period.

Many of the graves display the skills of craftspeople and a number of the techniques on display are no longer widely practised. In general the materials and methods used in the cemetery are representative of the period rather than notable, rare or unique. Craft skills evident include masonry, cast and wrought-iron work and other types of craftsmanship as fine examples of craft processes. The grave memorials represent the technical accomplishment of various Christchurch stonemasons, including CWJ Parsons, and Messrs Mansfield, Tait, Robertson, Trethewey, Hunter, Hoar, Masterton, Silvester, Fraser, Mason, Hampton, and Decra Art Ltd (Opus, 2006).

Many of the headstones are carved from marble or fashioned in highly polished granite, but there are also examples of technical skill in carving other materials, such as volcanic stone. Although most of the iron surrounds have been removed, some excellent examples of wrought and cast iron work remain in the cemetery (Opus, 2006).

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Linwood Cemetery is of contextual significance for its prominence in the eastern suburban landscape, as a landmark in Linwood, and for its combination and arrangement of built and natural elements and features.

The site of Linwood cemetery is bounded by Butterfield Avenue, Hay Street, McGregors Road and Buckley Avenue/Bromley Park. It is situated on what was once a large sand dune, a common landscape feature of the Linwood area; thus it was sometimes referred to as the Sandhills Cemetery. Its raised position, the surrounding tall trees, the concentration of headstones visible from outside of the cemetery, and its position adjacent to Bromley Park give it landmark status in the area (Opus, 2006).

The cemetery is one of a number in the Linwood-Bromley area. As well as Linwood Cemetery, there is the Ruru Lawn Cemetery, Bromley Cemetery, Memorial Park Cemetery and Woodlawn Cemetery. Of these cemeteries, only the Linwood Cemetery was established in the 19th century; the rest date from the 20th century. Nevertheless, the cemetery has a degree of consistency in terms of type, scale, form, materials, texture, colour, style and detail with the nearby cemeteries in terms of grave materials, plantings and landscaping. The grave structures are however generally older, more decorative and have a patina of age in Linwood Cemetery.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The cemetery is of archaeological and scientific significance because it has the potential to provide archaeological evidence relating to past human activity on the site including that which dates prior to 1900.

The site is closely located to Te Ihutai (the Avon-Heathcote Estuary). Traditionally, a number of Ngai Tahu hapū and whānau used Te Ihutai, which was renowned for its abundance and variety of fish and shellfish. Several nearby kāinga nohoanga (settlements) took advantage of the estuary's rich food resources. (https://www.kahurumanu.co.nz/atlas).

The cemetery is also of archaeological and scientific significance due to its early history of colonial development. The original tram tracks are believed to lie beneath the asphalt of the main pathways. The place could provide historical information through archaeological techniques such as stratigraphic soil excavation and materials analysis (Opus, 2006).

ASSESSMENT STATEMENT

Linwood Cemetery is of high significance to the Christchurch District.

Linwood Cemetery is of high historical and social significance as the first municipal cemetery created by Christchurch City Council outside the urban area and for its association with members of the Christchurch community. It also demonstrates the local impact of key events in history, such as the 1918 influenza pandemic and the world wars. The cemetery is of high cultural and spiritual significance because its burials, practices, design and monuments encompass religious, spiritual, traditional and cultural values and it is esteemed by members of the community, including descendants of those buried in the cemetery. It has architectural and aesthetic significance for its layout and its diverse range of monumental masonry and historic plantings. Linwood Cemetery is of technological and craftsmanship significance for the materials and craftsmanship of its grave monuments, which are representative of their period. The cemetery is of contextual significance as a landmark in Linwood and for its combination and arrangement of built and natural elements and features. The cemetery is of archaeological and scientific significance because it has potential to provide archaeological evidence relating to past human activity on the site, including that which dates prior to 1900.

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Conservation Plan for Linwood Cemetery, Opus, 2006.

'THE HEBREW CONGREGATION BURIED IN LINWOOD CEMETERY'
HTTP://KETECHRISTCHURCH.PEOPLESNETWORKNZ.INFO/SITE/TOPICS/SHOW/2072-THE-HEBREW-CONGREGATION-BURIED-IN-LINWOOD-CEMETERY#.X01Q--SP6UK, FRIENDS OF LINWOOD CEMETERY (2015)

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REPORT DATED: 24 SEPTEMBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1439
DWELLING AND SETTING - 9 FORD ROAD, OPAWA, CHRISTCHURCH

PHOTOGRAPH: G. WRIGHT, 10.4.2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

9 Ford Road has high historical and social significance for its connection with first owners, noted plant geneticist Sir Otto Frankel and his wife Margaret Frankel (nee Anderson), an artist and founding member of the Christchurch artistic collective The Group. The dwelling is also of historical and social significance for its connection with prominent architect Ernst Plischke and the 1930s influx of European intellectuals seeking refuge in New Zealand from the rise of Nazism.

Vienna-born Otto Frankel (1900-1998) completed a doctorate in plant genetics in Berlin, Germany in 1925. After working as a plant breeder in Slovakia, and time spent in Palestine and England, he was appointed plant breeder for the new Wheat Research Institute of the Department of Scientific and Industrial Research (DSIR) in 1928. Frankel arrived in New Zealand in 1929 and began work at Lincoln Agricultural College, where the Institute was based. He remained at Lincoln for 22 years, during which time he made a major contribution to the national economy by improving the yield and baking quality of the country's wheat varieties. He was also instrumental in fostering the fields of plant cytology and genetics. In 1950 Frankel was appointed director of the new Crop Research Division of the DSIR, but the following year he left New Zealand to take up the position of head of the Division of Plant Industry at the Commonwealth Scientific and Industrial Research Organisation (CSIRO) in Canberra, Australia. He retired in 1966 and was knighted.

In his long retirement Frankel was internationally acclaimed for his work in promoting the conservation of genetic biodiversity. Otto Frankel was also a pioneer skier, one who skied competitively and helped to establish the Christchurch Ski Club. He divorced his first wife Matilda in 1936, and in December 1939 married Margaret Anderson, whom he had met at the wedding of Frederick and Evelyn Page.

Margaret Lady Anderson (1902-1997) was influential in the art world as an artist, teacher, patron and organiser. She was the daughter of Frederick Anderson, a director of prominent Christchurch engineering firm Andersons Ltd, and is known for taking a leading role in securing the Frances Hodgkin's painting *Pleasure Garden* for the Robert McDougall Art Gallery in 1951. Margaret exhibited more than 100 works, including paintings, drawings, prints and pottery and was elected an artist member of the Christchurch Arts Society (CSA) in 1925, the same year she began study at the Canterbury College School of Art. Two years later she was involved in the founding of artist collective The Group, which held exhibitions at the CSA from 1929. Margaret qualified as a teacher in 1932, after having earlier taught at Rangi Ruru from 1929 and obtaining a Diploma of Fine Arts from the Canterbury College School of Art. In the 1930s she taught at Rangi Ruru and also at Selwyn House and Avonside Girls' High School, where she introduced pottery classes in 1939.

After their wedding, the couple were given a portion of the Anderson family property Risingholme in Opawa on which to build a house. They commissioned noted Austrian-New Zealand architect Ernst Plischke and his wife Anna Plischke to design their new home and garden in c.1939. This was the Plischkes' first private commission in New Zealand (Vial, https://christchurchartgallery.org.nz/bulletin/205/in-plain-sight). From 1937-1939 Frankel was secretary of a committee which worked to help Jewish refugees immigrate to New Zealand and he had sponsored the immigration of young Viennese modernist architect Ernst Plischke in May 1939; Frankel knew of Plischke as he had designed his brother's house in Vienna. They had also attended the same school in Vienna, although Plischke was two years behind.

In 1944 the Frankels were instrumental in the establishment of the ground-breaking Risingholme Community Centre in Margaret's former family home. They sold the Ford Road house in 1951 and subsequently moved to Canberra where Margaret continued with pottery and Otto contributed strongly to the promotion of modernist architecture within the Australian Academy of Science and the CSIRO in Canberra for the next two decades.

9 Ford Road has changed hands a number of times since 1951. Widow Hazel Mulligan purchased it from the Frankels and on her death it passed to her son Robert in 1960. Molly Kirby was the owner in 1969, then it passed to architectural draughtsman William Crawford and his wife Barbara in 1980. The house incurred some minor earthquake damage in 2011.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

9 Ford Road has cultural significance for its association with the way of life of the Frankels, key progressive figures in Christchurch's artistic and cultural life, and the lifestyle of Christchurch's arts community in the mid-twentieth century. It is also of cultural significance as it reflects the ideals of Modernist architecture in its design, which were later articulated by Plischke in his influential publications *About Houses* (1943) and *Design and Living* (1947). Modernism was a philosophical movement that emerged from the industrialisation of the nineteenth century, and which considered that traditional values were inappropriate in the new industrial context. It proposed therefore the reshaping and improvement of society guided by rational thought, science and technology. The house also has cultural significance for its associations with the cultural values of European refugees who settled in New Zealand in the war period.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

9 Ford Road has architectural and aesthetic significance as one of the first examples of Modernist residential architecture in Christchurch, and the first New Zealand residential design from significant Austrian-New Zealand architect Ernst Plischke. It is also of architectural significance as it became the protype for the ideas outlined in Plischke's later publications on modernist housing.

Ernst Plischke (1903-1992) was a key figure in the introduction of Modernist architecture to New Zealand. He is known particularly for his house designs, the office building Massey House (date) and his contributions to church design. Born and educated in Vienna, Plischke began his career in 1926 working for Peter Behrens. In 1930 he built his most significant Austrian building, a Vienna office block that received wide publicity at the time. Although he had built an international reputation, employment opportunities dwindled during the 1930s as Plischke's socialist affiliations and Jewish wife encountered the rise of Nazism. The family immigrated to New Zealand in 1939 and settled in Wellington.

In New Zealand Plischke was first employed by the Department of Housing Construction as an architectural draughtsman designing multiple unit blocks. In 1942 he became a community planner, designing towns and shopping and community centres for new dormitory suburbs. During his years of government employment, Plischke lectured and wrote several influential publications on modern architecture – including key instructive publications which introduced modernism to New Zealand architecture - *About Houses* (1943), and *Design and Living* (1947). He designed the Frankel House whilst working as a state employee. In 1947 Plischke went into private practice, and over the next decade he designed more than forty houses and the landmark Massey House, Wellington's first modern high-rise. Never registered as an architect in New Zealand, he returned to Vienna in 1963 to become Professor of Architecture at the Academy of Fine Arts.

9 Ford Road (1939-1940) was the first of Plischke's houses he designed independent of the Department of Housing Construction. Originally the house was a single-storey 'L'-shaped flat-roofed building with austere form and detailing and a gallery/sun porch in place of the traditional hall. The Frankel home was radical in the context of the time and place in which it was built and Otto Frankel claimed it to be the 'first modern house in Christchurch' (Milton Cameron, p.32).

The house reflects the design features and ideas later outlined in Plischke's publication *About Houses* (1943): the L-shaped plan; the lack of a traditional hall; the orientation to maximise light, which involved turning the living areas away from the street and towards the garden and midday sun; bookshelves around the fireplace; bands of windows; flat roof; and the careful use and selection of material, colour and proportion. The illustrations used in *About Houses* closely match the Frankel house. Plischke also used the house as an example of good contemporary architecture in his later book *Design and Living*, without stating it was his design.

The original dwelling was simple yet finely detailed on the exterior. Tubular handrails with an industrial aesthetic, and random stone (crazy) paving and steps lead to entrances. The rough sawn rusticated weatherboard cladding is detailed so as to emphasize the simplicity of the surfaces and form. The house originally featured large, timber-framed sliding doors; these have since been replaced in modern aluminium. Some original windows remain. The house was incrementally added to from as early as the 1960s, when additions were made to the west side. A significant addition occurred in the 1980s which included a partial first floor over the southeast corner of the original house. A carport, garden room and visitors' bedroom were in situ by the early 1990s. A garage/office was consented in 1995 and extends along the west boundary. The additions which post-date 1980 are not considered to be of heritage value. Despite these additions and alterations which have reduced the design aesthetic and architectural integrity of the dwelling, the original house is still distinguishable.

Interior heritage fabric includes the remaining original layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior features original light switches and light fittings. There have been alterations to many of the spaces, however the lounge room with fireplace tiles and built-in shelving remains intact. Original floorboards are exposed in the living area. The remaining original features and detailing of the interior reflects the way of life and desired modernist aesthetic of the original owners.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

9 Ford Road has craftsmanship significance as an early example of the use of representative of traditional building materials, techniques and skills for what was a markedly different building design for the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

9 Ford Road has contextual significance on its site. The setting of the house includes the immediate land parcel, a large established suburban section. In line with Modernist architectural thought and planning, the house is set close to its southern, road boundary, and opens to the north to provide maximum privacy and sunlight. Vegetation largely obscures the street elevation of the property.

At this stage of research it is unknown which aspects of Anna Plischke's original landscape design remain. Stone steps, paving and retaining walls are a key feature of the garden. The house sits on an established garden section, including mature trees that previously formed part of the Risingholme estate. Risingholme is located to the north of the property; its mature grounds also contain another building from the same period as 9 Ford Road with a similar modernist design aesthetic, Risingholme Community Centre Hall (Paul Pascoe, 1947). The dwelling is set within streets of more conventional mid-century suburban dwellings. The neighbouring property and other properties in 9 Ford Road, all share similar stone walls along the street boundary.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

9 Ford Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to mahinga kai practices, past building construction methods and materials, tree planting, and other human activity on the site, including that which occurred prior to 1900.

The house is located in the vicinity of Ōpāwahi Heathcote River, which gave the suburb of Opawa its name. Ōpāwaho was also the name of a pā on the riverbank between what is now Judge Street and Vincent Place, which was used as a resting place by Ngāi Tahu travelling between Kaiapoi and Horomaka/Te Pātaka-a-Rākaihautū (Banks Peninsula). The river was part of the interconnected network of ara tawhito (traditional travel routes) that crossed the once-widespread wetland system of greater Christchurch. The river, and its immediate area, was an important kāinga mahinga kai (food-gathering place) where native fish, birds and plants were gathered (Ōpāwaho, Kā Huru Manu). The house stands on part of the former grounds of Risingholme, a house dating from the 1860s, and the setting includes mature trees which were originally part of the Risingholme property.

ASSESSMENT STATEMENT

9 Ford Road, its setting and noted interior features are of overall significance to the Christchurch district, including Banks Peninsula.

The dwelling has high historical and social significance for its connection with first owners, noted plant geneticist Otto Frankel and influential artist, educator and patron Margaret Frankel (nee Anderson), as well as with its designer Ernst Plischke and the phenomena of the influx in the 1930s of European intellectuals seeking refuge from the rise of Nazism. The dwelling has cultural significance as an example of the early appearance of Modernist architecture in Christchurch and for the capacity it has to illustrate the lifestyle of Christchurch's forward thinking art community in the mid-twentieth century. It is also of cultural significance as it reflects the ideals of Modernist architecture in its design, which were later articulated by Plischke in his influential publications *About Houses* and *Design and Living*. The dwelling has architectural and aesthetic significance as one of the first examples of Modernist architecture in Christchurch, commissioned by notable clients, the Frankels, and as the first New Zealand design by noted Austrian-New Zealand architect Ernst Plischke. It is also of architectural significance as it reflects the ideas outlined in Plischke's later publications on ideals of modernist housing and was used as an example in these publications. The dwelling has contextual significance for its placement and orientation on the site, its mature trees, and stone paths and retaining walls. 9 Ford Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to mahinga kai practices, building construction methods and materials, tree planting, and other human activity on the site, including that which occurred prior to 1900.

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REPORT DATED: 13 October 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1457

CARLTON BRIDGE AND SETTING - HARPER AVENUE, BEALEY AVENUE, CARLTON MILL ROAD, PARK TERRACE INTERSECTION, CHRISTCHURCH

Photo: Christchurch City Council, 2017

The Carlton Bridge and setting are of overall Significance to Christchurch and Banks Peninsula.

The bridge and setting are of historical and social significance for its construction in 1929, which replaced an earlier timber bridge. The bridge is of historical and social significance as part of a network of historic central city Avon Bridges, built by the Council and designed not only to be functional, but also to be ornamental and provide evidence of permanency and progress. Many of the city's other early timber bridges had been replaced in the 1880s. There was a period of bridge construction in the years following a comprehensive review of the City's bridges by City Engineer Augustus Galbraith in 1928 in which the earlier Carlton Bridge was identified as being in a poor state. . An estimate to build a new bridge of 8000 pounds was arrived at, and a Roading Loan was obtained. Carlton Bridge was the first bridge to be financed by such a loan. Tenders were called in late 1928, with Fred Williamson the successful contractor. The bridge was opened on 29 September 1929 by the Mayor J.K Archer.

The bridge and setting are of cultural and spiritual significance as an expression of the confidence and pride Christchurch's citizens took in their city in the late 1920s. The site of the Carlton Bridge has significance to tangata whenua as the Ōtākaro -Avon River was highly regarded as a mahinga kai area by Waitaha, Ngāti Māmoe and Ngāi Tahu. Ōtākaro, meaning "the place of play or a game", is so named after the children who played on the river's banks as the food gathering work was being done. The Waitaha pā of Puari once nestled on its banks. In Tautahi's time few Māori would have lived in the Ōtākaro area itself. Those that did were known to Māori living outside the region as Ō Roto Repo (swamp dwellers). Most people were seasonal visitors to Ōtākaro. Hagley Park is of cultural and spiritual significance for tangata whenua who trace their association with the landscape back to the first Māori inhabitants of up to 1000 years ago. The Avon River/Ōtākaro which intersects the Park was an important mahinga kai and traditional travel route for Waitaha, Ngāti Māmoe and Ngāi Tahu. Little Hagley Park was an established resting and meeting place used mostly by Ngāi Tūāhuriri travelling between Kaiapoi and Banks Peninsula. Their historic use of Little Hagley Park continued throughout the 1860s, most notably in 1868 when it was used by up to 150 hapū members as a base during the Native Land Court hearings.

The bridge and setting are of architectural and aesthetic significance for its engineering design by Walter Gordon Morrison OBE (1903-1983) and its classical style. It is constructed of reinforced concrete of a single span of 50 feet and a width of 60 feet. The bridge is neoclassical in style, with urn shaped concrete balusters and dentil detailing. Morrison designed and supervised the construction of a number of bridges for the Christchurch City Council. He worked for the Lyttelton Harbour Board and the Christchurch City Council after graduation until leaving New Zealand in 1932. In 1946, having returned, he established W.G.Morrison and Partners (later Morrison, Cooper and Partners). The design was criticised at the time of its construction for the poor visibility it allowed motorists. It would appear that the design and busyness of the intersection also contributed to this perception of danger, and concerns with the road safety of the intersection and bridge were also a topical issue in the 1960s. Alterations were made to the bridge in 1960 when traffic lights were installed at the intersection – the original four standard lamps were removed. The bridge was restored in 1984 with plaster repairs and a cement wash coating. It was repaired and repainted in 2022.

The bridge is of high technological and craftsmanship significance for the quality of engineering and craftsmanship employed in the design and construction. Of particular note is the engineering design. The engineer Gordon Morrison published a technical paper on the bridge which was published by the Institute of Civil Engineers. The bridge was an early use of rigid frame design, and had to withstand heavy loading. It was constructed without expansion joints – although one had been installed on the downstream side by November 1932.

The bridge is of high contextual significance for its location at a busy intersection adjacent to Hagley Park, and Little Hagley Park. It is a highly visible landmark in its own right, and as an integral part of the Hagley Park and inner-city riverbank environment. The setting of the Bridge consists of the areas of river and riverbank, grassed areas, trees and woodland which extend to either side and provide for views to and from the bridge.

The bridge and setting are of archaeological significance for their potential to provide evidence of human activity, including by Waitaha, Ngāti Māmoe and Ngāi Tahu, and activity that related to construction and the river. European activity is recorded on the site prior to 1900, including an earlier bridge on the site.

References – Christchurch City Council Heritage Files; A City of Bridges, John Ince.

REPORT DATED: 13 JUNE 2022

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1458

HEREFORD STREET BRIDGE AND SETTING - HEREFORD STREET, BETWEEN CAMBRIDGE-OXFORD, CHRISTCHURCH

Photo: A Ohs 10/6/2022

The Hereford Street Bridge and setting are of overall Significance to Christchurch and Banks Peninsula.

The Hereford Street Bridge and setting are of historical and social significance for the construction of the bridge in 1937, which replaced the earlier timber bridge dating from the 1870s. The bridge is of historical and social significance as part of a network of historic central city Avon Bridges, built by the Council and designed not only to be functional, but also to be ornamental and provide evidence of permanency and progress. Many of the city's other early timber bridges had been replaced in the 1880s. There was a period of bridge construction in the years following a comprehensive review of the City's bridges by Augustus Galbraith in 1928. The earlier Hereford Street bridge was identified as being in a poor state in 1934, but the replacement was delayed due to lack of finances. Test bores for the new bridge were done in 1936, and tenders were called in August 1937, with C.S Luney the successful tenderer. The bridge was built at a cost of 4665 pounds which was funded through a loan from the Municipal Electricity Department. The bridge was completed by March 1938 and was officially opened on 24 March by Mayoress Mrs Beanland. A bridge had been located on the site since 1859. Two tablets on the bridge mark the new bridge and the 1875 bridge. The construction of the bridge resulted in the reduction of the extent of Mill Island. The bridge incurred minor

damage in the Canterbury Earthquakes 2011, including cracking of the concrete walls. This damage was repaired in c2021.

The Hereford Street Bridge and setting are is of cultural and spiritual significance as the bridge is an expression of the confidence and pride Christchurch's citizens took in their city in the 1930s. The bridge features two plaques – one acknowledging the previous bridge (its construction and dismantling) and one marking the date and key people associated with the construction and opening of the present bridge. The site of the Hereford Street Bridge has significance to tangata whenua as the Ōtākaro (Avon River) was highly regarded as a mahinga kai area by Waitaha, Ngāti Māmoe and Ngāi Tahu. Ōtākaro, meaning "the place of play or a game", is so named after the children who played on the river's banks as the food gathering work was being done. The Waitaha pā of Puari once nestled on its banks. In Tautahi's time few Māori would have lived in the Ōtākaro area itself. Those that did were known to Māori living outside the region as Ō Roto Repo (swamp dwellers). Most people were seasonal visitors to Ōtākaro.

The Hereford Street Bridge and setting are of architectural and aesthetic significance for the Moderne style of the bridge, which is executed in plastered concrete and iron. The bridge features solid curved walls at each end which integrate it into the adjacent riverbank reserves. These feature simple horizontal recessed detailing. At the South end of the bridge, freestanding walls in the same design create an entrance to the riverbank reserve. The piers are also curved on the edges. Two lighting poles are located on top of the two end piers on each side of the bridge. The span across the river is arched, and features restrained incised horizontal detailing, reflecting the Moderne style. The metal balustrade infills have a simple geometric design with squares, triangles and circles. The design, construction and materials of the bridge represents a departure from the Victorian era stone and iron bridges, in its simplicity, modernity and curved lines. City engineer A.R Galbraith is acknowledged on the plaque, however Travis M Stanton is identified as the designer for the bridge (A City of Bridges, John Ince, p.28). Stanton (1922-96) studied engineering at Canterbury University, and after graduating worked in the City engineer's department at the Christchurch City Council. In addition to the Hereford Street Bridge he designed the Barrington Bridge (1935). Stanton later taught at the Canterbury University School of Engineering, and in 1949 joined with architects Manson and Seaward to found the well-regarded firm of Manson Seaward and Stanton. The lamp globes have been replaced with a different design at some point – they were originally more rounded in design. The parapets and wings of the bridge were designed to give traffic moving towards the bridge a clear view of traffic moving towards the approaches. The new bridge was nearly twice as wide as the earlier bridge.

The bridge is of technological and craftsmanship significance for the quality of engineering and craftsmanship employed in the design and construction. Of particular note is the concrete construction with steel reinforcing and the incised horizontal detailing. The bridge was constructed of reinforced concrete of a type known as 'rigid frame' or 'square arch.' The contractor C.S.Luney is well known for executing quality construction in the city.

The bridge is of high contextual significance for its location adjacent to Mill Island which historically housed a flour mill. It is a highly visible landmark in its own right, and as an integral part of the inner-city's riverbank environment, relating particularly to its neighbouring heritage features – the Bridge of Remembrance, Mill Island and the former Public Trust building. The setting of the Hereford Street Bridge consists of the areas of river and riverbank, grassed areas and trees which extend below the bridge and to its north and south and provide for views to and from the bridge. The bridge crosses the Avon River on an east-west orientation. Cambridge Terrace runs to the west

of the bridge and Oxford Terrace to the east. The riverbank parks were landscaped around the same time as the bridge was constructed, including the low brick walls.

The bridge and setting are of archaeological significance for their potential to provide evidence of human activity, particularly that related to construction, and activities related to the river. The site of the Hereford Street Bridge has significance to tangata whenua as the Ōtākaro (Avon River) was highly regarded as a mahinga kai area by Waitaha, Ngāti Māmoe and Ngāi Tahu. European activity is recorded on the site prior to 1900.

References – CCC Heritage Files; A City of Bridges, John Ince; CCC Archives.

REPORT DATED: 10 JUNE 2022

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1435
COMMERCIAL BUILDING AND SETTING - 167 HEREFORD STREET, CHRISTCHURCH

PHOTOGRAPH: B. Smyth, 29.10.2012

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

167 Hereford Street has historical and social significance as one of the last remaining links with the historic development of Hereford Street, the city's former business, professional and financial hub. The building also has historic and social significance for its connection with lawyer and public figure James Flesher and his long-standing legal practise.

The land on which the present building was constructed, Town Section 748, was owned by merchant George Gould in c.1878 when Robert Wilkin, a general merchant, wool auctioneer and stock and estate agent, was the lessee. Wilkin had architect Frederick Strouts design a three storey masonry seed store for his business at the rear of the section in 1881. Strouts also designed an office for Wilkin for the Hereford Street frontage of the site but this was unrealized at the time of Wilkin's sudden death in 1886. A small weatherboard building was subsequently constructed on the site.

At the turn of the twentieth century, Hereford Street was well established as the city's financial, professional and head office precinct. As the local economy boomed in this period and demand for space grew, the district expanded eastward across Manchester Street and significant redevelopment occurred in that immediate area. The small National Bank at the northwest corner of Manchester Street, for example, was doubled in size in 1904 and,

diagonally across the intersection, the New Zealand Express Company opened what was then the country's tallest building in 1906.

Next door to the enlarged National Bank, TS 748 was subdivided by owner Gertrude Macdonald in 1907 and the southern portion was sold to barrister and solicitor James Flesher. Flesher immediately commenced a new building to house his decade-old law firm. 144-144a (later 167-169) Hereford Street was completed in early 1908. Over the next 75 years, three generations of Fleshers operated their well-respected legal practise from chambers on the first floor.

As well as being a prominent city lawyer, James Arthur Flesher (1865-1930) was a leading public figure in Christchurch in the early twentieth century – serving a number of local bodies and charitable causes in various capacities over 40 years. Notably, he was Mayor of New Brighton Borough in 1915-1917 and of Christchurch City (1923-1925). The Flesher family home was *Avebury* in Richmond, a property that has been in City Council ownership since 1951.

In 1908 when Flesher relocated from the National Mutual Life Building in Cathedral Square, he brought fellow tenants the Royal Exchange Assurance Corporation with him. This insurance company occupied ground floor premises at 167 Hereford Street for more than fifty years until the early 1960s. The other founding tenants were auctioneers and estate agents Ford and Hadfield, and coal merchant Thomas Brown Ltd (which remained until the 1940s). Another notable early tenant was well-known architectural practise the England Brothers, who moved in in 1916 and remained until dissolution of the firm in 1941.

Between 1908 and the 1980s, 167 Hereford Street was home to several lawyers and law firms – most notably J. A. Flesher & Son, and also at various times Garrick, Cowlishaw & Clifford, P. H. Alpers and Peter Dyhrberg. During the same period the building also housed several insurance companies – Royal Exchange Assurance, NZ Plate Glass Insurance, Guardian Assurance, Southern Union General Insurance and Metropolitan Life Assurance. The consistent cohabitation of these firms in the building over many years, as well as their co-location in Hereford Street with other providers of professional services, financial institutions and company head offices, serves to illustrate the close relationship between law and insurance in the early and mid-twentieth century.

In 1983 167 Hereford Street passed out of Flesher family ownership for the first time when it was sold to Industrial Holdings Ltd. J. A. Flesher & Son subsequently moved across Hereford St to Epworth Chambers. 167 Hereford Street remained as professional offices until popular café and bar Americanos opened on the ground floor in 1991. Within a couple of years it was the building's only tenant and the first floor was largely empty – which was common for many of the city's older buildings at this time.

On 30 December 1996, a deliberately-lit fire gutted the building, the extent of damage threatening the viability of the building. However in 1999, high-profile businessman Mike Pero purchased the shell and undertook a major restoration with the assistance of a Christchurch City Council Heritage Incentive Grant. The following year 167-169 Hereford Street reopened as the national headquarters for Mike Pero Mortgages. A café – Mancini's Coffee – also occupied part of the ground floor.

167 Hereford Street sustained significant damage in the Canterbury Earthquakes 2010-2011. After the major quake of 22 February 2011, the building was cleared of tenants. Having relocated his company elsewhere in 2003, Mike Pero had attempted to sell the building by auction prior to the earthquakes. The damaged building was sold in August 2011 to a local property investor who repaired and strengthened the building, completing the work in 2021.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

167 Hereford Street has cultural significance for its long association with the legal fraternity and the insurance industry. It reflects the distinctive culture, traditions and way of life of the city's professional classes as a purpose built building commissioned and designed for a multi-generational legal firm, designed to incorporate other complimentary businesses such as insurance. The building was designed to reflect the prestige and position of both the foundation law firm and the associated insurance and legal businesses that occupied the building.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

167 Hereford Street has architectural and aesthetic significance as an Edwardian commercial building. Since the Canterbury Earthquakes, such buildings have become rare in Christchurch and 167 is the sole survivor of its type and era in Hereford Street. The building is likely to be the work of little-known Christchurch architect Alfred Fielder.

The architect of the building is unconfirmed due to a lack of documentation. Alfred Fielder is a possibility as he invited tenders for a two-storey brick and stone office building on Hereford Street in May 1907 (the building was completed in 1908); the materials and elements of the style are consistent with what is known of Fielder's commercial architecture. In addition Fielder was connected with Glanville, the architect who had designed the Flesher family home, taking over the practice of Glanville, McLaren and Anderson in 1905.

Alfred William Fielder (1858-1941) studied at the Canterbury College School of Art before beginning his own architectural practice in 1893. Known designs include the Catholic churches in Halswell and Addington (both 1898), the Anglican church in Hornby (1906), Sheffield Presbyterian Church (1909), the Treleaven and Hayward office in Victoria Square (1910) and buildings at the A & P Showgrounds (1911). He also designed a large number of homes, particularly in Merivale and St Albans. In 1912 Fielder sold up and moved to Morrinsville where he worked as an architect and as a building inspector for Morrinsville Borough Council.

167 Hereford Street related to the neighbouring former Wilkin & Co seed store (Strouts, 1881) in its use of brick for the façade, and the design of the ground floor windows. The effect of this relationship was enhanced by the fact that 167 Hereford Street has two articulated facades due to its location on a lane to the west.

167 Hereford Street exhibits aspects typical of Edwardian Free Style architecture. The Free Style constituted the translation of the principles of the Arts and Crafts movement to commercial and institutional architecture. It was characterised by an eclectic combination of elements and details drawn or adapted from a variety of historical styles. 167 Hereford Street features contrasting materials (white limestone and red brick) and a variety of window forms used in combination (oriel, round and segmental arches with variegated voussoirs). This style was evident in early twentieth century central Christchurch, including in Hereford Street. Today the former Flesher's building is the only remaining building of this style in Hereford Street.

After the 1996 fire that gutted the interior, new owner Mike Pero undertook an extensive restoration and seismic upgrade during early 2000. Although this upgrade prevented collapse in the Canterbury Earthquake sequence of 2010-2011, the building again sustained significant damage. Facades bowed, parapets were loosened, and the eastern wall pulled away and was later partially demolished. After critical make-safe works were carried out in 2012, 167 Hereford Street sat unrepaired for the best part of a decade. Repair and additional seismic upgrade works were commenced in early 2020 and completed in 2021.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

167 Hereford Street has technological and craftsmanship significance because it demonstrates the high level of skill exhibited by stonemasons, bricklayers and other building crafts in turn-of-the century Christchurch. Since the Canterbury Earthquake sequence, only a handful of buildings remain in the city centre to demonstrate the craftsmanship of the nineteenth and early twentieth centuries. This building has a bluestone foundation course to align with that of the adjacent Victorian seed store while Oamaru limestone dressings provide a strong contrast with red brick walls. Two oriel windows contain coloured leadlight top-lights – a typical Edwardian flourish.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

167 Hereford Street has contextual significance for its prominence in the streetscape and relationship to the former seed store to its rear. Its site and setting are contiguous. The building is located on the north side of Hereford Street at the corner of what is now Tramway Lane. This corner location gives the building two street frontages, which, together with its distinctiveness in terms of its materials and detailing, make it a landmark in the streetscape. 167 Hereford Street has a degree of consistency with the adjacent former Wilkin's Seed Store in Tramway Lane, a three-level masonry warehouse. This historical pairing contributes to the identity of this part the central city, particularly in light of the small number of remaining cluster of historic buildings in the central city as a result of the Canterbury Earthquakes. The relationship between professional office and (unrelated) warehouse illustrates the intensive and diverse nature of the nineteenth and early twentieth century city centre. The block on which 167 Hereford Street stands features a number of heritage buildings, including the former Trinity Congregational Church, the relocated Shand's Building (an earlier generation of professional office), and two early-twentieth century government buildings.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

167 Hereford Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. Prior to construction in 1907-1908, documentation shows that 167 Hereford Street was the location of a modest timber building, probably built in the years following the opening of the adjacent seed store in 1881.

ASSESSMENT STATEMENT

167 Hereford Street and setting are of overall significance to the Christchurch district including Banks Peninsula.

The building has historical and social significance as one of the last remaining links with Christchurch's former business, professional and financial district; and also for its connection with James Flesher and his long-standing law practise. The building is of cultural significance for its long association with the legal fraternity and the insurance industry. It reflects the distinctive culture, traditions and way of life of the city's professional classes as a purpose-built building commissioned and designed for a multi-generational legal firm and incorporating other complimentary businesses. The building is of architectural and aesthetic significance as a rare surviving example of an Edwardian office building designed in the Free Style, possibly

by AW Fielder. The building is of technological and craftsmanship significance as a high quality example of contemporary masonry skills. The building has contextual significance due to its design and relationship with the neighbouring former seed store building and as a landmark with two street frontages. The building is of archaeological significance because it has the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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167 Hereford St Unscheduled Heritage File, Heritage Team, Christchurch City Council.

REPORT DATED: 4 October 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1403

COMMERCIAL BUILDING AND SETTING, FORMER BANK OF NEW ZEALAND, 129 HIGH STREET, CHRISTCHURCH

PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2022

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The commercial building and setting at 129 High Street are of historical and social significance for their connection with retail and banking services in the historically prime retail area of the central city – High Street. They are also significant for their connection with Adelaide Fenerty and the Armstrong family.

The building comprising three shops was commissioned by milliner and property owner Adelaide Fenerty (c.1877-1942) in 1926. Fenerty was the eldest daughter of Thomas and Mary Armstrong, successful drapers in the city from c.1882, who established T. Armstrong and Co; drapers, milliners and importers of menswear. She had married to Reginald Fenerty, an accountant, in 1901. The couple divorced in 1903 but Mrs Fenerty retained her married name. The building at 129 High Street evidences her success in business, and the important contribution that women in business played in the local economy. She died in 1942 at her home in Latimer Square, having built up a considerable commercial property portfolio in both Christchurch and Ashburton.

The building was completed in November 1926 and in May 1928 it was leased by the Bank of New Zealand to house its Lower High Street 'Daily Receiving Agency'. In 1933 the bank occupied the corner space and 'Judith Cake Shop' occupied the westernmost shop; the building was known as 'Armstrong's Corner' at this time. Armstrong's Department Store occupied buildings across the road.

The BNZ's central Christchurch branch had been located at the corner of Colombo and Hereford Streets since 1866, the bank having first opened its doors in Christchurch in 1862. All the main banks established large centrally-located buildings which customers from all over Christchurch travelled to. Thelate 1920s appeared to be a time of expansion for the BNZ, as it opened four other receiving agencies in Christchurch suburbs in 1927-1928. The High Street agency accommodated all the regular banking activities undertaken at its branches, with local businesses in the Ferry Road vicinity the focus of its services. By the mid-20th century suburban branches of the BNZ had also opened in malls and shopping centres.

In April 1950 the BNZ purchased the building from Fenerty's estate. The bank continued to operate out of the building for the next forty years. In October 1991 it sold the building to Spot On Enterprises which opened Ace Video - a camera/security services and video rental business which operated until the Canterbury Earthquakes in 2010-2011.

The building sustained minor damage as a result of the Canterbury Earthquakes. Spot On Enterprises subsequently sold the property which was then repaired, strengthened and altered in 2020/21 to accommodate two residential units on the upper floors, and retail premises on the ground floor.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The building has cultural significance for its long association with the Bank of New Zealand in Christchurch from 1928-1990s, and for its connection to a woman business owner. The secure management of finances provided by banks such as the BNZ continues to be a characteristic of everyday life for New Zealanders and plays an important role in the financial system and the economy. The ground floor safe is tangible interior evidence of this connection. It also has cultural significance for its development and association with Adelaide Fenerty as evidence of the successful involvement of women in business in Christchurch during this period.

The building is located on the traditional Ngāi Tahu route to the north, which later became a principal transport route for early European settlers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The building is of architectural and aesthetic significance for its design in the Classical style with Art Deco influences, by the Luttrell Brothers.

The building is a two-storey building originally designed as three shops. It was designed in a restrained classical style, with cornices, modillions and a central extended parapet on the two main elevations, topped with flagpoles and flanking acroteria. As built, the external walls of each shop were glazed and the pilasters at first floor level were rendered to look like masonry blocks. A return canopy was suspended below the top lights of the ground floor. Construction is of reinforced concrete, with framing of steel beams and columns, concrete pad foundations and a concrete roof slab lined with iron. Harcourt granite from Australia was used for the facings at the main entrances.

The Luttrell Brothers also designed the two-storey Colombo Street building for T. Armstrong and Co. in 1905 (demolished). Alfred and Sidney Luttrell settled in the city in 1902 and became particularly known for their commercial architecture, racing grandstands and Catholic churches. The Luttrell Brothers' chief contribution to New Zealand architecture was the introduction of the 'Chicago Skyscraper' style with the Lyttelton Times building in Cathedral

Square (1902, demolished), and the New Zealand Express Company buildings in Manchester Street (1905-7, demolished) and Dunedin (1908-10).

The Fenerty building has undergone various alterations over time, although the first floor façade retains a high degree of integrity and authenticity. Major alterations were undertaken in 1954, designed by local architect Gerald Bucknell (1903-1983), who had worked in partnership with Cecil Wood prior to establishing his own practice. Bucknell designed a number of premises for the BNZ in Canterbury. The 1954 alterations converted the building from separate shops into one premises for the bank, removing the shop fronts and the internal walls on the ground floor. New steel framed windows were put in on both floors at this time. The upper decorative sections of the two central parapets were removed, and structural strengthening was added. The bank included office and public space, a lunchroom and stationery room. The concrete strong room and a lavatory block were constructed at this time. Ground floor windows on High Street were replaced in aluminium in 1979.

In 2019 Urban Function Architecture + Design designed a rooftop residential studio with terrace for addition to the building. This type of rooftop addition has been done elsewhere in High Street as part of post-earthquake repairs and alterations to heritage buildings and facades. Alterations made to the building at this time include new steel shop front windows on the ground floor to replace the 1970s aluminium joinery and the granite cladding. The original canopy remains – the struts having been reconditioned. The building interior was stripped out to enable strengthening works and accommodate the proposed use – the stairs and internal walls were removed. The profile of the bases of the first floor piers were slightly altered to accommodate structural strengthening.

The interior has been significantly altered, with heritage fabric removed over time. Interior heritage fabric is limited to the strong room and door with its locking mechanism, together with interior structural elements - floors, ceilings, beams, walls, columns and piers. This interior heritage fabric evidences the past use of the building as a bank, and also its construction and design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The building is of technological and craftsmanship significance for its construction methods, materials and finishes, which were of a good standard for the period. Construction is of reinforced concrete with a framing of steel beams and columns, concrete pad foundations, brick spandrel walls, and a concrete roof slab lined with iron. The use of concrete – reinforced and mass – was a significant feature of Alfred Luttrell's work. Harcourt granite was originally used for the facings at the main entrances; however, this was removed with the 2019/20 alterations.

The interior heritage fabric (the strong room and interior structural elements) evidences the quality and innovation of the construction and its materials.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The building and setting are of high contextual significance for their prominent central city location, the way the building design responds to the corner site, and for its relationship to a concentration of extant heritage buildings and facades along High Street. The adjacent Duncan's Buildings are also two storied with an entablature, parapet and suspended veranda, although in different materials and style. The floors and veranda of the two buildings are similarly aligned. The former High Street Post Office on the corner of the next block north was

designed and built in the 1930s and shares square headed steel windows, plain plastered exterior treatment, and restrained classical detailing with 129 High Street. The setting consists of the immediate land parcel, including the canopy over the footpath.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The building is of archaeological significance for its location on a site of pre-1900 human activity. It is on the traditional Ngāi Tahu route to the north, which later became a principal transport route for early European settlers. There is evidence of a building (or buildings) on the site in 1877 (Lambert Map) and businesses are recorded as operating from the site prior to the present building being constructed.

ASSESSMENT STATEMENT

The commercial building, setting and noted interior features at 129 High Street have overall heritage significance to Christchurch, including Banks Peninsula.

The commercial building has historical and social significance for its association with successful business woman and member of the Armstrong family (department store owners), Adelaide Fenerty, and its long use by the Bank of New Zealand from the 1920s to the early 1990s. It has cultural significance for its association with banking in Christchurch from 1928-1990s and for its development by a woman business owner during this period. 129 High Street is of architectural and aesthetic significance for its design in an Art Deco influenced classical style by the Luttrell Brothers. The building is of technological and craftsmanship significance for its construction methods, materials and finishes, which were of a good standard for the period. The building and setting are of high contextual significance for its prominent location, the way the building design responds to the corner site, and for its relationship to a concentration of surviving heritage buildings and facades along High Street. The building and setting are of archaeological significance for its location on an important Ngāi Tahu trail, a major early European transport route and as a site of pre-1900 human activity.

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REPORT DATED: 24 SEPTEMBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1456

FORMER CASHMERE SANATORIUM OPEN AIR HUT AND SETTING - 29 MAJOR AITKEN DRIVE, CHRISTCHURCH

Photo: Christchurch City Council, 2019

The Former Cashmere Sanatorium Open Air Hut and setting are of overall Significance to Christchurch and Banks Peninsula.

The Former Cashmere Sanatorium Open Air Hut and setting are of high historical and social significance for their association with the Cashmere Sanatorium, which was opened in 1910 to care for patients with pulmonary tuberculosis (TB). The disease had a significant impact on the Canterbury community, and approximately 10,000 patients were treated there between 1910 and 1960. The building is also associated with the medical professionals who worked and resided there, including the first doctor - Dr George Blackmore and medical officers, nurses and porters (orderlies).

In the late 19th century the disease was a major killer of in New Zealander. Sanatoria were set up around the country from the turn of the century to provide specialist care. (Te Ara) The Cashmere Sanatorium was the first to be opened in the South Island. The disease peaked during WWII with 2603 cases recorded in 1943. Control measures were legislated in the Tuberculosis Act of 1948.

Although Nurse Sibylla Maude had initially established a tent based tuberculosis sanatorium in Wainoni in the early years of the twentieth century, the disease was deadly and prevalent enough to warrant the need for a permanent facility in Christchurch. There were 506 cases and 160 deaths noted in Canterbury in 1907 (Bennett). Large numbers of people caught the disease. Before the 1960s the main form of treatment was rest and exposure to sunlight and fresh air. The Cashmere Sanatorium was established with assistance from fundraising, and 12 acres of land donated for the

purpose by the Cracroft Wilson estate. The foundation stone for the main building was laid in 1907 by the Acting Prime Minister the Hon. W. Hall-Jones. The North Canterbury Hospital Board took over the 35 bed hospital before it opened in 1910. The sanatorium was initially managed by Dr. George Blackmore, who lived in a grand brick house situated on the hillside below the main building.

Coronation Hospital (for advanced cases of TB) opened on the same site in 1914 and a Military Sanatorium was built in 1918 to care from WWI returned servicemen with the disease. All of these institutions came to be known collectively as Coronation Hospital. The part of the complex where the huts were situated became known as the Middle Sanatorium. Upon its opening, there were 31 beds, with 27 of these located in the huts on the hillside. To the north and west of the main block, and to the east towards a gully, flat terraces were excavated for the huts. Over the years more terraces were formed, lower down the slopes, to site more huts. The huts were set side by side in rows along the terraces. A few special shelters could be rotated to catch the sun. By 1917 there were 85 beds in the shelters ('Up the Hill', Canterbury Area. Health Board). Governor-General Lord Bledisloe and Lady Bledisloe visited the Sanatorium in 1930, and Lord Bledisloe was reported as being very impressed with the huts. https://www.stuff.co.nz/the-press/christchurch-life/124587082/1930-a-visit-to-the-sanatorium

As medical care improved and cases of the disease reduced from the 1950s, along with recovery time from the disease, Coronation Hospital changed focus to care for the elderly over time. The last TB patient left the hospital in 1960 – fifty years after the hospital opened to patients. The shelters stood empty at this time, and most were relocated off site. The elderly persons facilities were closed in 1991 and the remaining sanatorium buildings were demolished in 1993 to make way for a new housing development (Broadoaks). At this time Fulton Hogan donated the last remaining hut to the City Council, which was relocated to Council reserve land in Coronation Reserve in the late 1990s. Street and place names in the area reflect the past history of the site (eg Coronation Reserve, Major Aitken Drive).

The Former Cashmere Sanatorium Open Air Hut and setting are of high cultural significance as they reflect the way of life of patients at the sanatorium – isolated, with only the basic needs met. The site of the former sanatorium complex reflects the provision of care for members of society who are unwell, and the needs of particular groups such as returned servicemen and children. The sanatorium complex was largely avoided by the general public, to the extent that people were unwilling to build houses nearby, or send their children to play with the doctor's children, for fear of catching the disease. (Christchurch City Libraries). Although the sanatorium was seen by the general public as a place of death and despair, Dr. Blackmore was adamant that the sanatorium would be 'an atmosphere of cheerfulness and hope'. Despite his stern and reserved demeanour, he cared strongly for his patients, and was an advocate for their right to return to society as contributing members, not outcasts. At a time when there was no proven cure for tuberculosis, hope was all the patients had. Former patients struggled to reintegrate into society and employment due to the stigma of beliefs around the disease at the time. The longest resident patient stayed for 21 years. The last patient to recover was discharged in 1960. Following this, the open air shelters where the patients had lived were removed and many found a new purpose as garden sheds or sleep outs in the backyards of Christchurch. (Christchurch City Libraries). Various charitable bodies were set up to support the more personal needs of patients and their families.

The Former Cashmere Sanatorium Open Air Hut and setting are of architectural and aesthetic significance for the design of the hut (possibly by architect Samuel Hurst Seager) which reflects medical treatments of the period and it is the last remaining hut on the original Sanatorium site.

The Isolation Unit building or hut is approximately 9 metres squared with three sliding glazed doors which enabled the structure to be open on three sides to provide the fresh air considered necessary at the time for treatment of tuberculosis. The hut is of weatherboard construction with a corrugated iron roof. The windows have been replaced with perspex. The hut is lined in timber board and batten. The isolation units were oriented towards the sun and away from cold easterly and southerly winds. The original scheme sketch for the complex was designed by well-known Christchurch architect Samuel Hurst Segar. Terraces and retaining walls were built enabling the units to be constructed on timber skids for flexibility of siting. The single units had a single standard hospital metal bed, a bedside locker, wardrobe, chair, and a privacy curtain on rails. The units were supplied with overhead electricity for lighting and heating. Ablutions were performed in separate buildings. Fences divided male and female areas of the facility. The units were a mix of one and two bed capacity. Windows are six paned and top hung, cladding is vertical timber tongue and groove, doors are nine pane sliding doors. Windows originally had a mix of clear and obscure glazing.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the extent of heritage fabric that remains throughout. Interior features include the layout and space, structure and linings, fixtures, hardware, materials and finishes.

The Former Cashmere Sanatorium Open Air Hut and setting are of technological and craftsmanship significance for the construction materials and methods of the hut. The huts were a specific rather than standard design in terms of the particular requirements for patients. This included the windows, ability to be relocated easily, and in terms of the sliding door mechanisms.

The Former Cashmere Sanatorium Open Air Hut and setting are of high contextual significance for their location in the Coronation reserve. The hut is located near its original site. The setting is located within Coronation Reserve, which contains mature trees and plantings. The broader residential area still contains evidence of the former Sanatorium complex in landscaping features in the form of concrete terraces. These would have housed other huts like it originally. Dr Blackmore took an interest in tree planting and encouraged a wide variety of specimen and plantation trees on the site. The location of the sanatorium provided a remote rural setting, which responded to how contagious the disease was, as well as providing the fresh air and sunshine considered necessary for patients' recovery.

The Former Cashmere Sanatorium Open Air Hut and setting are of archaeological significance for their potential to provide evidence of human activity, particularly that related to provision of healthcare from 1910.

References – CCC Heritage Files; HNZPT Nomination form, Cashmere Sanitorium Open Air Hut (former); Canterbury Maps Historical website; Te Ara 'Spas, Sanatoriums and surgery' Spas, sanatoriums and surgery – Te Ara Encyclopedia of New Zealand; Cashmere Sanitorium (Now Coronation Hospital) 1906-1964, F.O. Bennett; The Hill of Hope – Cashmere Sanatorium https://my.christchurchcitylibraries.com/blogs/post/the-hill-of-hope-cashmere-sanatorium/ ; Up the Hill. Cashmere Sanatorium and Coronation Hospital 1910-1991, Canterbury Area Health Board, 1993.

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CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1402
COMMERCIAL BUILDING AND SETTING, FORMER CANTERBURY TERMINATING BUILDING SOCIETY – 159 MANCHESTER STREET, CHRISTCHURCH

PHOTOGRAPH: A Ohs, 22.10.2020

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Canterbury Terminating Building Society (CTBS) building has historical and social significance for its association with the development of the regional economy and its financial infrastructure in the mid-20th century. The building dates from 1957- 60 and was the first large-scale office building to be erected in the city following World War II. It marked the beginning of an important phase of central city office building, which took place during the 1960s and 1970s and gave rise to a number of notable structures, including Peter Beaven's Manchester Unity building (1967), Paul Pascoe's Peryer's building and Warren and Mahoney's SIMU building (1966), which are now all demolished.

The former CTBS building also represents an important period in the evolution of financial institutions in New Zealand. The post-war emergence of the building society, as a major source of mortgage finance, coincided with the transition from state provision of housing, through loans as well as state houses, to private providers during the later 1950s and the 1960s. The success of the Canterbury Terminating Building Society (later the United Building Society) is demonstrated by the construction of two further buildings for the society, both designed by Peter Beaven, in 1972 and 1989. The three buildings occupied almost the entire triangular CBD block delimited by Manchester, Cashel and High Streets; of this triumvirate the earliest is the sole survivor.

By 1972 the building was no longer occupied by the Canterbury Terminating Building Society. Tenants at this time included Beaven Hunt Associates (architects), Swift Consolidated and a stereo shop on the ground floor. In 1974 Mutual Life Citizens Assurance moved into part of the building. In 1977 other tenants included National Provident Fund, Drake Personnel and Dillon's The Kowhai Florists. Mak's Camera Centre were tenants in 1982. The main tenant of the building in the 1980s was the Department of Internal Affairs, which undertook refurbishments in 1987. In 1986 ownership transferred to Brittco Management. In 1999 the building was owned by Swift Holdings; Te Wananga o Aotearoa were tenants in 2008.

The building was proposed for scheduling as part of the District Plan Review in 2015, however this did not proceed. Despite a successful application for building consent to demolish the building in December 2015 the building was sold in c2018.

In October 2017 Council approved a Central City Landmark Grant to new owners Box 112 / PL Manchester Limited for full repair and seismic upgrade of the building. The building reopened in June 2020 as a boutique hotel operated by Sarin Group, a New Zealand based family hotel company which owns and manages hotels for brands including Accor, Hilton and Intercontinental. The name of the hotel is the Muse Christchurch Art Hotel. The penthouse was converted for use as a rooftop bar.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Canterbury Terminating Building Society building has cultural significance as a physical manifestation of an important type of financial institution that provided mortgage finance to its contributing members, allowing them to realise the 'Kiwi dream' of ownership of a stand-alone dwelling on a separate plot of suburban land.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

The former Canterbury Terminating Building Society building has high architectural significance as a rare surviving example of post-war commercial construction that was a product of the nationally significant 'Christchurch School' of mid-century modern architecture. It was designed by noted Christchurch architects B.J. Ager and Peter Beaven. The design of the building was commenced by Ager, who was unable to continue on account of ill health. Born in Ashburton, Benjamin Ager (1875-1959) was the son of an architect and worked for Peter Graham as a carpenter in Christchurch before going to London for several years. After returning to New Zealand he went into private practice in 1912. Ager had a long career and his oeuvre included St Elmo Courts on the corner of Montreal and Hereford Streets (1929, demolished) and the 1928 Road Service Bus Station in Victoria Street, which was demolished to make way for the Christchurch Casino.

The plans lodged with the Council for consent at the time of construction, which are held in the heritage architectural plan collection, include both architects' names who are noted as 'Architects in Association'. Peter Beaven (1925-2012) was, along with Sir Miles Warren, one

of Christchurch's most significant architects of the second half of the 20th century. He was the designer of some of the city's most important buildings including the Manchester Unity building (now demolished) and the Lyttelton Tunnel Administration Building (also demolished). The architect had his office in the penthouse of the CTBS building for a time after the building's construction.

Additions to the penthouse were granted in March 1972, designed by Beaven, Hunt and Associates. In 1987 partition and refurbishment of the 2nd, 3rd and 4th floors was carried out by the Department of Internal Affairs, to the design of the Ministry of Works and Development.

The exterior of the building is largely original. The east, north and south elevations of the former CTBS building conform to the conventional grid composition of the International Style of commercial design and largely follow Ager's 1957 elevation drawings. In contrast, the building's west elevation and, in particular, the penthouse level, anticipate the sculptural freedom of composition that was to become a hallmark of Beaven's later buildings. The glazed stair tower on the west elevation and the cantilevered roofs of the two-storey penthouse level are indicative of this. The quality of the building programme can be seen in the treatment of the façade, wherein fluted bronze panels define each floor level. Together these elements reflect Beaven's predilection for expressing the internal spatial organisation of his buildings on their exteriors and transcend the routine uniformity of much contemporary commercial design.

Internally the original lift and the central stair case, complete with the original glass light fittings in the stair well, landings, and balustrade, all remained in situ prior to the 2020 hotel conversion. Some of the original safes, complete with doors, were extant and the original radiator heating system was still in use. For the remaining areas of the building modern office fit-outs had been installed with partition walls, although a number of original doors remained in the load bearing walls.

Works undertaken in 2019-2020 by Three Sixty Architecture included asbestos removal; wrapping of columns with fibre reinforcements; removal of all existing plate glass; ;installation of sound proof laminated glazing throughout, addition of a waterproof coating to the roof top; conversion of the rooftop to a bar; refurbishment of the original lift and installation of a new motor, new ground floor glazing, shop fronts and doors; removal of brickwork on the west boundary wall and its replacement with lightweight infill walls; new concrete foundations; crack repair in concrete walls and beams; installation of new columns within the building envelope; new hotel office, lobby, reception and rooms (40) and the decommissioning and removal of the original heating system of large perimeter radiators.

The hotel fit out featured an artistic theme with each of the five hotel floors assigned to a local Christchurch artist to decorate. The artists involved were: Josh O'Rourke, Clint Parks, Kyla K, Jacob Root and Lara Marshall.

The interior has been significantly altered, with heritage fabric removed over time. Interior heritage fabric is now limited to the lift; staircase, stair balustrade and staircase light fittings; and structural elements – floor plates, ceilings, beams, walls, columns and piers. The remaining heritage fabric is of significance because it evidences the original structural design, era of design, and aesthetics of the fit out of the building which are associated with architects B J Ager and Peter Beaven.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Canterbury Terminating Building Society building has technological and craftsmanship significance for its association with leading Christchurch engineer, Guy Powell, and as an example of late-1950s reinforced concrete frame construction applied to a multi-storey office building. Steel framing was used in the construction of the penthouse with generous areas of glazing for both the penthouse and office floors below. The building is a

notable survivor of a type of building once common in the city, but largely lost as a result of the Christchurch earthquakes. The fact that it survived the Canterbury earthquakes in essentially undamaged condition demonstrates its structural resilience and the quality of the initial engineering design with its robust grid of concrete columns and beams. The use of materials such as bronze for its architectural detailing also contribute to the building's technological and craftsmanship significance.

The building was seismically strengthened in 2019 which added contemporary structural materials and methods as a layer to the original fabric.

The interior heritage fabric evidences the quality and innovation of the construction and its materials.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

The former Canterbury Terminating Building Society building has contextual significance for its size, scale, design and quality and as a central business district landmark, prominently located on the south end of Manchester Street, on the corner High Street.

The original context of the building has been dramatically changed – it was historically part of an important grouping of Peter Beavan designed buildings, and was aligned with Bedford Row (removed). The picturesque quality of the upper levels, viewed from the north and west, adds a sculptural quality to the city skyline.

The setting consists of the immediate land parcel, including the canopy over the footpath.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The former Canterbury Terminating Building Society building and setting have archaeological value because they have the potential to provide archaeological evidence relating to human activity on the site, including that which occurred prior to 1900. The site is located on the main north-south access route used by Ngāi Tahu for mahinga kai (food gathering). TS Lambert's map of the inner city shows that there were buildings on this site by 1877.

ASSESSMENT STATEMENT

The former Canterbury Terminating Building Society building, its setting and noted interior fabric have overall high heritage significance to Christchurch, including Banks Peninsula.

This commercial building has historical and social significance for its association with the Canterbury Building Society and the development of the region's financial infrastructure and cultural significance as evidence of the increasing role building societies played in home financing in the mid-20th century. The former CTBS building has high architectural significance as a rare surviving commercial work by one of Canterbury's most important 20th century architects, Peter Beaven, in association with B.J. Ager. The former CTBS building has technological and craftsmanship significance for its resilient reinforced concrete frame construction and use of materials such as bronze for its architectural detailing. The former CTBS building and its setting have contextual significance as a central city landmark which has become more prominent since the 2011 Canterbury earthquake. The former CTBS

building and its setting have archaeological value in view of their location on the main North-South access route used by Ngāi Tahu for mahinga kai (food gathering). The site is also located in a part of the city that has been built up since the 19th century.

REFERENCES:

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REPORT DATED: 30 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE NEW BRIGHTON BEACHFRONT - *195, 213, & 213R MARINE PARADE & MARINE PARADE & BRIGHTON MALL ROAD RESERVE, CHRISTCHURCH*

The New Brighton Clock Tower, War Memorial and Amphitheatre are heritage features of the historically evolved beachfront area of New Brighton. The settlement of New Brighton began in the 1860s and by the early 1870s it was recognised as a visitor destination. The 1887 opening of a tram route from Cathedral Square to New Brighton encouraged residential development and facilitated visitor access in the area. As a result the beach frontage became built up with shops and hotels. Over time, a pier and rock seawalls were added, along with changing and playground facilities which included a whale paddling pool. The current pier and library building was constructed in 1997. A new playground and replica whale pool were erected in two stages in 2017 and 2018 and Te Puna Taimoana a hot pools complex opened in 2020.

CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 602

NEW BRIGHTON CLOCK TOWER AND SETTING – 195, 213, & 213R MARINE PARADE & MARINE PARADE & BRIGHTON MALL ROAD RESERVE, CHRISTCHURCH

PHOTOGRAPH: M VAIR-PIOVA, 2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The New Brighton Clock Tower has historical and social significance for its association with the Green family and as an instance of civic philanthropy. The settlement of New Brighton began in the 1860s and by the early 1870s it was recognised as a visitor destination. The 1887 opening of a tram route from Cathedral Square to New Brighton encouraged residential development and facilitated visitor access in the area. As a result the foreshore became built up with shops and hotels. The New Brighton Clock Tower was donated by Richard Green in 1934 in memory of his father Edmund Green. Green senior was an early settler who arrived in 1859 with his family after gaining free passage to New Zealand from England in order to

establish the first electric telegraph system. He was sponsored by J E Fitzgerald, the Canterbury Emigration Agent and first Superintendent of the Canterbury Provincial Council.

Richard Green, a retired builder (1853-1938), also donated funds for the Scarborough Clock Tower and the Fitzgerald Statue on Rolleston Avenue in 1934. The foundation stone for the New Brighton clock was laid by the Mayoress of New Brighton, Miss I A M Leaver, in December 1934 and the tower was officially opened in September 1935 with a large crowd in attendance. In the 1980s the open tower base was closed in due to vandalism. In 1996 the interior and exterior underwent alterations, and the base of the tower was adapted for use as an information centre. These changes were reversed in 2000 during restoration of the tower by Christchurch City Council. The tower sustained minor damage in the 2010/2011 Canterbury earthquakes. Corrosion of the reinforcing bars and some spalling of the concrete is unrelated to the earthquakes and arises from the age of the structure.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The New Brighton Clock Tower has cultural significance as an example of the civic philanthropy that has endowed the city with a large numbers of buildings, monuments, and public artworks over many years. It commemorates the contribution Edmund Green made to the city and reflects the way of life of the Depression-era unemployment relief workers who worked on this construction project.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The New Brighton Clock Tower has architectural and aesthetic significance for its design by local architect and structural engineer B J Ager. Born in Ashburton, Benjamin Ager (1875-1959) was the son of an architect and worked for Peter Graham as a carpenter in Christchurch before going to London for several years. After returning to New Zealand he went into private practice in 1912. Ager had a long career and his oeuvre includes St Elmo Courts on the corner of Montreal and Hereford Streets (1929, demolished) and the 1928 Road Service Bus Station in Victoria Street, which was demolished to make way for the Christchurch Casino. Ager's original design for the clock tower, published in November 1934, was for a masonry tower built from random rubble stone.

The Clock Tower is in a Stripped Classical style, approximately three storeys in height with a rectangular footprint. Fluted corner piers frame the base of the tower, into which is set an arched entrance decorated with a barley-twist motif. The same motif is repeated over at the corner of the piers and at the parapet level beneath the dome. The donor himself expressed his thoughts on the clock tower's aesthetic and architectural qualities by stating '…in deciding upon a clock tower as a useful gift, I was actuated by the motive of combining beauty, permanence and utility'. A clock face is set within each elevation and from its inception it was intended the tower would be lit at night.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The clock tower has technological and craftsmanship significance for its robust reinforced concrete construction and the quality of its cast decorative embellishments. The successful tenderer for the project was the Conlyn Importing and Construction Company. A 1935 report in the *Press* noted that the clock was of the best quality obtainable and was imported from England.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The New Brighton Clock Tower and its setting have contextual significance for its prominent axial position on Marine Parade, in between New Brighton Mall and the New Brighton Library and Pier. It is a landmark structure by virtue of its location, height and function and makes an important contribution to the streetscape of Marine Parade. It is also part of a group of commemorative structures gifted to the city by Richard Green, along with the Scarborough Clock Tower and Fitzgerald Statue. The setting consists of the area of road reserve on which the tower stands including the viewshaft from Brighton Mall and the beach frontage on either side which includes the playground to the north and the amphitheatre and war memorial to the south. Prior to the construction of the new New Brighton Library in 1999 the clock tower had greater visual impact on the eastern/seaward side.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The New Brighton Clock Tower and its setting is of archaeological significance because it has the potential to provide archaeological evidence relating to human activity on the site, possibly including that which occurred before 1900.

ASSESSMENT STATEMENT

The New Brighton Clock Tower and its setting has overall significance to Christchurch, including Banks Peninsula. The Clock Tower has historical and social significance as a memorial gift in recognition of Edmund Green by his son Richard. The structure has cultural significance as an instance of civic philanthropy and for its association with the way of life of relief workers during the Depression. The New Brighton Clock Tower has architectural and aesthetic significance for its Stripped Classical design by architect B J Ager. The clock tower has technological and craftsmanship significance for its robust reinforced concrete construction and the quality of its cast decorative embellishments. It has contextual significance as a prominent landmark on Marine Parade and in relation to the New Brighton

Mall, New Brighton Library and the New Brighton Pier. The New Brighton Clock Tower and its setting is of archaeological significance because it has the potential to provide archaeological evidence relating to human activity on the site, possibly including that which occurred before 1900.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1438

NEW BRIGHTON WAR MEMORIAL, AMPHITHEATRE, AND SETTING - 195, 213, & 213R MARINE PARADE & MARINE PARADE & BRIGHTON MALL ROAD RESERVE, CHRISTCHURCH

PHOTOGRAPH: G. WRIGHT, 1/10/2021

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The New Brighton War Memorial, amphitheatre, and setting have high historical and social significance as a monument to the significant impact of the World Wars on the community of New Brighton. The memorial is part of a network of memorials in New Zealand communities constructed in the years after World War One.

An attempt by the New Brighton Borough Council to erect a memorial for New Brighton soldiers was made in 1919, however this effort stalled as it met resistance from locals who objected to the cost

being drawn from rates. In late 1924 efforts to build a monument were revived, with the borough council deciding at a meeting on November 4 that a non-utilitarian memorial should be constructed using funds raised voluntarily from the public after an appeal by circular. Despite some public disagreement, it was decided that individual names of the fallen should not be recorded on the monument, for fear of accidentally leaving some off.

A cenotaph design submitted by Christchurch stonemason John Tait was accepted and, on ANZAC Day 1925, the foundation stone of the monument was laid by Colonel Robert Young at the top of the 'stadium' amphitheatre on the New Brighton foreshore. On November 1st 1925, with a large crowd of public and dignitaries in attendance, the monument was officially unveiled by Governor General Sir Charles Fergusson, who gave a speech celebrating the sacrifices of New Brighton soldiers and their families, as well as victory in the war.

The later inclusion of the start and end dates of the Second World War show the additional purpose of the monument as a focus for remembrance of the New Brighton war dead in this later war.

The concrete stadium (amphitheatre) of tiered seating curved around an outdoor space had been constructed in 1923 as a site for community entertainment and performances. The New Brighton beachfront area has historically been a visitor attraction for Christchurch residents, and continues to be in 2021, with a new playground and hot pool complex. The amphitheatre originally faced a band rotunda, which was removed in 1956 and subsequently replaced by a sound shell stage in 1960, although neither survives. With the construction of the monument immediately to the south of the amphitheatre, the stepped seating has since been associated with the War Memorial.

The memorial has become a fixture of the New Brighton beachfront, and continues to be used in annual ANZAC Day commemoration services. Restoration work on the monument, including the replacement of some eroded stone segments, took place in 2003. 2003 also saw the construction of a set of more easily traversable steps in the centre of the amphitheatre, and a concrete block wall around sections of the flat area surrounding the monument.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The New Brighton War Memorial, amphitheatre, and setting have high cultural and spiritual significance as a focus for the commemoration of New Brighton's war dead in both World Wars. Annual ANZAC Day commemorations at the site indicate enduring community esteem for the monument.

Although World War One resulted in victory for the Allied powers, the incredible cost in lives and suffering led to an emphasis being placed on the commemoration of sacrifice for the greater societal good. The inclusion on the monument of the names of locations in which New Brighton soldiers fought (France, Egypt, Mesopotamia, Flanders, Palestine, and Gallipoli) serves to emphasise the great distance travelled by soldiers in order to fight, and highlights the imperial nature of their service to the British Empire in such faraway locations. The Latin inscription 'PRO PATRIA', meaning 'For Country', represents the value of loyalty to nation and empire. The sculpted tomb at the top of the monument is surrounded by carved *fasces*, representing the strength to be found in unity and law.

The monument in its symbolism also reflects the Christian beliefs around death and remembrance which prevailed at the time of its construction, emphasised by the presence of the prominent Christian cross on the front face of the monument, and other traditional symbols used in service of such beliefs. A carved wreath near the base of the monument represents eternal life and the victory of the soul over death. The top of the monument takes the form of a sculpted tomb, representing the empty tombs of the absent dead. As most soldiers who were killed either had no known grave or were buried in cemeteries in the Middle East or near the Western Front of Europe, the monument could serve as a surrogate tomb at which local bereaved could mourn and mark the passing of their loved ones.

The amphitheatre was a place of activity, gathering and entertainment for the local New Brighton and Christchurch community. New Brighton beach and has community associations for the city's residents as a visitor destination historically and through to the present day. With the construction of the monument in 1925, the amphitheatre gained additional cultural importance as the location for the tradition of annual ANZAC services.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The New Brighton War Memorial, amphitheatre, and setting have architectural and aesthetic significance due to the monument's cenotaph form, materials, and decorative detailing, the design of the concrete amphitheatre, and the visual and physical relationship between the monument and the amphitheatre.

The monument takes the form of a cenotaph, with a design strongly influenced by Edwin Lutyen's well-known World War One memorial cenotaph in Whitehall, London (1920). Originally Lutyen's cenotaph was a temporary structure but it was rebuilt in a permanent fashion after a positive public reception. The design for the New Brighton monument was submitted by a well-known Christchurch stonemason, John Anderson Tait.

John Anderson Tait took over management of his father's stone masonry business in 1895, working with his son John Edward Tait. The business continues today in the Tait family and operates from Sydenham. John Anderson Tait's father James Tait (1833-98) was a Scotsman who came to New Zealand in the 1860s and established a business as a builder, contractor and monumental mason in Christchurch in c1863. Tait worked on several prominent Christchurch buildings including the Museum and part of Christ Church Cathedral.

The monument is constructed primarily of sandstone, with a granite foundation stone, set on a base of three concrete steps. The monument rises from its base in a tapering rectangular cenotaph column. A granite plaque is set at the base of the column, inscribed with the dedication: "To Our Honoured Dead – Erected by the Residents of New Brighton". Above this is a finely carved wreath. Higher on the north face is a Christian cross in relief. On either side of the cross are carved the beginning and end dates of World War One and World War Two. The inscription 'PRO PATRIA' is carved near the top of the monument. At the top of the monument is a sculpted tomb, decorated with carved bunting. Around the base of the tomb on all sides of the monument are carved images of bundled and tied wooden rods representing *fasces.*

The original stones used in the monument are of a reddish-orange hue. This was white Australian sandstone with granite foundation stone (The Star, 21 March 1925, p.25). An analysis performed in 2003 on samples taken from the monument revealed that this reddish colour did not extend far beyond the surface, and that the majority of the stone was a greyish colour, indicating that the surface of the stone has changed over time. The stone used to replace many eroded blocks in the 2003 renovation works is of a lighter greyish-white colour, which contrasts with the colour of the original stones.

In recent years the monument has been a target for graffiti. As a measure to prevent further defacement, and damage from removing graffiti paint, a plexiglass surround was erected around the monument in 2017.

The amphitheatre serves to visually emphasize the monument situated at its apex, and to raise the monument in elevation above the surrounding area. With the construction of the new pier complex in 1997, the amphitheatre was joined to the southern end of the ramp leading to the New Brighton pier and library building. Alterations were made to the stadium step seating in 2003, including the addition of railings and a central set of more easily traversable steps with banisters and railings. Sections of concrete block wall with attached seating were also erected around the flat area on which the monument is placed, which serve to clearly delineate the monument's setting from the nearby carpark.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The New Brighton War Memorial, amphitheatre, and setting have technological and craftsmanship significance for the materials of their construction and restoration, and for demonstrating the skills of highly regarded stonemason John Anderson Tait in 1925, and also later stonemason skills in 2003. The decorative stonework and lettering are finely detailed and of a high standard.

The white Australia sandstone seriously eroded in recent times. This included the wearing down of surfaces, pitting, exfoliation, and the loss of stone and detail from decorative elements. A chemical analysis of stone samples showed that a large degree of chlorination was present in the stone from the east side facing the salt-laced sea winds. In 2003, restoration work was undertaken to improve the condition of the monument. Some of the most eroded sections of original stone were removed and placed into storage. This included much of the section in the central portion of the monument as well as the wreath, which was replaced by one newly carved. The top sections of the monument were also replaced, including the tomb and the stone beneath it with the words “PRO PATRIA.” The stone used in the restoration was a consolidated sandstone from Sydney. The newer, greyish-white stone is easily distinguished from the older stone, as it lacks the reddish-orange surface colour.

The amphitheatre seating is made from poured concrete, as are the newer central steps leading up to the monument. The balustrade of the central steps are also concrete, with the addition of metal railings. The sections of wall surrounding the memorial are constructed of concrete blocks.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The New Brighton War Memorial, amphitheatre, and setting have high contextual significance for their prominent position in an area of local community activity and landscaping on the New Brighton beachfront. The monument is a prominent visual landmark. The location and setting provide open views to the monument against the sky and also to the southern hills of Godley Head and Banks Peninsula.

The 1997 introduction of the pier and library building, and the removal of the sound shell altered the context of the monument’s location – it is no longer the centrepiece of a place of dedicated public seaside entertainment, but an element of the historically evolved public beachfront area. The setting of the war memorial and amphitheatre includes the area of land behind the monument with its surrounding wall and the broader pier setting which includes the New Brighton Clock Tower, a scheduled heritage feature unveiled in 1935.

The memorial has contextual significance in relation to other war memorials in Christchurch suburbs as well as New Zealand, as many monuments were built in the aftermath of the war to commemorate victims. It has particular significance in relation to other cenotaph monuments inspired by Lutyen’s Whitehall cenotaph, such as the Auckland War Memorial (unveiled in 1929).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The New Brighton War Memorial, amphitheatre, and setting are of archaeological significance as the site has potential to provide archaeological evidence relating to past human activity prior to 1900. The monument is close to Te Karoro Karoro (South Brighton Spit), which was part of the traditional travel route for local Māori between Kaiapoi pā and Horomaka/Te Pātaka-a-Rākaihautū (Banks Peninsula). There was early settler activity in the New Brighton area, with the first European dwelling built in the 1860s, a seaside resort established in the 1870s, and a tramline completed in 1887.

ASSESSMENT STATEMENT

The New Brighton War Memorial, amphitheatre, and setting are of high overall significance to the Christchurch district, including Banks Peninsula.

The New Brighton War Memorial, amphitheatre, and setting are of high historical and social significance as a monument built in the aftermath of World War One to commemorate the war dead of New Brighton, and for the memorial's continued use as a focus of annual ANZAC Day commemorations to the present day. The New Brighton War Memorial, amphitheatre, and setting are of high cultural and spiritual significance as an expression of cultural values of sacrifice and loyalty to nation, religious beliefs surrounding death and remembrance, and for its value to the community of New Brighton as a focus for the mourning of local soldiers killed in the world wars. The New Brighton War Memorial, amphitheatre, and setting have architectural and aesthetic significance for their design, form, detailing, and visual and physical relationship. The New Brighton War Memorial, amphitheatre, and setting are of technological and craftsmanship significance for the stone used in their construction and restoration, and for evidencing the skill of well-known local stonemason John Anderson Tait in its fine detailing and decoration. The New Brighton War Memorial, amphitheatre, and setting are of high contextual significance both as a landmark in their location within the New Brighton beachfront area and for their relationship to other Christchurch memorials to the fallen of the World Wars. The New Brighton War Memorial, amphitheatre, and setting are of archaeological significance due to the presence of known human activity prior to 1900, and for their location near a traditional Māori travel route along Te Karoro Karoro (South Brighton Spit).

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1401

COMMERCIAL BUILDING AND SETTING, FORMER PUBLIC TRUST OFFICE –
152 OXFORD TERRACE, CHRISTCHURCH

PHOTOGRAPH: F WYKES - AUGUST 2020

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Public Trust Office building has historical and social significance for its association with the Public Trust and its operations in Canterbury for over 70 years.

The Public Trust Office was established by Act of Parliament in 1872 to provide an independent and impartial trustee for colonists wanting to settle their estates in a careful fashion. The Canterbury branch of the Public Trust was established in Christchurch in 1880, an agency having been in existence since 1876. Initially the office had its premises in Cathedral Square and oversaw sub-agencies in Ashburton, Timaru and Oamaru. The Public

Trust Office Amendment Act 1912 enabled the trustee to delegate powers to Local Deputy Trustees. During the 1910s and 1920s the Public Trust decentralised and built purpose-built offices in regional centres throughout the country. The new Christchurch office of the Trust was designed in 1920 and opened in May 1925.

Ownership of the building transferred from the Public Trust in 1997. The building was then used as commercial premises by a variety of tenants in the 1990s and early 2000s. Prior to the 2010 and 2011 Canterbury earthquakes the building remained in use as an office space with a restaurant and bar occupying part of the ground floor.

The building is a rare interwar survivor of a professional services building which were once common in Hereford Street and in the area around Cathedral Square.

Applications to demolish the building under the Canterbury Earthquake Recovery Act were made in early 2014 (declined) and January 2015 (also declined) and the building was removed from the City Council's Heritage Schedule during District Plan hearings in 2016. Following this the building was sold to City Hall Ltd. in 2017, after they were awarded a Central City Landmark Heritage Grant to assist with the repair of the building. Work was undertaken on the building to retain and repair it over the following three years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Public Trust Office building has cultural significance for its association with the work of the Public Trust in Canterbury. The Public Trust was established in 1873 and provides services including wills and estate administration services. The Public Trust acts as trustee for people who do not have friends or relatives willing or able to undertake trustee duties. Public esteem for the building was shown by the response of members of the community who were concerned when it was under threat of demolition in 2014/15.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former Public Trust Office building has high architectural and aesthetic significance for its design by leading interwar architect Cecil Wood.

Cecil Wood was articled to Frederick Strouts and later worked for the firm of Clarkson and Ballantyne. He was also a partner with Samuel Hurst Seager for a time. As a sole practitioner, Wood's interwar works included the State Insurance building; Bishopscourt dwelling and chapel (dwelling demolished); the Hereford Street Post Office Savings Bank (demolished) and the High Street Post Office in Christchurch; the Public Trust Offices in Christchurch and Dunedin; and churches at Waiau, Woodbury, Fendalton, Tai Tapu, Cashmere, and Woodend. He was also noted for his domestic architecture.

The former Public Trust Office was one of Wood's first large-scale commercial commissions. It is the earliest of three of his major commercial works that combined features of Modernism with stripped classicism – the other two are the Hereford Street Post Office (1941, demolished) and State Insurance building (1935-37) on Worcester Street.

It is designed in a stripped Neoclassical style, with a symmetrical façade of vertical piers topped by a projecting parapet. The exterior features Sydney sandstone on the base, the Public Trust coat of arms above the entrance which features the wording 'SECURITY', and decorative torch holders. The name of the institution is set out on the face of the building below the projecting cornice. The Neoclassical corporate style of the Public Trust Office can also be seen in the other Public Trust buildings around the country, including those in Napier, Hamilton, Timaru, Gisborne, Nelson, Whangarei, and Auckland.

At the time of construction, the internal fittings were of Queensland maple, with marble lined public spaces on the ground floor. The ground floor consisted of a large banking chamber with restrained classical detail on the pillars and plaster ceiling. To the rear of the building was a two-storey annex that originally housed cars, bicycles and provided cloakrooms and was designed to allow for the future expansion of office space if necessary. The basement of the main wing was built with a fire and 'burglar proof' safety deposit strongroom with specially constructed steel lockers for public use. A revolving vehicle turning device was designed for the motor house.

Over time the building has undergone internal change, particularly in the 1970s with the insertion of a mezzanine level within the ground floor. However, aside from the entry doors the principal façade has remained relatively intact. The interior layout was changed by Willis and Associates - Architects Ltd. in 1992. In the 1990s a penthouse level was added to the building, set back to minimise its impact on the façade. Earthquake-strengthening was carried out in 2009, with the work including the incorporation of new shear walls to the full height of the building and the restoration of the original ground floor banking chamber, including the removal of the 1970s mezzanine floor.

The recent work to the building has resulted in the retention of the southern staircase, the lift shaft and glazing, the vehicle turntable and the safe doors in the basement. The lockers in the basement have been removed, as has the remaining marble on the ground floor. A great deal of internal decoration was removed during the strengthening in the late 2000's. A revolving door salvaged from the demolished former Pyne Gould Guinness building on the corner of Manchester and Cashel Streets has been installed at the main entrance from Oxford Terrace. The rooftop extension has been reconfigured with much of the 1980s work removed, and new additions created. This area is intended to accommodate a publicly accessible bar.

Because the interior of the building has been much altered, with the loss of the interior layout and original features over time, there is limited interior heritage fabric remaining. Interior heritage fabric is limited to the remaining original posts and beams, southern staircase, lift cab, lift shaft and lift glazing bars, the vehicle turntable and the safe doors in the basement and the revolving door at the main entrance. This fabric contributes to the heritage value of the former Public Trust Office building because it evidences its past use and the design aesthetic of the period in which it was built.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Public Trust Office building has high technological significance as an inter-war example of reinforced concrete construction combined with the use of stone detailing on the

principal facade. The construction work by P Graham and Son is of a notable quality. Concrete and steel were used to create fireproof and 'burglar proof' basement chambers; the large safe doors and locking systems are of considerable technological value for their design. The vehicle turning mechanism is also of technological value for its design and innovation.

Craftsmanship detail is apparent in the base of the facade, which extends to the north over the vehicle entrance arch and is of Sydney sandstone. The coat of arms above the main entrance was carved by noted stonemason Frederick Gurnsey, who frequently worked with Cecil Wood; it is also of Sydney sandstone.

Works undertaken on the building between 2017 and 2020 have included the repair and retention of the western façade, the original staircase, the basement storey's former safety deposit store and the vehicle turntable. The Sydney sandstone base, previously painted, has been stripped and repaired with stone from the original quarry - which was opened specifically for the purpose. The retention of the west façade involved the introduction of a shear wall to the entire Oxford Terrace façade, which was cast through all the floor slabs. In addition, floor strengthening was undertaken which involved installing drag beams to increase the depth of the existing floor beams. Finally, a number of external walls have had an internal brick wythe replaced with reinforced concrete blockwork.

The revolving door, although not original to this building, is of technological and craftsmanship value for the skill evident in its construction, the quality of materials and the technology of the revolving mechanism.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Public Trust Office building and its setting has high contextual significance as a prominent landmark overlooking Oxford Terrace and the Avon River and because it is a key contributor to the group of scheduled heritage places in the immediate vicinity: the former Council Municipal Chambers, Worcester Street bridge, Mill Island and the Scott statue, Harley Chambers and the Canterbury Club - all survivors of the Canterbury earthquakes. The building has a degree of consistency with the Harley Chambers in terms of its materials and detailing. It shares a similar scale with its neighbouring building to the south (former General Accident Building). The former Public Trust building is also associated with the historic precinct values of the wider setting of the central business district and its remaining heritage buildings.

The building is located on a prominent site. It overlooks a portion of the riverbank reserve, between the Hereford Street and Worcester Street bridges, that is important to Christchurch's identity. Its distinctiveness from its neighbouring buildings and vacant sites in terms of its age and style, as well as its status as one of a small number of surviving heritage buildings in the central city contribute to its landmark qualities.

The setting consists of the immediate land parcel. The former Public Trust Office building occupies most of its site but a small right-of-way to the north of the building is included as part of the setting. This area provided vehicle access to the rear of the building. It was later incorporated into the development of the restaurant and bar areas however recent

strengthening works have restored the right-of-way. Iron gates feature at the entrance of this right of way.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Public Trust Office building and its setting have archaeological significance because the property has the potential to provide evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Although the Public Trust Office building was not built until the 1920s, the 1862 Fooks map and 1877 Lambert map both show structures on this site.

ASSESSMENT STATEMENT

The former Public Trust Office building, its setting and noted interior fabric have high overall significance to Christchurch, including Banks Peninsula, for its long association with the Public Trust and as a surviving inner-city historic commercial building.
The building has historical and social significance as a reflection of the large-scale building programme undertaken by the Public Trust as it expanded its operations in the 1910s and 1920s. The former Public Trust Office building has cultural significance for its association with the work of the Public Trust in Canterbury. The building's high architectural significance arises from its Neoclassical design by leading inter-war architect Cecil Wood. It is considered one of his best commercial works. It has high technological and craftsmanship significance for its use of materials, detailing and reinforced concrete construction, and association with noted local building company P Graham and Son and leading Canterbury sculptor Frederick Gurnsey. The former Public Trust Office building and its setting has high contextual significance as a prominent landmark fronting the Avon River and as part of a group of listed places in the immediate vicinity (including the former Council Municipal Chambers, Worcester Street bridge, Mill Island and the Scott statue) and wider setting of the central business district. The building and its setting have archaeological significance because the property has the potential to provide evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

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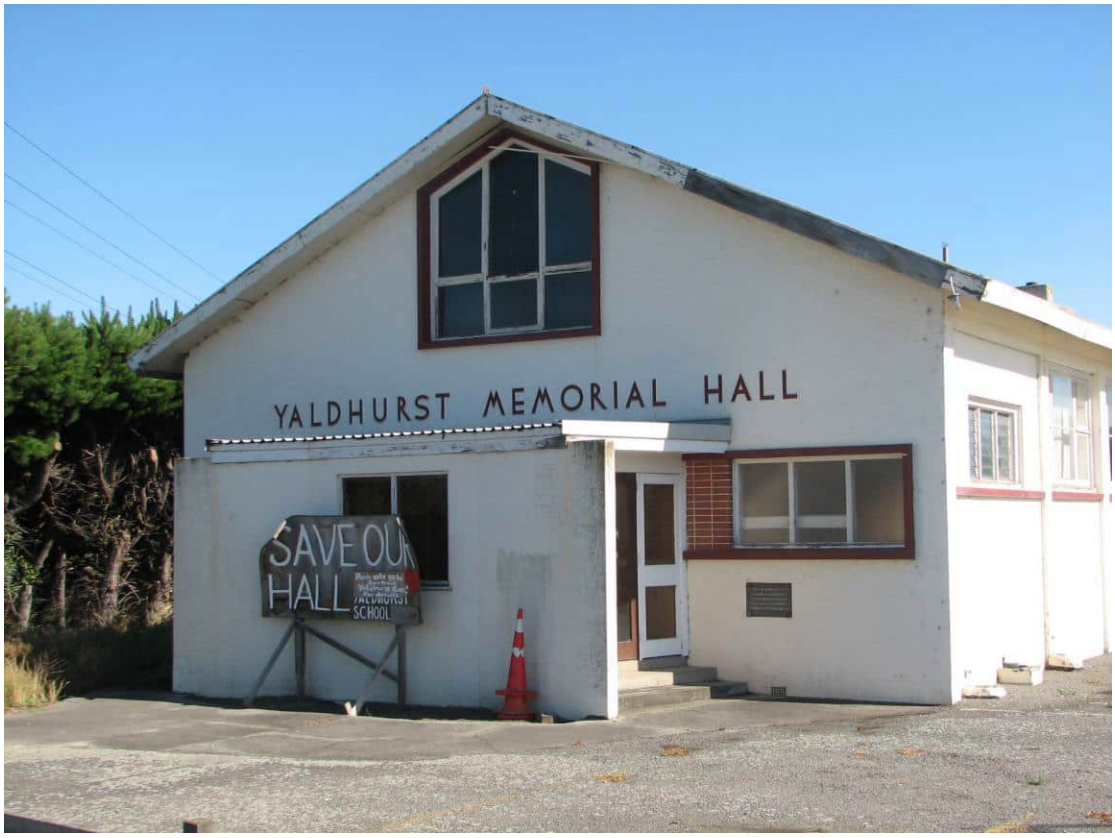
REPORT DATED: 24 SEPTEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE ITEM
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1429
YALDHURST MEMORIAL HALL AND SETTING - 524 POUND ROAD, YALDHURST



PHOTOGRAPH: G. WRIGHT 29/01/2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Yaldhurst Memorial Hall has historical and social significance due to the role it has played in the social life of the local Yaldhurst community, as the local war memorial hall which contains the rolls of honour for those from the area who served in WWI and WWII, and as a product of the government's World War Two 'living memorial' subsidy scheme. It was built as a facility during the mid-twentieth century when community activity characteristically revolved around the local hall and involved a coordinated effort from the Yaldhurst community over an extended period.

In the period after WWII, the government decided New Zealand already had enough symbolic war memorials, and new commemorative efforts would be better channelled into so-called 'living memorials'; community facilities whose use and enjoyment would be an active tribute to the values of the 'Fallen'. A pound for pound subsidy scheme to match community-raised donations was introduced in late 1946 and was immediately popular. Over a period of about a decade and a half, 320 memorial facilities across the country were approved for subsidy. Nominally the definition of facilities was wide, but the government was enthusiastic about the multi-use possibilities of the 'community centre' and encouraged these, largely, to

the exclusion of other proposals. Consequently, of the 320 approved facilities, some 280 were war memorial community centres. The majority of these halls were located in rural communities, which welcomed the opportunity to build (or in some cases rebuild) a modern community gathering place. The average rural subsidy was £3,500. Altogether, the government invested £1.6 million in the scheme.[1] Within the boundary of today's Christchurch District, five community centre projects (Somerfield, North New Brighton, Mt Pleasant, Diamond Harbour, Yaldhurst) and one sports pavilion (Rawhiti Domain), received war memorial subsidies during the 1950s. Two of these (Diamond Harbour and Yaldhurst) were rural facilities; the remainder were urban.

The Yaldhurst Soldiers' Memorial Committee was formed at a meeting on 27 February 1946 with the object of building a war memorial hall. The Yaldhurst proposal remained wholly independent of the scheme until mid-1948 when the committee investigated the possibility of receiving a subsidy.

The subsidy scheme had a number of conditions that had to be met in order for a hall proposal to be eligible. Application had to be received by the Department of Internal Affairs by 16 November 1950, the hall had to be the district's official war memorial, the local authority had to be willing to take ownership of the facility on completion, and funds to be subsidized had to be lodged with the local authority by June 1953. Between 1946 and the date of Yaldhurst's subsidy application in the latter part of 1948, considerable fundraising had already taken place – such that the committee had £1,747 in their account in May 1949. In September 1950 their projected facility was, however, loosely costed at somewhere between £6,600 and £10,000. To gain maximum benefit from the scheme, the Yaldhurst community needed to raise up to £3,000 in little more than four years. Fundraising initiatives by the Yaldhurst Hall Committee over this period included raffles, dances, a gymkhana, potato growing, and an annual ploughing match. The land for the hall was donated by the Kyle family. In total Yaldhurst residents raised some £6,000 towards the cost of their new hall.

In February 1954 a contract was signed with construction firm Hewlett and Croft for £9,636 /10/11; later revised up to £10,056/10/11. As Yaldhurst had raised such a substantial amount, government was not only able to meet half of this cost, but also half the cost of fitting out and furnishing the building as well. This included a war memorial plaque, trestle tables, chairs, a piano, crockery and stage curtains. Many of these items remain in the hall today. In 1955 an additional subsidy was provided for heaters and a block fence.

The Yaldhurst War Memorial Hall was officially opened on Saturday, 4 December 1954 by local MP (and Minister of Railways) J. K. McAlpine before a crowd of 320. The formalities were followed in the evening by a ball attended by 500. The total cost of the completed facility was just under £12,000. This sum does not however account for the considerable amount of voluntary labour contributed during the nine years it took to complete the project. Due to its fundraising efforts, Yaldhurst's £6000 government subsidy was a third greater than that offered to any of the other five successful Christchurch applicants.

During the mid-twentieth century the Yaldhurst Hall provided the venue for meetings of local clubs and societies including the Yaldhurst Women's Division of Federated Farmers (YWDFF) and Young Farmers, a table tennis club and indoor bowls. It also played host to a wide range of social functions including weddings, 21sts and district farewells. The regular Saturday night dance 'down the hall' was the social highlight of the week in many rural communities, and dancing played a big part in the early history of Yaldhurst Hall. Soon after it was completed, a social committee was formed to stage a regular fortnightly dance. This proved very successful initially, but with the advent of rock & roll in the early 1960s, public tastes changed and patronage declined. In 1962 the committee contracted a 'more modern' band, *The Silhouettes* to organise regular dances on their behalf. These dances came to an end in 1968. Occasional dances were also organised by local organisations; in 1958 these included

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[1] J. Phillips. *To the Memory: New Zealand's War Memorials* Nelson: Potton and Burton, 2016. pp 169-192.
J. Phillips. 'Memorials and Monuments: memorials to the Centennial and the Second World War' *Te Ara* accessed 5 February 2020 https://teara.govt.nz/en/memorials-and-monuments

the Yaldhurst and Gilberthorpe School Committees, the tennis and swimming clubs, Yaldhurst Federated Farmers and YWDFF. Live music was not always a feature however, and a disc jockey console from this era remains in the hall's store room.

From the late 1960s, factors such as rural depopulation, better transport links and the advent of television led to a decline in traditional modes of communal interaction and a corresponding decrease in local hall use across New Zealand. The end of regular dances in the late 1960s signalled this change for the Yaldhurst Hall, however although the Hall was subject to these social trends, it did remain in fairly consistent use until 2011. The hall therefore remains an evocative time capsule of its post-war heyday. From the 1970s the meetings of the hall committee became more intermittent, and there was apparent difficulty in recruiting community members to put time and effort into hall administration. As a consequence, from the 1990s there were increasing calls for the city council to provide a greater degree of administrative support. The Yaldhurst War Memorial Hall Committee continued however until the hall was closed by the Canterbury Earthquake Sequence of 2010-2011. The hall remains closed today pending decisions on its future. A local residents' group have been campaigning for its retention and reinstatement as a community facility.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Yaldhurst Memorial Hall has high cultural and spiritual significance as the district's WWI and WWII memorial, and as a 'community centre' built under a government war memorial scheme that encouraged this particular form of social initiative.

The Yaldhurst Memorial Hall's commemorative purpose is proclaimed by the name in raised letters across the front of the building, by a foundation stone with a memorial dedication, and by two marble 'rolls of honour' flanking the stage – one for each of the world wars. The WWI roll was transferred from the local school; the new WWII roll was designed to match it. When the hall was officially opened by J. K. McAlpine on 4 December 1954, he appealed *… to those whose responsibility it is to maintain this structure and those who make use of it to respect at all times the significance for which it stands. It represents the supreme sacrifice by the few for the many, so that those who follow may enjoy the fruits of that sacrifice in what we hope will be many decades of peace.*[2] The hall and its two rolls of honour were then dedicated by Rev. H. G. Norris, former chaplain to the 25th Battalion.

The hall demonstrates a distinctive characteristic of a way of life in mid-twentieth century New Zealand when local halls played an important role in their communities. The importance of the hall to the Yaldhurst community in the mid-twentieth century is evidenced by the extent of community effort that went into fund raising for the hall, and the range of social and community functions it subsequently fulfilled. A campaign to save the hall by the local residents group is evidence that the building is still considered to have significance to this community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Yaldhurst Memorial Hall is architecturally and aesthetically significant as an example of the community centres built under the government's WWII memorial subsidy scheme. It substantially retains its 1950s form and fabric.

One of the conditions of the war memorial subsidy scheme was that hall plans had to be approved in advance by the Internal Affairs Department. Memorial halls came in a wide variety of designs traversing most of the early twentieth century's architectural styles, from

[2] *Press* 6 December 1954

humble vernacular timber or corrugated iron buildings to local variants of Art Deco, Moderne and Modernism. What they did have in common was the basic formula - a hall, a supper room and a kitchen.

The Yaldhurst Hall Committee began their design deliberations in 1949 by inspecting the new RSA halls in Rangiora, Southbridge and Papanui to inform their planning. An initial concept from architect R. A. Heaney was approved by Internal Affairs in 1951. Heaney was later replaced with L. G. Childs in 1952. After a long delay, Child's design was approved by the government in November 1953. Tenders were called immediately. Successful tenderer Hewlett and Croft worked quickly, and the completed Yaldhurst War Memorial Hall was handed over on 31 August 1954.

The new Yaldhurst Hall was a large building for what was then a small, primarily rural community. Designed in a functional modernist style and built in reinforced concrete and concrete block, the exterior is largely utilitarian. A fuel store was added to the rear in 1957 and a new entrance foyer on the frontage in 1959.[3] These later projects do not appear to have received a memorial subsidy. The interior consists of a pinex-lined 18 m main hall with a polished rimu floor, a supper room, a committee room, a large, fitted kitchen with a stainless steel bench and twin hatches (with a raked hood) through which tea would have been dispensed, and a projection booth (although there is no evidence that this was ever fitted out and utilised). 'Gentlemen' and 'Ladies' toilets flank the entry; these are marked with both painted and back-lit glass signs so the facilities could be located when lights were dimmed. The compact varnished ply-lined foyer contains a small ticket office whose multiple compartments suggest that it once also sold cigarettes or sweets. The interior layout and spaces, structure and linings, fixtures, hardware, materials and finishes are notably intact and are evocative of their era. The whole interior is therefore considered to be part of the heritage item. The building was damaged in the Canterbury Earthquake sequence of 2010-2011. Assessed as earthquake-prone, it is currently closed pending decisions on its future.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Yaldhurst Memorial Hall has technological and craftsmanship significance as a well-appointed public hall of the post-war years, built in materials that were of a high quality, and innovative for the time. The level of community and government funding available for the Yaldhurst Hall ensured that the hall was a particularly well-constructed building for its time. The technology and materials employed (a reinforced concrete frame with concrete block panels) support this interpretation. Large scale commercial concrete block production in New Zealand began in Christchurch in the early 1950s, and although reinforced block construction rapidly became popular, the choice of block for the Yaldhurst Hall in 1953 was still relatively novel.[4] None of the other war memorial facilities built under the government's subsidy programme in Christchurch utilized this form of construction. Elements of the interior fit-out also have craftsmanship significance, including the notably large and original fitted kitchen with its hooded serving hatches and stainless steel benches and the polished rimu floor in the main hall.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

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[3] Yaldhurst Soldiers' Memorial Hall Committee (later Yaldhurst War Memorial Hall Committee) files 1946-2003.

[4] N. Isaacs *Making the New Zealand House 1792-1982* Phd. thesis, Victoria University 2015, p155.

The Yaldhurst Memorial Hall has contextual significance in relation to its site and setting. The hall is located on a large site at the southeast corner of the busy intersection of Yaldhurst and Pound Roads. It is set back from the corner but surrounded on the west and north sides by open metalled carpark, making it a highly visible landmark. When the hall was opened in 1954, its environs were wholly rural. Despite the volume of traffic now passing, and the proximity of the urban area of the city, the hall still has paddocks and shelter belts on its eastern and southern boundaries, and so retains something of this rural aspect. The scheduled setting consists of the immediate land parcel.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Yaldhurst Memorial Hall and setting are of archaeological value because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. Prior to the hall's construction in 1953-54, the site was agricultural land.

ASSESSMENT STATEMENT

The Yaldhurst Memorial Hall and setting, including the whole interior, are of overall significance to the Christchurch district including Banks Peninsula.

The Yaldhurst Memorial Hall has historical and social significance due to the role it has played in the social life of the local Yaldhurst community and as the local war memorial hall which contains the rolls of honour for those from the area who served in WWI and WWII and as a product of the government's World War Two 'living memorial' subsidy scheme. The hall is of high cultural and spiritual significance as the Yaldhurst community's dedicated war memorial to both world wars It demonstrates a distinctive characteristic of a way of life in mid-twentieth century New Zealand when local halls played an important role in their communities as evidenced by the extent of community effort that went into fundraising for and constructing the hall. The hall is of architectural and aesthetic significance as a modernist vernacular hall designed by L.G. Childs. The interior is notably intact and is therefore considered to be part of the heritage item. The Yaldhurst Memorial Hall has technological and craftsmanship significance as a well-appointed public hall of the post-war years, built in materials that were of a high quality, and innovative for the time. The hall has contextual significance in relation to what remains a primarily rural site and setting at the intersection of Pound and Yaldhurst Roads in the peri-urban township of Yaldhurst. The hall and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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The Press

REPORT DATED: 30/09/2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1433
DWELLING AND SETTING -
35 RATA STREET, RICCARTON

PHOTOGRAPH: GARETH WRIGHT, 19.3.2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

35 Rata Street has historical and social significance for its association with first owner Kate Passmore (nee Kincaid) and the Kincaid family of grocery retailers and for its long-standing association with prominent peace activists Kate Dewes and Robert Green, and the role it played in their national and international peace activism.

The house is located on land which once formed part of an area of bush known to Māori as Pūtarikamotu. The bush has been identified by Ngāi Tūāhuriri kaumātua as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered.[1] The land was later part of the Deans' family property *Riccarton* which includes Riccarton Bush Pūtaringamotu, a remnant stand of the Kahikatea floodplain forest. Brothers William and John Deans located their farm – the first permanent European farm on (what would become) the Canterbury Plains – here in 1843. They later named the property *Riccarton* after their home parish in Scotland. After organised European settlement commenced, the lease was

[1] Pūtarikamotu, https://www.kahurumanu.co.nz/atlas

negotiated into a 400 acre freehold at Riccarton and an additional grazing property on the plains west of the city. Beginning in the 1880s, the Deans family began to sell off the Riccarton property. The area between Riccarton Bush and Riccarton Road comprising Kauri, Rata and Rimu Streets was subdivided in 1912.

In January 1923 a section in Rata Street was sold to Kate May Kincaid (1895-1965). Kate was the eldest daughter of prominent businessman Thomas Kincaid, proprietor of successful Colombo Street grocery retailer, Kincaid's. The Kincaid family were at the time living a short distance away at *Baron's Court* (now better known as *Antonio Hall)*. Kate married manufacturer James Thomas Passmore (?-1972) in 1924 and apparently played a role in the governance of her father's company; board meetings reputedly took place in her new home.[2] In 1935 the Passmores relocated to Nelson and 35 Rata Street was eventually sold in 1941 to company manager Arthur Joseph O'Brien.[3]

Arthur O'Brien (1902-1945) was the managing director of M. O'Brien & Co, the large Dundas Street-based footwear manufacturer founded by his grandfather Michael in the nineteenth century. On his premature death in 1945 at the age of only 43, Arthur's wife of eight years Beatrice Gertrude (Gertrude) was left with four young children. 35 Rata Street remained the O'Brien family home until 1969.[4]

In 1971 the property was sold to Kenneth Stuart Adam and his wife Gale. Adam was a practising psychiatrist and a clinical psychology lecturer at the University of Canterbury for a decade before returning to Canada around 1980. During his time at Rata Street, one of the front rooms was used as a consulting room. After the Adams' sold the property in 1979, it passed through several hands in quick succession before being purchased by Catherine Frances Boanas (Kate Dewes) and her then husband John Boanas in 1983.

Dr Kate Dewes has been a leading figure in the peace and disarmament movement both nationally and internationally since the early 1980s. Coalescing around anti-nuclear issues from the 1960s, peace and disarmament has been an important key socio-political progressive movements of the last sixty years. For much of this time, Christchurch has been at the centre of the movement in New Zealand. The NZ Campaign for Nuclear Disarmament (lead by Elsie Locke, amongst others) began here in 1960, and retired local magistrate Harold Evans initiated the World Court Project in 1986.

Dewes' Rata Street home has been a locus of peace activism in the city, serving as both office and well-utilised meeting space. In this capacity many peace and anti-nuclear groups have convened here, and many important individuals have visited – including Prime Ministers David Lange and Helen Clark, and World Court Vice President Judge Weeramantry. In the late 1970s Dewes became involved with the Peace Foundation, a group founded in New Zealand in 1975 to promote the values of peace through practical measures such as education. Between 1980 and 1998 she coordinated the Foundation's South Island office from her home. During this period, Dewes facilitated the establishment of Peace Studies at the University of Canterbury, which she subsequently taught for 20 years. She also played key roles in bringing about New Zealand's ground-breaking 1987 nuclear-free legislation and, with future husband Robert Green, in the 'World Court Project', a citizen-lead legal challenge to nuclear deterrence that led to the historic judgement by the World Court of Justice in 1996 that nuclear weapons are illegal under international law.

In 1998 Dewes and Green established the Disarmament and Security Centre at 35 Rata Street, a specialist centre for the Peace Foundation focussing on disarmament and security issues; this became a separate entity in 2004 and they remain co-directors. During the last two decades, Dewes has served as the New Zealand expert on the United Nations Study on Disarmament and Non-proliferation Education (2000-2002) and as an appointment by UN Secretary General Ban to his Advisory Board on Disarmament Matters (2007-2013). In 2001

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[2] Pers. Comm. G. Wright, C. Dewes 19 March 2020.
[3] *Press* 9 February 1935 p28; 7 June 1937; 14 December 1938 p1.
[4] *Press* 29 March 1945.

she was created an Officer of the New Zealand Order of Merit for services to the peace movement.

Commander Robert Green RN (retired) served twenty years (1962-1982) with the British Royal Navy, principally as a bombardier navigator. On promotion to Commander in 1978 he worked for the UK Ministry of Defence and then as Staff Officer (Intelligence) to the Commander in Chief Fleet during the 1982 Falklands conflict. The high-profile 1984 murder of an activist aunt and the unstable geo-political situation of the late 1980s prompted his active involvement in opposition to nuclear power generation and nuclear weapons. In 1991 Green became chair of the UK branch of the World Court Project. After marriage to Dewes in 1997 he emigrated to NZ. He has written extensively on security and disarmament issues.[5]

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

35 Rata Street has cultural significance as an inter-war dwelling in Riccarton, reflecting the tastes and way of life of first owners James and Kate Passmore. The dual entrances and interconnecting open-plan nature of the interior layout of the principal rooms evidence this public facing aspect of the dwelling. The cultural significance of the dwelling is further enhanced due to its association with the peace movement in the city. Christchurch has been at the centre of the peace movement in New Zealand since the second half of the 20th century, with the city being declared New Zealand's first peace city in 2002. As the home and workplace of leading peace and disarmament campaigners Kate Dewes and Robert Green, 35 Rata Street has been a centre of peace activism in the city for nearly forty years.[6] The house, with its generous principal rooms, played an integral role as a base for their activities, both as an office and a meeting space, reflecting a distinctive way of life that integrated activism with domestic life. The wider area has cultural significance as part of Pūtarikamotu, an area that has played an integral role in the way of life of tangata whenua.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

35 Rata Street has architectural and aesthetic significance as a good example of a larger well-crafted Arts and Crafts-style dwelling of the interwar period. The Rata Street section was purchased by Kate Kincaid (later Passmore) in 1923, and it is believed the house was completed the following year. The architect [or designer] has not been confirmed however the house does exhibit features synonymous with leading Christchurch domestic architects of the period, the England Brothers, including extensive use of timber shingles, a slate roof, rectilinear leaded feature windows and toplights with rippled clear glass, and porches and projecting eaves with substantial corbels. England Brothers advertised a tender in Rata Street in late 1923 which lends support to the case for their involvement.[7] The dwelling is a large one-and-a-half storey weatherboard Arts and Crafts-style bungalow. Its high gabled slate roof sits side-on to Rata Street, with two secondary gables facing north. Both main and secondary gables are shingled. Unusually the dwelling's window joinery is a mix of timber and steel casements. Steel windows have not been widely employed in domestic design in Christchurch, and this is an early example of their use.

The reception rooms, halls, passage and bedrooms have form, finishes and fittings commonly seen in bungalows of this period. Typical elements include beamed ceilings, panelling, built-in furniture and distinctive door and window hardware. The principal rooms have an open-plan flexible layout that suggests the house was designed for entertaining and/or business

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[5] Pers. Comm. G. Wright, K. Dewes 19 March 2020; http://www.disarmsecure.org/about-us; https://en.wikipedia.org/wiki/Kate_Dewes

[6] https://ccc.govt.nz/the-council/civic-and-international-relations/christchurch-peace-city

[7] *Press* 11 September 1923 p15.

use. There are two main entries, with the street-facing front door augmented by a significant side entry from the drive. A third unusual exterior door, possibly an addition, on the east elevation opens from a set of exterior steps directly onto the stair landing. The panelled stair to the two small first floor bedrooms is concealed behind a domestic-scaled door identical to others in the passage.

In 2000 alterations and additions were made to the first floor to make it a self-contained living space. Two additional dormers were added to the rear of the main gable. In the 2010-2011 Canterbury Earthquake sequence, all four large chimneys sustained significant damage and were subsequently removed in their entirety. As a consequence, just one of the original tiled fireplaces remains in-situ; this has a log burner insert. Earthquake repairs have been undertaken, but further remedial repairs are programmed. These are to include the potential replacement of the principal steel windows. In the decade since the earthquakes, the kitchen-living room area at the rear of the dwelling has been significantly altered, and a conservatory added. These spaces retain relatively little heritage fabric or value.

Although alterations have been made over time, the whole interior is considered to be part of the heritage item, including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes because of the large extent of heritage fabric that remains throughout. The interior features beamed ceilings, timber panelling, timber door brackets, built-in furniture, doors, fittings, joinery, fire surrounds and mantlepieces, stair and timber balustrade, and distinctive door and window hardware. The interior reflects the way of life of the original and subsequent owners - in particular the open plan flexible main spaces, sliding doors and different entrances evidence the use of the building as a dwelling and meeting place.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

35 Rata Street has technological and craftsmanship significance due to aspects of its construction and the quality of the design and materials. It is an early example in Christchurch of the employment of steel windows in a domestic context. The craftsmanship and quality of the materials employed, whilst not untypical of the period, are notable due to the level of detailing particularly in the metal and timber work. Evidence of the detailing is to be seen, for instance, in the metal hardware such as the door handles and window latches and in the quality and design of the built in timber furniture, doors and timber detailing. The steel joinery, slate roof and extensive interior woodwork indicate that this was of good quality construction for the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

35 Rata Street has contextual significance on its site and in its setting - which are contiguous – and also within its immediate suburban environment, which contains a number of dwellings contemporary with this address. The suburban section is located on the south side of Rata Street, between Riccarton Bush and the busy thoroughfare of Riccarton Road. The house is located towards the front of the section - with an established ornamental front garden, which includes mature trees, and a larger area containing vegetable plots at the rear – and is located close on the eastern boundary to allow a driveway to pass to the west. The rear portion of a double garage appears to be contemporary with the house. Although there is now a mixture of new and earlier houses in Rata Street it has largely retained the scale of the early street. Those dwellings contemporary with 35 Rata Street retain similarities in terms of type, form, materials and style, set against the backdrop of Riccarton Bush Pūtaringamotu.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

35 Rata Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. As part of Pūtarikamotu an area recorded by Ngāi Tūāhuriri kaumātua as a forested area rich in bird life which was a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered, this area has archaeological significance.[8] Between the early 1840s and 1912 the site was part of the Deans' family's *Riccarton* farm and estate. The development of the site for housing in the early 20th century would have impacted the potential for archaeological evidence to remain.

ASSESSMENT STATEMENT

35 Rata Street, its setting and the whole interior are of overall significance to the Christchurch district, including Banks Peninsula. The dwelling has historical and social significance for its association with Kate Passmore and the Kincaid family of grocery retailers, and for its long-standing association with prominent peace activists Kate Dewes and Robert Green and the role the dwelling played in their national and international peace activism. The dwelling has cultural significance reflecting the tastes and way of life of its first owners, with the dual entrances and interconnecting open-plan nature of the interior evidencing the public facing aspect of the dwelling. The cultural significance is further enhanced due to its association with the peace movement in the city, a movement for which the city is recognised for its long standing contribution. The dwelling has architectural and aesthetic significance as an example of a larger Arts and Crafts-style bungalow of the interwar period, and for the quality of its interior form and fabric. The dwelling has technological and craftsmanship significance as an early example in Christchurch of the employment of steel windows in a domestic context and for the quality of its construction and fit-out, particularly the metal and timber work which is representative of the standards of the period. The dwelling has contextual significance in relation to its site and suburban setting in proximity to Riccarton Bush. The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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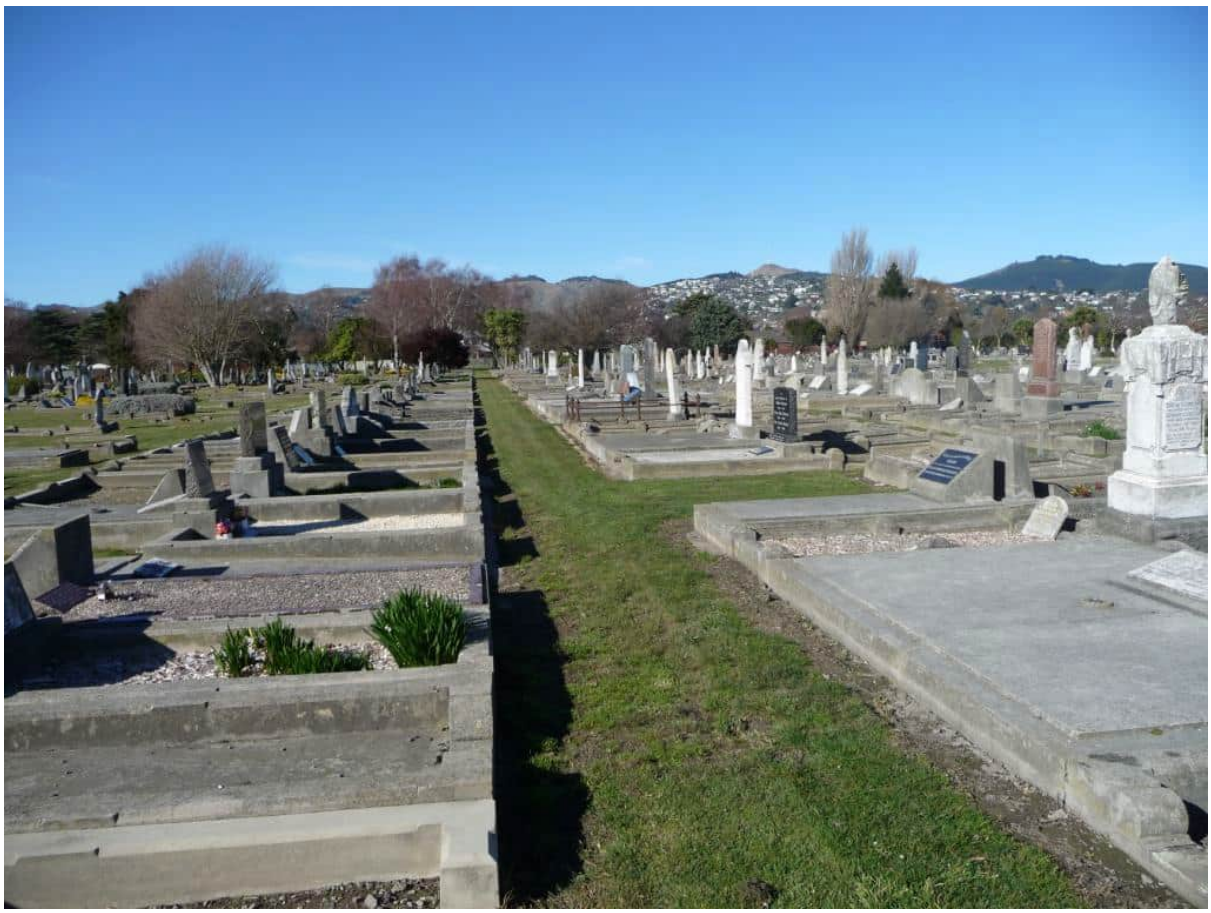
REPORT DATED: 30/9/2021

[8] Pūtarikamotu, https://www.kahurumanu.co.nz/atlas

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1443
SYDENHAM CEMETERY -
34 ROKER STREET, CHRISTCHURCH



PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 22/01/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Sydenham Cemetery is of high historical and social significance as Christchurch's second municipal cemetery, and one which has been in continual use since its establishment in 1896 to the present day. Its burials represent a cross section of cultures, religious beliefs, and social classes within Christchurch society over a period of more than a hundred years.

By the late 1880's, the Addington and Barbadoes Street cemeteries, which had historically served the southern side of Christchurch, were at capacity, and the Sydenham Borough Council determined to open a new public cemetery to cater for the nearby suburbs. While the Sydenham Borough treasurer originally announced that £2000 (accrued from interest on unspent loan money) was available for the creation of a cemetery, a group of Sydenham ratepayers opposed the use of these funds for cemetery purposes, arguing that demand for a cemetery was not strong enough to prioritise spending over other projects such as water channelling. Progress on the creation of a Sydenham cemetery was delayed after objecting petitions with more than 700 signatures presented to the Sydenham Borough Council. In the meantime, Sydenham residents were buried in Linwood Cemetery, which had opened

to the east of the city in 1885. By the time the council was able to proceed with the Sydenham cemetery, the original funds had been spent and finance for the project had to be drawn from ratepayers and a loan.

In February 1896 the Council purchased 15 acres of land from landbrokers Harman and Stevens and began preparing it for cemetery use. In April 1896 the Council advertised for a sexton, and in May it resolved to name the new cemetery Sydenham Public Cemetery. The cemetery was ready for use by the end of 1896, and in November/December a circular was sent to the heads of the religious denominations likely to use the cemetery informing them that portions of the ground had been set apart for the exclusive use of various denominations. The Church of England portion was consecrated by the Bishop of Christchurch in 1897, followed by the other denominations as the cemetery filled. A mortuary chapel was constructed in the centre of the cemetery in 1906, but it fell into disrepair in the second half of the twentieth century and was demolished in 1980. A sexton's house had been built to the right of the entrance by 1901, but this was demolished in 2000 to make room for an ashes plot. A 1908 shelter that was originally located to the left of the driveway at the entrance was relocated to the site of the sexton's cottage at this time.

Deaths resulting from the 1918 flu pandemic caused an influx of burials at Sydenham. At the height of the pandemic, it was reported that coffins were stacked three and four deep under the trees lining the entrance to the cemetery. The sexton stated that he had been continuously working for sixteen hours a day burying bodies and was unable to keep up with the load without assistance.[1]

Sunnyside Lunatic Asylum (later known as Sunnyside Hospital, and currently as Hillmorton Hospital), which had opened in 1863, had patients die within their care, from conditions such as epilepsy, tuberculosis, or dementia. After the opening of the cemetery in 1896, many of these patients were interred in Sydenham; a majority were buried in sections of the cemetery marked as 'free' on the cemetery plan, in graves that are often unmarked. These 'free' areas, including a large grassy area in the eastern section of the cemetery, contain fewer grave markers than areas in which a plot needed to be purchased. Patients from Sunnyside were commonly buried in Sydenham Cemetery until the 1980's, with the total number of such burials estimated to be in the hundreds, considering 135 burials were recorded in a sample set of seven years prior to 1916.[2]

Sydenham Public Cemetery is the resting place of citizens from all social strata of Christchurch. Some notable figures of the late 19th, 20th, and 21st centuries buried in Sydenham include Luke Adams, who established a successful pottery works in Sydenham in 1881; Charles Allison, who was Sydenham's Town Clerk and Surveyor from 1879-1903 and later Mayor of Christchurch (1908-10); Frank Hitchings, an astronomer and builder of the 'Blackheath' block of terrace houses on the corner of Wordsworth and Durham Streets; Ishwar Ganda, city councillor and well-known member of Christchurch's Gujarati community; Kate Marsh, Ngaio Marsh's mother; Rose/Rosa Juriss, and Kate Baldwin, headmistress of the girls' department of Gloucester Street (now Christchurch East) School, a position she held from 1898. Further research is required to identify further women of note who are buried in the cemetery.

The cemetery has historical associations with the Indian community of Christchurch. Several of the workers who came from India to Christchurch in the employ of John Cracroft Wilson of Cashmere, as well as their descendants, are buried in the cemetery. Many members of the Christchurch Gujarati community have been buried in the cemetery since the 1930's, with the tradition possibly established due to the proximity of the cemetery to the suburbs where many Indians lived, such as Waltham, Central City, and Phillipstown (Pers. comms, Ashok Ganda, September 2021).

The cemetery has a long continued history of use and was still open in 2021.

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[1] "The Burial Problem," Lyttelton Times, vol. CXVII, issue 17954, 22 November 1918, page 5. https://paperspast.natlib.govt.nz/newspapers/LT19181122.2.48

[2] Sunnyside death & discharge registers, 1896, 1897, 1900, 1903, 1906, 1909, 1912. Note –registers post 1916 had restricted access. Archives New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Sydenham Public Cemetery has high cultural and spiritual significance as a place reflecting community attitudes toward death and remembrance, and as a formally designated resting place for many of the community's dead. Many of the graves and memorials are still active sites of tribute used by the family members and descendants of those buried there, situated within a setting of respect and contemplation.

The cemetery reflects a range of belief systems associated with life and death. The division of the cemetery into plots according to Christian religious denomination reflects both the religious persuasions of the population of southern Christchurch in the late 19th and early 20th centuries, and the importance placed on burial within a properly designated space of co-religionists, separate from those of other persuasions. The southernmost rows, which tended to be filled later in the 20th century, are no longer marked on the cemetery plan as being separated by religion, perhaps reflecting changing attitudes towards the importance of such a distinction. Non-Christian graves, including Muslim and Hindu, are also present within the cemetery, reflecting the religious diversity present within a nominally Christian community.

The historic presence of a mortuary chapel in the cemetery demonstrated the historical importance of Christian worship associated with cemeteries, its fall into disrepair, demolition, and subsequent lack of replacement reflects changing attitudes towards such practices. The demolition of the sexton's house to make room for a dedicated ashes plots in the early 21st century shows both changing expectations towards cemetery upkeep, and a growing acceptance and use of cremation as an alternative to burial.

Many of the grave markers are rich in symbolism and meaning, displaying motifs signifying attitudes to both life and death. Some repeated motifs include holding hands signifying a farewell, broken columns signifying mortality, draped urns signifying the veil between life and death, and overtly religious iconography such as the cross of Jesus. The square and compass, representing membership of the Freemasons, is present on some graves. The graves of those who served in the Armed Forces are often marked with service symbols.

The significant variety in size and embellishment of graves and the presence of many graves without extant markers show the social realities of class and wealth disparity in late 19th and early 20th century society. Many areas within the cemetery were set aside for 'Free' burial, marking a separation between those who could afford to pay for a burial plot and those who could not. These areas also contain a disproportionate number of unmarked graves, suggesting that those who could not afford a plot were also unlikely to afford a stone grave marker. Most Sunnyside patients buried in the early decades of the cemetery's operation are within these areas.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Sydenham Public Cemetery has architectural and aesthetic significance for both the design of its layout which reflects Victorian cemetery design and the variety of visual elements present in the grave markers.

The layout of the cemetery is comparable to Christchurch's Addington Cemetery. The trees and smaller plants in the cemetery combine with the headstones, paths and grassed areas to a variety of form, scale, design, colour, texture and material of the landscape. The cemetery evokes a strong sense of age and history in the patina of its older monuments. The aesthetic significance of the cemetery is particularly enhanced by the graves that employ symbolic motifs.

The cemetery reflects Victorian cemetery design by the way it is characterised by a formal grid layout with closely spaced rows of graves. It is also characterised by large open grassed areas in which are

unmarked grave plots, perimeter tree planting, and informal tree planting within the burial area. Given the premium placed on land within a growing city, the orderly grid layout reflects a desire to use space efficiently as well as Victorian cemetery design.

The cemetery is rectangular in shape, with a small additional area of graves extending at the south-western corner. A metalled pathway leads from the entrance through the centre of the cemetery to a roughly oval shaped area which was the location of the mortuary chapel, and then on through to Somerfield Park. The central path through the cemetery to the park has long been a prominent feature and is evident on aerials photographs from the 1940s. A secondary metalled pathway leads from the entrance in a squared loop around the western side of the cemetery. A pathway extends northeast from the entrance along the northern border of the cemetery, and a grassy pathway also extends northeast from the central oval area.

The entrance to the cemetery was originally approached along a tree-lined driveway off Milton Street, however this was replaced when Simeon Street was extended south to meet the entrance. The entrance features decorative iron gates, ironwork and masonry pillars.

A small weatherboard public shelter with a hipped roof, closed in on three sides was erected to the left of the entranceway in 1908. After the demolition of the sexton's house in 2000, this was moved to the right of the entranceway, in front of the newly designated ash plots. At this time it was reoriented and one side was removed. The ashes plot contains an area in which plots are laid out in a 'swirl' design, in which four arms branch out in a radial pattern.

Boundary trees have been a landscape feature since at least the 1940s. A line of mature trees along the southern edge of the cemetery serves both to separate the cemetery from neighbouring residences and Somerfield Park and provide a visual border when looking out across the cemetery. Trees also line the eastern and western borders of the cemetery. Some tree removal has occurred as residential development in the surrounding area has been undertaken.

Several mature trees, which appear to be self-seeded, have arisen amongst the graves from the 1960s. Some of these are causing damage to grave markers. Some plots contain deliberately planted shrubs, or flowers such as daffodils.

Sydenham Cemetery also has aesthetic significance its funerary art. The variety of grave marker designs represent changing tastes and trends in markers over the course of the cemetery's existence. Many of the graves are sculptural with design values. The large variety of designs increases the overall visual interest of the cemetery space and creates a notable contrast between older and more modern forms of grave marker. Several grassy areas are notable for containing fewer grave markers, including a particularly large area in the eastern part of the cemetery. These areas correspond with areas marked 'free' on the cemetery plans and contain the graves of many who could not afford a plot or a marker.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Sydenham Public Cemetery has technological and craftsmanship significance for the methods and materials used in the creation of its grave memorials. The technical accomplishment of Christchurch stonemasons is on display in the variety of stone grave markers. The methods and materials used in the creation of graves are representative of the periods in which they were erected, and often evidence past techniques which are no longer used, such as the use of wrought-iron grave surrounds.

Materials used in the construction of grave markers and surrounds include concrete, marble, and varieties of granite including red and black.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised

landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Sydenham Public Cemetery has contextual significance as a historical open space and community landmark within the suburb of Somerfield, and for its similarities with Addington Cemetery.

The setting of the cemetery consists of the immediate land parcel. Beyond the immediate setting, the adjacent reserve relates to the cemetery in terms of its passive recreation use, and there is a prominent pathway linking the reserve to the cemetery, which is evident from historical aerials photographs dating to the 1940s (Canterbury Maps). The open space of the cemetery provides views to the Port Hills.

As the cemetery does not directly border a road, its relatively narrow entranceway at the southern terminus of Simeon Street belies its large size, which is more apparent along its border with the northern edge of Somerfield Park. The size and scale of the cemetery provides a significant contrast to its residential surroundings and the site is well used as a walking and recreation space by the local community.

The cemetery also has contextual significance in relation to other historic cemeteries in Christchurch, particularly Addington Cemetery, which is of a similar design.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The cemetery and setting are of archaeological significance because they have potential to provide archaeological evidence relating to past human activity on the site prior to 1900. The first burials in the cemetery were performed in 1896. To the southeast is the Ōpāwaho (Heathcote) river, which was an important kāinga mahinga kai (food-gathering place) for local Māori, as well as a part of an interconnected network of ara tawhito (traditional travel routes).

ASSESSMENT STATEMENT

Sydenham Public Cemetery is of high overall significance to the Christchurch district, including Banks Peninsula.

The cemetery is of high historical and social significance as the second oldest municipal cemetery in the city, for its long history of continual use across cultures and social classes, and its historical connections to the 1918 flu pandemic, the Sunnyside Lunatic Asylum, and the Indian community of Christchurch. The cemetery is of high cultural and spiritual significance as an expression of beliefs surrounding death and commemoration from the late Victorian period to the present day. The cemetery is of architectural and aesthetic significance for its formal grid layout, variety of grave styles and visual motifs, and landscape design elements. The cemetery is of technological and craftsmanship significance for the methods and materials used in the construction of grave markers. Sydenham Public Cemetery has contextual significance as a historical open space and community landmark within the suburb of Somerfield, and for its similarities with Addington Cemetery. The cemetery is of archaeological significance due the presence of known human activity prior to 1900, including human burials from 1896 and Māori food-gathering at the nearby Ōpāwaho River.

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REPORT DATED: 5 NOVEMBER OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1400

FRENCH CEMETERY - 7 RUE POMPALLIER, AKAROA

PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2009

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The French Cemetery is of high historical and social significance as the first consecrated European cemetery in the South Island and for its connection with the Catholic and French settler history of Akaroa.

Following the arrival of the French settlers in Akaroa in 1840, land was allocated to the Catholic Mission for a church and cemetery. The Cimetière Catholique was consecrated by Bishop Pompallier in the first years of the town's settlement and as such was the first consecrated cemetery in the South Island. The French Cemetery, as it came to be known, was located on the elevated prospect of Lelievre's Hill (renamed L'Aube Hill), in close association with the priest's house and the settlement's first Catholic church (Chapel of St James and St Philip). It is unclear when the cemetery grounds were set-out or planted but the first burial is understood to have taken place in May 1842 and by August of 1843 it was described as having been 'constructed'. It is not known how many burials took place in the cemetery over the 40 years it was open for interments. A sketch of the cemetery dated to 1850 suggests up to 14 graves were located in two sections within the cemetery boundaries by that time, and 18 names are recorded on the monument plaque. Up to 50 people may have been interred and the last burial probably occurred in 1880. The cemetery is now closed.

From an early date, the cemetery was valued for its historical value and connection with the town's early French residents. Early descriptions of the cemetery landscape indicate that it was originally hedged with gorse, ornamented with willows, roses and Ranunculus, and pre-existing native vegetation, including totara. It also contained wooden crosses, chain fences and simply formed wooden headboards with short

epitaphs. The French settlers in Akaroa practised an ongoing ritual of cultivating willows (purportedly sourced from the grave of Napoléon on the island of St Helena) to stand as memorial trees in the cemetery, including one planted in 1939 associated with the Le Lievre family. A number of commemorative tree plantings have also occurred in the cemetery over time; including the royal coronations in 1911 (George V) and 1937 (George Vl), Arbor Day and Girl Guiding.

The cemetery was the first in Akaroa and therefore would have had both French and English burials until the Akaroa Anglican Cemetery and Akaroa Dissenters Cemetery were opened at the opposite end of the Akaroa settlement in the 1850s and 60s. Of those listed on the memorial some are women who died in childbirth including Madame Libeau, one of 12 married women who journeyed from France. She gave birth to her third child at sea, but died, aged 42, after giving birth to her ninth child. The original grave markers that survive memorialise two French sailors who died in Akaroa. Captain Le Lievre died of "vegetable colic" a mysterious ailment afflicting the French, now thought to be a form of poisoning because their casks of Normandy cider were bound with lead. Burials were not limited to Catholics; Mrs Watkins Senr, a Protestant, is recorded as having been buried there.

From as early as the 1870s, when a new Catholic cemetery was established adjacent to the Anglican Cemetery reserve, the French Cemetery was decommissioned. After this, the upkeep of the graves became an issue and by the turn of the century the cemetery had become neglected and inscriptions and makers were lost, moved or removed. This was an issue until the 1920s, when the Department of Internal Affairs took an interest and provided financial support, and the Akaroa Borough Council took over control of the cemetery from the Church (24 March 1921). In 1924 the Department provided financial support (ninety pounds) to the council for works to the cemetery and the erection of a memorial bearing the names of those known to be buried in the cemetery.

The works involved an intensive reworking of the cemetery. All existing plant fabric and remnant grave material was cleared from the grounds for a new landscape of concrete and carpet bedding. Bodies were exhumed and reburied in a central plot and two coffin inscription plates were salvaged and included as memorial fabric mounted on a central burial feature. A wall was erected around the burial ground and a central memorial with a plaque recorded the names of the interred. The grounds were laid out by the Council gardener in 1925/26 and trees were provided by the Department of Internal Affairs. The site was renamed the Old French Burial Ground. The unveiling ceremony formed a key part of the Akaroa Borough's fiftieth jubilee celebrations on 25 September 1926 with the Hon. J. G. Anderson, Minister of Marine, presiding. Descriptions of this new landscape were not all favourable: “the dear old cemetery had been raked bare and clean and tidy” wrote one critic. Pines were said to have been planted with military precision and the surrounding fence was a 'severe' iron railing. An annual grant of ten pounds per annum to the Akaroa Borough Council was instituted on 1 April 1928. The cemetery is owned by the Roman Catholic Diocese and the Ministry of Culture and Heritage look after the structures and pay the Council a grant towards maintenance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The French Cemetery is of high cultural and spiritual significance because its burials encompass religious, spiritual, traditional, commemorative and cultural aspects and it is valued by the Christchurch and Banks Peninsula communities for all of these reasons.

The cemetery is associated with the French settlement of Akaroa, as well as with commemorative events relating to Catholicism in Akaroa and the South Island (e.g. Catholic centennial ceremony, 1940; 1990 restoration for sesquicentennial of Akaroa).

The esteem in which the place is held by the community is evidenced by its history of community interest in its maintenance and condition, and efforts to care for and restore it over time. The ongoing role of the Ministry of Cultural and Heritage in its care evidences a national level of esteem and commemorative value for the cemetery.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The French Cemetery has architectural and aesthetic significance for its layout, monument, plaques and plantings.

The layout of the original cemetery is no longer visible and there are no remaining headstones as they were removed in the 1926 clean-up of the cemetery.

The 1926 wall, railings, monument and plaques have a simplicity in their design which accords with a modern 1920s aesthetic. Construction is concrete for the low walls and monument with metal railings and black granite plaques. The concrete posts of the wall and the central monument are square with pyramidal tops.

Originally the cemetery provided good views down to the township and the waterfront, which is very different to the enclosed feeling the cemetery has today surrounded by established trees and dense shrub vegetation. This enclosed feeling contributes to the current aesthetic and sense of place of the cemetery.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The French Cemetery is of technological and craftsmanship significance for the materials and craftsmanship of its structures, which are representative of their period.

Sylvester and Co completed the work in 1926. One historic bronze plaque remains and is inserted in the wall (Edouard Le Lievre, May 1842). Granite plaques on the memorial and the wall are finely engraved.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The French Cemetery is of contextual significance for its relationship to the Akaroa township and the L'Aube Hill Reserve, and the background of mature trees which surround the memorial structures and create a feeling of enclosure. The reserve in which it is located provides a backdrop to Akaroa, and in particular Rue Lavaud.

The cemetery is located on the hill to the south east of St Patrick's Catholic Church

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The French Cemetery is of archaeological and scientific significance because it has potential to provide archaeological evidence relating to past human activity on the site including that which dates prior to 1900, and which relates to French and Catholic burial practices.

Akaroa harbour is of interest to Ōnuku Rūnanga as a mahinga kai and is the location of a Ngāti Māmoe urupa at 25 Rue Lavaud, Akaroa (St Patrick's Church).

ASSESSMENT STATEMENT

The French Cemetery is of high significance to the Christchurch District. The French Cemetery is of high historical and social significance as the first consecrated European cemetery in the South Island and for its connection with the Catholic and French settler history of Akaroa. The French Cemetery is of high cultural and spiritual significance for the high esteem in which it is held by the community and because of religious, spiritual, traditional, commemorative and cultural aspects its burials encompass. The French Cemetery has architectural and aesthetic significance for its layout, monument, plaques and plantings and is of technological and craftsmanship significance for the materials and craftsmanship of its structures, which are representative of their period. The French Cemetery is of contextual significance for its relationship to the Akaroa township and the L'Aube Hill Reserve; the background of mature trees which surround the memorial structures and create a feeling of enclosure. The French Cemetery is of archaeological and scientific significance because it has potential to provide archaeological evidence relating to past human activity on the site including that which dates prior to 1900, and which relates to French and Catholic burial practices.

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REPORT DATED: 27 September 2021

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HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1444

SOMERFIELD WAR MEMORIAL COMMUNITY CENTRE/ SOMERFIELD COMMUNITY CENTRE AND SETTING - 47 STUDHOLME STREET, CHRISTCHURCH

PHOTOGRAPH: A OHS, 12.2.2021

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Somerfield Community Centre has historical and social significance as a community World War Two (WWII) memorial – supported by the '*Living Memorial'* subsidy scheme, and for its long term use as a community facility for a variety of activities.

By the early 1910s the south-eastern part of Spreydon district had established its own identity as the suburb of Somerfield. Somerfield had been a farm in the vicinity, which was subdivided in the mid 1890s. Studholme Street dates from 1906/7. Newspapers indicate the existence of an earlier Somerfield Hall (variously called the Beckenham Hall, the Somerfield Hall and the Somerfield Street Hall) on the corner of Colombo, Strickland and Somerfield Streets which was used for social events from 1913-1933. In 1933 the Somerfield Burgesses Association (SBA) was formed to promote the interests of the growing community. The following year it was instrumental in the purchase by the Christchurch City Council (CCC) of Somerfield Park in Studholme Street; the park opened in 1935.

A decade later the SBA undertook to provide their growing suburb with a much-needed hall complex. The Association purchased a section in Studholme Street adjacent to Somerfield Park in the 1940s, and agreement reached with the CCC that they would take over the facility upon completion. CCC also agreed to provide timber for construction. Plans were drafted by architect Clifford Wells. In July 1948 the plans were submitted to the Department of Internal

Affairs (DIA) with a request for a government subsidy under the Physical Welfare and Recreation Act (1937).

In late 1946 the government established pound for pound subsidy scheme to match community-raised donations for 'Living Memorials' - useful community facilities that also served as war memorials. The SBA were told that more money than that requested would be available if the Association designated their hall Somerfield's official District War Memorial, which they did in July 1949. The DIA approved in principle the sum of £3,500. In August 1951, soon after the Centre had been completed, the CCC (as new owner) lodged a claim for £4,022/4/9. Although the subsidy claim was £500 in excess of the original estimate, it was granted and an additional £85 was also later granted for landscaping. Across metropolitan Christchurch, a further four community centre projects (North New Brighton, Mt Pleasant, Diamond Harbour and Yaldhurst) and one sports pavilion (Rawhiti Domain) also received war memorial subsidies. The Somerfield Community Centre is one of 320 memorial facilities across the country that were approved for the subsidy.

There is a long history of the collective experience of many New Zealanders taking place in local halls, and this continues today. The role of the Somerfield hall as a local hub was supported by its primary use by a local kindergarten. The kindergarten, later operating as a play centre, was the major user of the hall until the mid-1990s. Although no longer located in the community centre building, this childcare facility remains on-site today. Somerfield Primary School, which is located across the road, has also been a frequent user through the years.

Community interest in the centre revived in the early 1990s and a new group of local residents stepped in to run the facility. In addition to the Play Centre and the local primary school, other regular users in recent decades have included indoor bowls, the Olympic Harriers Club and exercise and dance classes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Somerfield War Memorial Community Centre has cultural and spiritual significance as Somerfield's dedicated World War II memorial.

In order to receive the government's war memorial community centre subsidy, a hall had to be designated the official WWII war memorial for the district. The whole hall is a war memorial and the Somerfield Burgesses Association also had a bronze Roll of Honour (complete with lighting) installed on the street frontage of the community centre.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Somerfield Community Centre is architecturally and aesthetically significant as a work of prominent mid-century Canterbury architect Clifford Wells, for its design which strongly responds to the residential suburban context, and as an example of the variety of styles of halls built under the government's war memorial subsidy scheme.

One of the conditions of the war memorial subsidy scheme was that hall plans had to be approved in advance by the Internal Affairs Department. Some of the plans received by the department were drawn by professional architects, but many were just sketches conceived by locals; either way most plans were eventually approved. Consequently, the memorial halls came in a wide variety of designs traversing most of the mid- 20th century's architectural styles, from humble timber or tin buildings that would not have looked out of place in Edwardian New Zealand, to local variants of Art Deco, Moderne and Modernism.

When the SBA applied for a war memorial subsidy in July 1949, planning for the Somerfield Community Centre was already well-advanced. Before confirmation that it had been successful a tender for construction had been accepted, from Wiseman Construction for £6088. There was then a delay while the plans were modified[1] in consultation with the Ministry of Works, the subsidy was approved in November 1949, and a revised contract was signed with Wiseman. Construction commenced in early 1950 under CCC supervision, and the community centre was completed in May 1951. Just three years later, the building's rear veranda was enclosed to provide additional space for the kindergarten.

Clifford Burnard Wells (1914-2003) initially studied architecture in Christchurch before travelling to London in the mid-1930s to complete his training. After a period with W H Trengrove, he commenced practice on his own account in 1944. Between 1970 and his retirement in 1989, Wells operated in partnership with his son. Wells designed many churches across Canterbury and Westland during the 1950s and '60s. He was also a busy commercial architect; the former Miller's Clothing Factory in Wairakei Road was one of his notable designs.

The plan - with its rear entry vestibule, first floor meeting room and wingless stage - responds to the narrowness of the site and the need to integrate a kindergarten. Despite the building's overall size, from the street it has a domestic character which allows the centre to blend with its suburban environment. The low eaves, red brick walls, large steel-frame windows, Moderne-influenced portholes, board and batten gables, and the absence of a front entry, are all features which suggest a post-war dwelling. This is reinforced by a street-front set-back, tidy front garden and low brick wall.

From the 1970s, the Somerfield Community Centre entered a period of relative neglect. In 1987 a council survey identified significant damage to the lathe and plaster wall and ceiling linings in the hall due to water ingress, and these were subsequently replaced. The following year, a further council report recommended an extensive programme of repair and maintenance. In 1996 the Play Centre moved into a new stand-alone building on site and the former kindergarten space was adapted to become a dedicated supper room – a feature which the centre had lacked until this point. In early 2010 the problematic concrete tile roof was replaced with corrugated steel. After the Canterbury Earthquakes, despite the absence of significant damage the hall was determined to be earthquake prone. Temporary buttresses were installed to allow the centre to continue to function; these remain in place.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the large extent of heritage fabric that remains throughout. Interior features include the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. These are highly intact and reflect the period in which the hall was constructed, and its history of use.

The hall space features a timber floor and panelling, steel-frame windows with hardware, and a coved ceiling. The stage, backstage spaces, the servery hatch, and a projection booth remain. Timber doors and hardware remain throughout, including signage on the toilet doors. Original timber kitchen cabinetry and hardware remain.

The Roll of Honour includes the rank of the servicemen – this was not common practice.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Somerfield Community Centre has technological and craftsmanship significance for its material and finishes which are of a good quality and characteristic of the period.

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[1] The Department of Internal Affairs considered the width and height of the stage inadequate, that there were unspecified structural defects, no dressing rooms, and a cramped vestibule. Council had approved the plans. Archives New Zealand, Somerfield 174/439.

The building features brickwork, metal-framed windows, a bronze roll of honour, and timber flooring and panelling. The timber floor in the hall is in particularly good condition. Timber panels on the exterior feature scalloped edges. There are two porthole windows with brick surrounds.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Somerfield Community Centre and setting have contextual significance in relation to their site, setting and wider suburban Christchurch context.

The building sits on a long rectangular parcel the width of a standard suburban section of the period, with a childcare facility built to the north end of the parcel in 1996. There are houses in close proximity on either side. The setting includes an area of trees to the rear, a low brick wall to the street, and residential style garden plantings to the front. The setting excludes the childcare facility.

The hall closely relates to the established suburban residential character of Studholme Street in its garden setting, scale, siting, materials, detailing and forms. The context clearly influenced the planning and appearance of the community centre, which was designed to blend with its suburban environment. The centre also has a relationship with its wider context, as it is located in close proximity to both Somerfield Park (which it backs on to) and Somerfield Primary School.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Somerfield Community Centre and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. Prior to subdivision in 1903, Studholme Street was part of a rural property owned by the Studholme family.

SUMMARY ASSESSMENT

The Somerfield War Memorial Community Centre/Somerfield Community Centre and setting, including the whole interior, are of overall significance to the Christchurch district including Banks Peninsula.

The Somerfield Community Centre has historical and social significance as a community World War Two memorial – supported by the '*Living Memorial'* subsidy scheme, and for its long term use as a community facility for a variety of activities. It is of cultural and spiritual significance as the suburb's dedicated WWII memorial. The building is of architectural and aesthetic significance as a work of prominent mid-century Canterbury architect Clifford Wells, carefully designed and detailed to respond to its context, and as an example of the halls built under the government's war memorial subsidy scheme. The Somerfield Community Centre is of technological and craftsmanship significance for the range of quality materials used in its construction and detailing. The building has contextual significance because of the way it relates to its suburban residential setting in terms of its garden, scale, siting, materials, detailing and forms. The Somerfield Community Centre and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1427
BACH AND SETTING - 5 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 9 FEBRUARY 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 5 in Boulder Bay has historical and social significance as a reflection of changing patterns of recreation and leisure in early twentieth century New Zealand; for its association with different owners over time including local identity Dave Kingsland, and long-established bay family, the Roberts; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

In late 1925 Randal Crowley applied for and was granted a hut site in Boulder Bay by the Sumner Borough Council.[1] Crowley secured a position as a fitter with the Christchurch Tramway Board from 1913, where he remained until his retirement in 1939. A number of Tramway Board employees maintained baches at Taylor's Mistake during the community's early years.

In December 1934 Randal transferred Bach 5 to his son from his first marriage, Athel Crowley. In August 1939 Athel applied for permission to sell Bach 5, but with the outbreak of World War II those plans appear to have been put on hold.

[1] Press 11/08/1925

After the war, the Crowleys passed[2] their bach to family member M. 'Lofty' Watson who then sold it to Charles 'Charlie' Greenland and his wife Edna in c1950. After about a decade, the Greenlands sold their bach to Dave Kingsland. Dave Kingsland was one of the well-known personalities of Taylor's Mistake and was one of the semi-permanent population who lived out at Boulder Bay during the depression years.

After the war, Kingsland began working for William 'Bill' Thoms' St Asaph Street glass and mirror business. Bill Thoms later purchased Bach 8 and married Dave's sister. After his retirement in 1963, Dave settled permanently back in his new bach in the bay and led a somewhat self- sufficient lifestyle. Dave left the bay in 1986 and gave his bach to acquaintance Gordon Thomas in 1987. Bach 5 was sold in the 1990s to Richard Roberts (also owner of Bach 1). Roberts passed it on to his brother Brian and friend Sidney 'Sid' Fergusson. The Roberts family continue to use the bach today.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 5 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 5 is valued by its owners, and has been in the same family for over 20 years. Kingsland's time at the bach demonstrates a particular way of life.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 5 has architectural and aesthetic significance as an example of what is now considered a distinctive type of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches across New Zealand in the early decades of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and

[2] No record of a sale or change of ownership has been found.

generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 5 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and material. Bach 5 is a gabled hut form, built from poured concrete and then stuccoed on the exterior. Concrete construction was unusual at Taylor's Mistake and Boulder Bay at the time when most baches were timber. Boulder Bay later became particularly notable for its stone and concrete baches. Baches 9, 31 and elements of 32 were built in a similar fashion in later decades. Windows are small and simple and framed in timber. The compact interior consists of two principal rooms (living and bedroom) and a store room entered through a separate door. Original joinery remains. The bach has been little altered in the century since construction and retains a high degree of integrity and authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 5 has technological and craftsmanship significance as a vernacular building in poured concrete. The employment of concrete in this remote context is unusual as it is a labour-intensive method of construction that required the transport to the bay of materials from outside the area. At this time it was normally used for domestic buildings in residential areas. The novelty of the material is highlighted by the fact that most baches at Taylor's Mistake in this period were timber-fronted caves or lightly-framed board and batten-clad huts. The bach can be understood however as a response to place given gravel for the concrete was readily available from the beach, which was not the case elsewhere at Taylor's Mistake. This is also reflected in the employment of boulders in the construction of Baches 1 and 2, and concrete for Bach 9.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 5 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the neighbouring baches of Boulder Bay - similarly small scale and informally-built dwellings forming an isolated and distinctive settlement within the larger Taylor's Mistake area. Bach 5 is located on the beachfront in the midst of the small sheltered sweep of Boulder Bay. A small shed/boathouse is located to the north. The bach overlooks the stony beach, and across to Whitewash Head, Christchurch and the Southern Alps.

The baches in Boulder Bay are located close to the shore along the small bay characterised by rocky boulders. They are commonly single storey, small, with simple forms and low gabled roofs clad in with corrugated iron. Many have chimneys. Walls are clad in Fibrolite or with boulders, or plastered concrete. The baches are characteristically painted light colours for walls, such as greens, blue and red. Window forms are small and simple, with timber framing, and glazed doors are common.

Bach 5 relates strongly to this group in terms of its design, form, materials and location and is a key contributor to the group. The group of baches of Boulder Bay are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 5 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 19th century.

ASSESSMENT STATEMENT

Bach 5 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of changing patterns of recreation and leisure in early 20th century New Zealand, for its association with different owners over time including local identity Dave Kingsland, and long-established bay family, the Roberts; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as a notably intact example which typifies bach design of the early decades of the 20th century. The bach has technological and craftsmanship significance as a vernacular building in poured concrete. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches, of which it is a key contributor. Bach 5 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

Papers Past website

Births, Deaths and Marriages website

J. Abbott *At the Bay* 2016

Taylor's Mistake Association files

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CCC HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1426
BACH AND SETTING - 7 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 9 FEBRUARY 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 7 in Boulder Bay has historical and social significance as a reflection of changing patterns of recreation and leisure in early 20th century New Zealand; for its associations with well-known early 20th century historian and cultural figure Johannes Andersen, lighthouse keeper Hughie Yardley, market gardener Bill Matthams, fireman Murray Jamieson, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

Bach 7 - the first at Boulder Bay – is likely to have been built by Johannes Carl Andersen in c.1914. The Danish-born Andersen arrived in Christchurch in 1874. He served as a clerk with the Lands and Survey Department in the city from 1887 until 1915 when he became an assistant at the General Assembly Library in Wellington. In 1919 Andersen was appointed first librarian at the Alexander Turnbull Library, in which capacity he served until retirement in 1937. As a poet, ethnologist, librarian and historian, Andersen was a prominent cultural figure in early 20th century New Zealand. A prolific writer, he edited scientific journals and published more than thirty books on a wide variety of topics – most notably on Māori culture and New Zealand birds.

On leaving Christchurch in 1915, Andersen sold his bach to Hughie Yardley. Hugh Yardley (1883-1949) grew up in Richmond and served in World War I. In 1918 he returned to Christchurch after suffering a severe head wound. On his return Yardley resumed work as a driver. Yardley's association with Taylor's Mistake began in the early 1900s when he started

visiting the area for holidays. He joined the Taylor's Mistake Life Saving Club soon after its foundation in 1916. In c1927 Yardley built himself a new bach – *Stone End* (now Bach 1) and moved to Boulder Bay on a permanent basis. He also secured a position at the Godley Head Lighthouse as emergency man and fog signaller. He resided at *Stone End* until his death at the age of 66 in 1949.

When Yardley built *Stone End,* Bach 7 was bought by former land broker Alfred Allard and his wife Iris. Following the Allard family, Bach 7 was owned during the late 1930s and 1940s by Francis and Ada Pope, and then by Frederick and Julia Black. By the late 1940s it was in the possession of William (Bill) Matthams and his wife Cecilia. Bill Served in World War 2 and after the war he opened a green grocers at the corner of Colombo and Brougham Streets where he sold early spring daffodils from the bay. In 1969, Bill and Cis sold their bach to fireman Murray Jamieson. The bach has remained in the ownership of the Jamieson family for 50 years, and the family still holiday at Boulder Bay in Bach 7.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 7 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership which is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

The current owners of the bach, the Jamieson family, value their bach highly and have looked after it for the last 50 years. The longevity of family ownership displayed with this bach is also a cultural characteristic of several of the other baches in the wider Taylor's Mistake group and more especially of Boulder Bay. In Boulder Bay the shortest amount of time a bach has been owned by one of the current families is 20 years or so, and the majority of the baches have been with their current families for between 50 and 80 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 4) is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 7 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the twentieth century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 7 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It is a simple gabled timber structure with a 'catslide' corrugated iron roof and rusticated weatherboard cladding on some sides. In the mid-20th century, an entry porch was filled in, larger casement windows were fitted and the seaward side was clad in flat iron sheet. More recently the large chimney on the north elevation was removed following damage sustained in the Canterbury Earthquake sequence of 2010-2011. An aluminium box window was fitted to the eastern elevation to replace an existing window about the same time. Many baches across Taylor's Mistake underwent modernisation in the post-war decades as expectations changed and new lower maintenance materials became available. Otherwise the bach has been little altered since construction and is also in reasonable repair. It therefore retains a moderate degree of integrity and authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 7 has craftsmanship significance as a vernacular building, constructed of a variety of materials. The use of timber and tin is comparable with the majority of baches built at Taylor's Mistake at this time, and reflects what was affordable and easily transported or readily available. The materials are similar to many other baches around New Zealand and the wider Taylor's Mistake area. Tin was a practical and inexpensive material often employed for cladding where weathering was an ongoing issue, as it required little maintenance. There are examples of its use in Lyttelton, and on Banks Peninsula buildings.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 7 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the neighbouring baches of Boulder Bay - similarly small scale and informally-built dwellings forming an isolated and distinctive settlement within the larger Taylor's Mistake area. Bach 7 is located on the beachfront in the midst of the small sheltered

sweep of Boulder Bay. It overlooks the stony beach, and across to Whitewash Head, Christchurch and the Southern Alps.

The baches in Boulder Bay are located close to the shore along the small bay characterised by rocky boulders. They are commonly single storey, small, with simple forms and low gabled roofs clad in with corrugated iron. Many have chimneys. Walls are clad in Fibrolite or with boulders, or plastered concrete. The baches are characteristically painted light colours for walls, such as greens, blue and red. Window forms are small and simple, with timber framing, and glazed doors are common.

Bach 7 relates strongly to this group in terms of its design, scale, form, materials, texture, colour and location and is a key contributor to the group. The group of baches of Boulder Bay are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 7 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 7 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of changing patterns of recreation and leisure in early 20th century New Zealand, for its association with nationally well-known historian and cultural figure Johannes Andersen, its long and ongoing association with the Jamieson family, and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership which is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological and craftsmanship significance for its use of materials and construction which was characteristic for baches. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches, of which it is a key contributor. Bach 7 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

Papers Past website

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J. Abbott; *At the Bay* 2016.

Taylor's Mistake Association files

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Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1425
BACH AND SETTING - 8 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 9 FEBRUARY 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 8 in Boulder Bay has historical and social significance as a reflection of changing patterns of recreation and leisure in early 20th century New Zealand; for its associations with a succession of families over time, including long term owners the Thom family who have spent their holidays at the bay for more than half a century; and as part of the wider Taylor's Mistake bach community – well-known in Canterbury.

Research to date suggests that Bach 8 was built by Stanley Peryer in the early 1920s. He had become a member of the newly founded Taylor's Mistake Surf Life Saving Club (TMSLC) around 1916/1917. In the mid-1930s, the Boulder Bay bach was sold to James Poland.

After the war, Bach 8 was sold to Mr and Mrs E. Russell. They in turn sold it to the Wendelken family in the mid-1950s. After the Wendelkens applied for but failed to get permission from the City Council to build a new holiday home between baches 5 and 6 (the council ceased granting permission for new baches after WWII), they on-sold Bach 8 to William (Bill) Thom in the late 1950s. Bill Thom and his wife Joan owned a successful glass and mirror business in St Asaph Street. The large Thom family still holiday at Bach 8, continuing a tradition of more than 50 years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 8 has cultural significance for the manner in which it signifies the informal do-it-yourself self-sufficient bach way of life of the early and mid-20th century, for the generational family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation.

The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 8 is valued by its owners, the Thom family, who have looked after it for the last 60 years. The longevity of family ownership displayed with this bach is also a cultural characteristic of several of the other baches in the wider Taylor's Mistake group and a particular characteristic of Boulder Bay. In Boulder Bay the shortest amount of time a bach has been owned by one of the current families is 20 years or so, and the majority of the baches have been with their current families for between 50 and 80 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 8) is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 8 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code

requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 8 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It appears to have begun life as a simple gabled structure with a cat-slide roof – not dissimilar to the adjacent Bach 7. Before World War II, a low-pitched addition was made to the front. During the 1960s and 1970s, Bill Thom modernized and upgraded the bach to accommodate his large family with assistance from neighbours Lance Robertson (Bach 6) and Dick Bain (Bach 4). The original board and batten cladding was removed and replaced with Polite, and the wooden windows replaced with aluminium. Many baches across Taylor's Mistake underwent modernisation in the post-war decades as expectations changed and new lower maintenance materials became available. The bach still retained its chimney in 2017. The bach is in reasonable condition given that it sustained some damage in the Canterbury Earthquake sequence of 2010-2011, which has not been repaired.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 8 has craftsmanship significance as for its vernacular construction, reflecting the building techniques and materials of the early and mid-20th century. The choice of materials – initially board and batten and timber, and latterly Polite board with aluminium joinery, reflect what was affordable, easily transportable and readily available at the time of construction, and is comparable with many of the baches constructed in New Zealand and the wider Taylor's Mistake area.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 8 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the neighbouring baches of Boulder Bay - similarly small scale and informally-built dwellings forming an isolated and distinctive settlement within the larger Taylor's Mistake area. It is located on the beachfront in the midst of the small sheltered sweep of Boulder Bay and overlooks the stony beach across to Whitewash Head, Christchurch and the Southern Alps.

The baches in Boulder Bay are located close to the shore along the small bay characterised by rocky boulders. They are commonly single storey, small, with simple forms and low gabled roofs clad in with corrugated iron. Many have chimneys. Walls are clad in Fibrolite or with boulders, or plastered concrete. The baches are characteristically painted light colours for walls, such as greens, blue and red. Window forms are small and simple, with timber framing, and glazed doors are common.

Bach 8 relates strongly to this group in terms of design, scale, form, materials, texture, colour and location and is a key contributor to the group. The baches of Boulder Bay are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 8 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 8 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of changing patterns of recreation and leisure in early 20th century New Zealand, for its associations with a succession of families, in particular the Thom family who have spent their holidays at the bay for over half a century; and as part of the well-known Taylor's Mistake bach community. The bach has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological and craftsmanship significance for its use of materials and construction which was characteristic for baches. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches, of which it is a key contributor. Bach 8 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

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Taylor's Mistake Association files

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1424
BACH AND SETTING - 9 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 9 FEBRUARY 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 9 in Boulder Bay has historical and social significance as a reflection of changing patterns of recreation and leisure in early 20th century New Zealand; for its 80-year association with the Storey family; and as part of the wider Taylor's Mistake bach community – well-known in Canterbury.

Bach 9, *The Stone Jug,* was one of the last baches to be built at Boulder Bay. The first owner started building it in the early to mid-1930s, pouring the walls, but sold it before completion to Frederick Storey (Fred), an electrician from Phillipstown.[1] Fred then went on and finished the build with the assistance of a group of friends. Building supplies were rowed around from Sumner by Fred. During the 1930s, Fred was Club Captain of Te Hapu Koa (later The Christchurch) Tramping Club. In 1937 the club ran a trip to Taylor's Mistake which visited his newly-completed bach. Later Fred married fellow club member Gwladys Mitchell. Their family still holiday at the bach making them the family with the longest unbroken connection to a bach in Boulder Bay.

[1] The first owner may have been Athel Crowley, whose father Randal built Bach 5. Athel was granted a hut permit in October 1930, but had his license fees written off in December 1932 – suggesting the hut had not been completed. He took his father's bach over in December 1934. SBC Minute Books.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 9 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation.

The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 9 is valued by its owners, the Storey family, who have owned and looked after it for the last 80 years. The longevity of family ownership displayed with this bach is also a cultural characteristic of several of the other baches in the wider Taylor's Mistake group and a particular characteristic of Boulder Bay. No other individual baches in Boulder Bay have a connection this long with one family. The shortest amount of time a bach has been owned by one of the current families is 20 years or so, and the majority of the baches have been with their current families for between 50 and 80 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 9 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated

in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 9 reflects the typology and characteristics of the 'kiwi' bach in its simple forms, lack of embellishment, and material used. It is a simple boxy form with a hipped corrugated iron roof. The poured concrete construction method was unusual at Taylor's Mistake at the time when most baches were timber. Baches 5, 31 and elements of 32 were built in a similar fashion. The form and diminutive scale of Bach 9 remain as built, but the fenestration has been altered. Originally the bach had a central door with windows either side; the door has since been closed off and the northern window replaced with French doors. The original timber windows have also been entirely replaced in aluminium. Despite this change, the bach still retains a moderate degree of authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 9 has technological and craftsmanship significance for its vernacular construction in poured concrete completed by its owner Fred Storey with materials that he boated to the site. The employment of concrete in this remote context is unusual as it is a labour-intensive method of construction that required the transport to the bay of materials from outside the area. At this time it was normally used for domestic buildings in residential areas. The novelty of the material is underlined by the fact that most baches at Taylor's Mistake in this period were timber-fronted caves or lightly-framed board and batten-clad huts. The bach can be understood however as a response to place given gravel for the concrete was readily available from the beach, which was not the case elsewhere at Taylor's Mistake. This is also reflected in the employment of boulders in the construction of Baches 1 and 2, and concrete for Bach 5.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 9 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the neighbouring baches of Boulder Bay - similarly small scale and informally-built dwellings forming an isolated and distinctive settlement within the larger Taylor's Mistake area. Bach 9 is located on the beachfront in the midst of the small sheltered sweep of Boulder Bay and overlooks the stony beach across to Whitewash Head, Christchurch and the Southern Alps.

The baches in Boulder Bay are located close to the shore along the small bay characterised by rocky boulders. They are commonly single storey, small, with simple forms and low gabled roofs clad in with corrugated iron. Many have chimneys. Walls are clad in Fibrolite or with boulders, or plastered concrete. The baches are characteristically painted light colours for walls, such as greens, blue and red. Window forms are small and simple, with timber framing, and glazed doors are common.

Bach 9 relates strongly to this group in terms of design, scale, form, materials, texture, colour and location and is a key contributor to the group. In particular bach 9 relates to the other

concrete baches in the group. The group of baches of Boulder Bay are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 9 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 9 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of changing patterns of recreation and leisure in early 20th century New Zealand, for its long association with the Storey family who have spent their holidays at the bay for 80 years; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological and craftsmanship significance for its use of poured concrete construction and construction which was unusual at the time but became characteristic for some baches in the group. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches, of which it is a key contributor. Bach 9 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

Papers Past website

Births, Deaths and Marriages website

J. Abbott; *At the Bay* 2016.

Taylor's Mistake Association files

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1445
BACH AND SETTING - 34 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 34 in Rotten Row has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-twentieth century New Zealand; for its association with long-standing bach owners Thomas Malloy and the Meers family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of nineteen baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. By 1920 there were a dozen baches in this location. Bach 34 is located in the middle of the Row.

Bach 34 was built by Thomas (Tom) Malloy before 1920 - the exact date of construction is unknown. Malloy was from Ireland and served in the Royal Naval Reserve for twenty years. In the early 20th century Malloy settled in Lyttelton and became a watersider. In their leisure time, Lyttelton's port workers would walk over the hills to Taylor's Mistake to enjoy the shooting and fishing opportunities that the area had to offer. A number of watersiders established baches in the bay during the first wave of construction around World War I, such as Henry Eastwick (Bach 42) and Tom Malloy. In an early image of Rotten Row (c1930), the

name *Awarua* can be seen spelt out in large whitewashed stones across the bank in front of the bach.[1]

After Tom's death in 1941, his bach passed to Ernest (Stan) Meers and his wife Ethel. The couple had a son called Ron. The bach remained in the Meers family for over 60 years. During World War II Bach 34 was one of the baches requisitioned by the army and occupied by soldiers. During a machine gun exercise, it is recorded that Bach 34 was damaged by six bullets. After the war the Meers family resumed holidays at Bach 34. Stan shot rabbits and fished. Ron and his cousins Martin and George Rowland (who later owned Bach 17) trapped and ferreted. Ron and his wife Gwenyth took the bach over in the 1970s, but less use was made of it. The present owner purchased the bach from Ron in c2004.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 34 has cultural significance for the manner in which it signifies the informal do-it-yourself self-sufficient bach way of life of the early and mid-20th century, for the longevity of family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. The length of time the bach remained in the ownership of one family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 34 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to

[1] *Awarua* may be a variant of *Awaroa*, the Maori name for Godley Head.

adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 34 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It was built by Thomas Malloy in c1918; like most of the first generation of baches at Taylor's Mistake it consisted of a modest skillion-roofed weatherboard hut with rooms accessed externally. Research to date suggests that Tom's bach was constructed at least in part from dunnage washed up on the coast. Most Rotten Row baches were extended and modernized in the relatively prosperous post World War II decades, but Bach 34 essentially retains its pre-1930 appearance. Some alterations have been made by the present owner.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 34 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early 20th century. The choice of materials, timber and tin, is comparable with the majority of baches built at Taylor's Mistake at this time, and many other baches around New Zealand, such as Rangitoto and Tongaporutu River. Research to date suggests that Tom's bach was constructed at least in part from dunnage washed up on the coast.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 34 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The majority of baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 34 relates strongly to this group in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. It is located towards the northern end of Rotten Row. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 34 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 34 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-20th century New Zealand; for its association with long-standing bach owners Thomas Malloy and the Meers family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of the family ownership associated with it and for its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological significance as a vernacular building, reflecting the building techniques and materials of the early 20th century, particular to bach construction, which included found materials. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

Papers Past website

Births, Deaths and Marriages website

Research notes provided by Janet Abbott, 2018

Taylor's Mistake Association files

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1422
BACH AND SETTING - 35 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 35 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-twentieth century New Zealand; for its association with long-standing bach owners the Roberts family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 35 is located in the middle of the Row.

Bach 35 was in place by 1920. The first positive identification of the bach in the historical record is the transfer of an unidentified bach from L. Agassiz to C. W. Smith in January 1930.[1] Research to date suggests Lewis Agassiz (also owner of adjacent Bach 36) owned Bach 35 from its construction and it was in his possession for approximately 10 years. It was not

[1] Sumner Borough Council Minute Books.

unusual for bach owners to have owned multiple baches at various points in Taylor's Mistake's history.
C. Smith was listed as the owner of Bach 35 in the earliest surviving comprehensive record of Taylor's Mistake bach owners, compiled in 1932.[2] A. Smith transferred Bach 35 to its next registered owner – Julia Roberts - in April 1941.[3]

Mrs Roberts of Breezes Road, Aranui, was the mother of Frank Roberts. Like many early Taylor's Mistake bach holders, Frank was a railways employee, working initially as a guard, and then in the yards at Lyttelton and Woolston. He was also a good friend of Ronald McKinlay whose family owned Bach 43. In the early years of World War II, Frank purchased Bach 35 with the assistance of a 25 shilling loan from McKinlay's mother but the bach was entrusted to his parents (William and Julia) and registered in Julia's name as he had just enlisted. Eight months later Bach 35 was one of many baches requisitioned by the army for billeting soldiers.

Following the war Frank settled back in at his bach.[4] In 1947 he married Viola Hobson who was a Hobson of Hobson's Bay, and grew up staying at Bach 63. She was also a member of the Taylor's Mistake Surf Life Saving Club's inaugural women's team in 1948. At the bottom of the bank in front of Bach 35 was the 'Foxhole' (the name reflecting the military experience of many); a seating area that constituted the social centre of the 'Row' in the post-war decades. This was where the adults at the Bay would gather to socialise.

Frank continued to use the family bach for about ten years after Viola's death in 1983, but eventually leased it to the extended family of his old friend Ronald McKinlay. The McKinlay family then purchased it from Frank's daughter Sue following Frank's death in 2000.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 35 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. The length of time the bach remained in the ownership of one family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 35) is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these

[2] Sumner Borough Council records (Sumner Museum)
[3] SBC minute book. Op cit.
[4] Press 31/01/1991 p 19. Quoted in Abbott.

paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 35 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 35 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It began life before 1920 as a modest skillion-roofed weatherboard hut. The beach elevation featured a central door framed by two small windows. In early photographs of the 1920s and '30s, it was painted a dark colour with light trim. In the late 1930s, this bach was extensively altered or replaced with the present building, a larger gabled structure clad in ferro-cement sheet, reflecting the changes in approaches to bach building at the time. The beach elevation was later altered (as were many in the post war decades) with a lean-to bay and French doors.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 35 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. The choice of original materials – timber and tin – is comparable with the majority of baches built at Taylor's Mistake at this time, along with many other baches around New Zealand. The alterations carried out in the late 1930s followed the then trend of baches being constructed of more substantial structures, using ferro-cement sheet and being of an increased size.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 35 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. Most baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 35 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. It is located towards the northern end of the linear group known as Rotten Row, which faces the beach and the bay with the hills behind. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 35 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 35 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-20th century New Zealand; for its association with long-standing bach owners the Roberts family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, the longevity of single family ownership, its connection with surf lifesaving and for its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

Sumner Borough Council files (Sumner Museum)

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Papers Past website

Births, Deaths and Marriages website

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1421
BACH AND SETTING - 36 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 36 in Rotten Row has historical and social significance as a reflection of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the Eastwick family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 36 is located towards the northern end of the Row.

The present bach 36 was constructed in 1967 by brothers Kenneth and Noel Eastwick. Their father Henry (Ernie) Eastwick and his brother Hector had purchased the earlier bach on the site in 1960. The Eastwick family have been involved in Taylor's Mistake since Ernie and Hector's father (also Henry) began camping at the bay in the first decade of the 20th century. Henry senior later built Bach 42, which was inherited after his death in 1963 by Ernie and Hector's sister Connie Peak. Many of the Eastwick family have been members of the Taylor's Mistake Surf Life Saving Club. The present bach has had a lot of use by the Eastwick family, with the extended family spending weekends and holidays there over time to the present day.

The 1967 bach replaced an earlier bach on the site - a diminutive timber hut built by Lewis Agassiz before 1920. This earlier bach was occupied during World War II from 11 December 1941 until 18 April 1943, and subsequently owned by Norman Forward.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 36 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership that is part of its history and for the public esteem in which the area is held, as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. The length of time the bach has remained in the ownership of the Eastwick family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 36) is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 36 has architectural and aesthetic significance as an example of what is now considered a sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code

requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 36 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It is a typical mid-century fibrolite bach. The bach is two storied, with a deck extending over part of the ground floor, accessed from the second storey via glazed doors. The roof is mono pitched, only very slightly angled. The form is boxy and simple. Windows are timber framed, and a mix of smaller openings with two sets of larger groups of windows meeting on one corner. This results in a high percentage of glazing on the upper floor of the front façade. Stained timber balustrading of the deck appears to be a later addition.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 36 has technological significance as a vernacular building designed and constructed by owners the Eastwick family to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. The rebuild in 1967 followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite enabled larger constructions at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[1], and is not found in later alterations to baches.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 36 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The majority of baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 36 relates strongly to this group in terms of its design, form, materials, texture and location and is a key contributor to the group. It is differentiated by its two stories but still retains a small scale. It is located towards the northern end of the linear group of baches known as Rotten Row which faces the beach and the bay with the hills behind. The ground rises immediately behind the bach to a row of large macrocarpas. The group of baches of

[1] https://teara.govt.nz/en/ephemera/38658/fibrolite

Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 36 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 36 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. Bach 36 has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the Eastwick family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. The bach has cultural significance for the manner in which it signifies the informal do-it-yourself self-sufficient bach way of life of the early and mid-20th century, for the longevity of individual family ownership that is part of its history, for its connections with the TMSLC and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the style of larger and more permanent vernacular dwellings commonly built to serve as baches in the middle years of the 20th century. It has technological significance as a vernacular building designed and constructed by owners the Eastwick family to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

Sumner Borough Council files (Sumner Museum)

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Papers Past website

Births, Deaths and Marriages website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1420
BACH 37 AND SETTING, ROTTEN ROW, TAYLOR'S MISTAKE, CHRISTCHURCH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 37 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-standing bach owners Bill Shanks and the Bell family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of nineteen baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 37 is located in the middle of the Row.

Bach 37 was built by William Shanks in c1920, who lived in Spreydon and was a machinist with New Zealand Railways. A number of baches at Taylor's Mistake were established by railway employees. Shanks maintained his little bach at the Bay for more than 50 years.

In the mid-1970s Shanks sold Bach 37 to his Spreydon neighbours Maurice Bell and his wife Shirley. Maurice Bell was a primary school teacher - serving as the deputy principal of Somerfield School before becoming principal of first Christchurch East and then Addington Schools. The Bell's daughter Roslynne (Ros) has fond memories of summers spent at the bach and she spent much time there as a university student. In 2007 Maurice passed the bach on to Roslynne as a wedding present.[1]

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 37 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, the longevity of individual family ownership that has been part of its existence and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. The length of time the bach has remained in the ownership of the Shanks, and then the Bell family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 37 has architectural and aesthetic significance as an example of what is now considered a sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

[1] Pers. comm. Roslynne Bell & Janet Abbott, 2018

Bach 37 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Constructed c1920, the first part of Bach 37 was a diminutive weatherboard hut with a skillion roof. Before 1930 this had been extended to the east by one room and given a gabled roof – which resulted in a symmetrical 'cottage' appearance. In 1967 a lean-to addition was made to the front with larger windows. The exterior was also reclad in fibrolite at this time, giving the bach its present appearance. An early railway carriage door on the adjacent outhouse is a reminder of the first owner's workplace.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 37 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. Bach 37 has technological significance as a vernacular building designed, constructed and altered over time by the Shanks family to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. The changes over time followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[2] and is not found in later alterations to the baches, so the bach is very much a product of its time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 37 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located towards the centre of the linear group of baches known as Rotten Row.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 37 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

[2] https://teara.govt.nz/en/ephemera/38658/fibrolite

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 37 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Maori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 37 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-term owners Bill Shanks and the Bell family; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership that is part of its history and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites, and adapted over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century built and adapted by the owner Shanks family to meet their changing requirements over the years. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

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B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Pers. comm. Janet Abbott

Papers Past website

Births, Deaths and Marriages website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1419
BACH AND SETTING - 38 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 38 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the St John Ambulance Association and long-standing bach owners the Stewart family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 38 is located in the middle of the Row.

The origins of Bach 38 are uncertain; early photos of Rotten Row (1920-1930) appear to show a very small building on the site, but no owner or function has been determined. In late 1934 the Mayor of Sumner Borough arranged for the site to be granted to the St John Ambulance Association for five years without charge, for the use of their cadets.[1] The license

[1] SBC Minute Book p 395 – 26 November 1934 (Archives New Zealand)

fee exemption continued for the duration of the Association's presence in the Bay. The Association built the hut in c1935.

During World War II many baches were requisitioned by the army and occupied by soldiers; however, Bach 38 was one of the few that was not, and research to date suggests that it was used as a first aid post during this time. St John's maintained its bach until 1949/1950, and then sold it to Mrs Russel of Addington. In the late 1950s, Mrs Russel transferred the bach to Herbert Powell, a dentist from Burwood.

In 1958 David Stewart, wife Betty, and their family rented Bach 38 for a holiday. They stayed again on a number of occasions through to about 1964, but by this time 38 was too small, and they relocated elsewhere at the Bay for a period. In 1966 Powell extended his bach, and the Stewart family resumed renting it annually until the opportunity to purchase it arose in 1978. Betty's brother Noel Chambers also owned Bach 30 in the same period. Dave and sons Graeme and Paul were members of the Waimairi Surf Life Saving Club, and Graeme and Paul would surf in the Bay. The Stewart family continue to holiday at their bach.[2]

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 38 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, the longevity of individual family ownership that has been part of its history and the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 38 is valued by its owners for more than 40 years. The length of time the bach has remained in the ownership of the Stewart family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 38 has architectural and aesthetic significance as an example of what is now considered a sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated

[2] Pers. comm. Janet Abbott with Graham & Paul Stewart, 2018

in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 38 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Constructed for St John's in c1935, Bach 38 began as a small hut with a mono-pitch roof. Before the end of the 1950s, it was extended length-wise. The building took on its present appearance when another space was added across the full length of the frontage in 1966. This is characteristic of the period, with a wide sliding glazed door, extensive windows and a deck. The building has a low pitched gable roof.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 38 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. Bach 38 has technological significance as a vernacular building constructed and altered over time by its occupants to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. The changes over time followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[3], and is not found in later alterations to the baches, so the bach is very much a product of its time. Part of the building is clad in corrugated iron.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 38 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The majority of baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

Bach 38 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. It is located towards the middle of the linear group of baches known as Rotten Row. The group of baches of Taylor's Mistake are well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 38 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 38 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its connection with the St John Ambulance Association and long-standing bach owners the Stewart family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, the longevity of family ownership associated with it, and for the areas frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1418
BACH AND SETTING - 39 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 39 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-standing bay families, the Hazletons, Campbells and Scotts; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 39 is located in the middle of the Row.

Evidence suggests that Bach 39 was constructed by Alexander Hazleton and his brother-in-law Walter Campbell in c1919 using the timber from a demolished colonial homestead in Waltham. Alex was a foundation member of the Taylor's Mistake Surf Life Saving Association (TMSLC) in 1916, and served on the committee until he was transferred to Wellington in the

early 1920s. In the early 1930s Alex retired from the civil service and returned to Christchurch to take up a position in his wife's family business, John Brightling Ltd, cartage contractors.

Alex appears to have retained his bach at the Bay until about 1941, when it was transferred to May and Walter Campbell, who had also been using it since the 1920s. Walter was a participant in the first recorded rescue at Taylor's Mistake on Boxing Day 1915 and was also a foundation member of the TMSLC.

During World War II Bach 39 was one of the baches requisitioned by the army. Walter died soon after regaining the bach in December 1942. May assumed ownership and retained and used Bach 39 for another 20 years. The bach was also borrowed by their good friends Margaret and Barbara Carter (known collectively as 'The Girls') who became Taylor's Mistake identities, living together at Bach 33 for over 50 years. Bach 39 was little used in later years and fell into some disrepair. In 1963 it was transferred to Ian and Sarah (Sadie) Scott, who had family connections with the Rotten Row baches. Ian and Sadie had a large family and undertook substantial additions and alterations in 1965, with Ian, the building supervisor at Maurice Carter Homes, carrying out the work himself.

Four of the Scott brothers took over the bach from their parents, and sold it to the present owners in 2013, who are involved with the TMSLC and the Taylor's Mistake Association.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 39 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, the longevity of family ownership that has been part of its history and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 39 is valued by its present owners who have owned it for nearly a decade, while the length of time it remained in the ownership of the Scott family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 39) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 39 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 39 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Built in c.1919, Bach 39 began (as did most the Rotten Row baches) as a diminutive lean-to weatherboard hut of one or two rooms, constructed of salvaged materials. Until the Scott family took over in the 1960s, the red-painted bach was virtually unaltered – and after 45 years, in poor condition. The Scotts altered and enlarged the bach significantly in 1965, adding a large gabled beach-facing living room at right angles to the original hut – a design strategy pursued by a number of Rotten Row bach owners. This more than doubled the bach's floor area. The whole building was clad in fibre-cement panel at this time. The roof is corrugated iron and the windows are timber framed. The bach sustained some damage in the Canterbury Earthquake sequence of 2010-2011, and has been subsequently re-clad like-for-like.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 39 has technological significance as a vernacular building constructed and altered over time by its occupants to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. The changes over time followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[1] and is not found in later alterations to baches. The re-cladding of the bach following the Canterbury earthquakes has used a modern, safe version of this cladding material. The timber windows and corrugated iron roof are standard materials for baches of the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of

[1] https://teara.govt.nz/en/ephemera/38658/fibrolite

consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 39 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 39 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. It is in the middle of the linear group of baches known as Rotten Row. The group of baches of Taylor's Mistake are well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 39 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 39 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-twentieth century New Zealand; for its connection with long-standing Bay families the Hazletons, Campbells and Scotts; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for the longevity of individual family ownership within its history, connection with surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1417
BACH AND SETTING - 40 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 40 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-standing bay families, the Langes and Goldsmiths; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 40 is in the southern end of the Row.

Bach 40 was built in c.1919 by Charles Lange, with assistance from his cousins Phillip and Carl Kortegast. Charles Lange worked as an hotelier, and from 1920 ran a tobacconist shop. In 1916 or 1917 Lange became an early member of the Taylor's Mistake Life Saving Club (TMSLC), serving as secretary in 1917 and vice-president in 1919. Research suggests this was Lange's second bach in the Bay and that he had previously owned a hut on a different site. During World War II when many of the baches – including 40 - were requisitioned by the

army several baches sustained damage during a live firing exercise. Bach 40 was tabulated as '1 window broken, 1 shrapnell (sic) mark'. Lange regained his bach in mid-1943.[1]

After the war, Charles Lange transferred[2] his bach to Henry (Harry) Goldsmith. The Goldsmith family came to Auckland from Sydney in 1933. In 1936 they moved down to Christchurch. Harry had been a member of the North Bondi Surf Life Saving Club, and on arriving in Christchurch he joined the CUSC and the TMSLC, where he quickly made a mark. While still an active member of the TMSLC as both a competitor and life saver, Goldsmith took up administration at club and provincial levels, serving as club captain (1945-1948), club president (1960-1967) and Canterbury Surf Life Saving's treasurer (1945-58). He was awarded with life memberships of the TMSLC (in 1966) and the CSLS, and received a Distinguished Award for his contribution from Surf Life Saving New Zealand. When Harry passed away at the age of 94 in 2013, he had been a TMSLC member for 77 years.

Before the war, Harry worked as a book keeper with brewers and soft drink manufacturers Ballin Bros, who figure large in the early history of the TMSLC. After the war, Harry went to work for Charles Lange, the previous owner of Bach 40. As well as being an acquaintance of Lange's from both the CUSC and the TMSLC, Harry had been best friends with his nephew Stan Kingdon and married Stan's sister Pearl. Harry and Pearl's children and grandchildren have continued the family involvement with the TMSLC, and still holiday at Bach 40.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 40 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership throughout the bach's history and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 40 is valued by its present occupants, whose family have had a connection with it since it was constructed nearly a century ago.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 40) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's

[1] Taylor's Mistake Hut occupation records, NZ Army (held by TMA).
[2] Formal application was made to the Sumner BC for changing ownership in the form of a 'transfer' – it is unknown whether money changed hands.

Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 40 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 40 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Built in c1919, Bach 40 began (as did most the Rotten Row baches) as a diminutive lean-to hut of one or two rooms. Between 1930 and 1940, the bach appears to have been extended at least twice: firstly an additional space to the east (side) under an extension of the skillion roof; and then an additional room on the north (front). Finally in 1963, a gabled room was added at right angles to the original bach. The whole building was clad in fibre cement sheet at this time. Further alteration was undertaken in 1969.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 40 has technological and craftsmanship significance as a vernacular building constructed and altered over time by its occupants to meet their requirements, and for its reflection of the building techniques and materials of the early and mid-20th century. The changes over time followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[3] and is not found in later alterations to baches.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

Bach 40 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 40 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. It is located towards the southern end of the linear group of baches known as Rotten Row. The group of baches of Taylor's Mistake are well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 40 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 40 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its connection with long-standing Bay families the Langes and Goldsmiths; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership, its strong connection to surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The building and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1416
BACH AND SETTING - 41 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 41 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-twentieth century New Zealand; for its association with World War I veteran Edward Lewis and long-standing bay families, the Steads and the Turpins; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 41 is located towards the southern end of the Row.

Evidence suggests that the first part of Bach 41 was built by Edward Lewis at some point between 1910 and 1915. Lewis was born in Wales and emigrated to New Zealand around the turn of the century. He served on the Western Front during 1917, but was discharged early in 1918 due to illness. On his return to Christchurch, he was given a 'hearty reception' by his Sumner and Taylor's Mistake friends.[1] He died at Diamond Harbour in 1960. Lewis was still the owner of Bach 41 in 1932, but by World War II it was in the possession of Myrtle Forward.

[1] *Star* 19 March 1918.

Mrs Forward was the mother of motor dealer Norman Forward who owned Bach 64 at this time, and who later had Bach 30.
In the 1950s Mrs Forward sold her bach to Frederick Ward who in turn sold the bach in the early 1960s to Leo Stead and his wife Lily. The Steads became involved with the TMSLC. Two sons served as club captains – Peter (1956-1960) and John (1964-1969) - and were instrumental in the development of the club's surf boating wing.

By the 1970s the Steads were using Bach 41 less, and it was frequently let to TMSLC stalwarts Jim Turpin and Brian Rattray. When Mrs Stead decided to sell the bach in 1976, she offered it to Jim and Brian, and Jim purchased it. The Turpin family have been closely involved with the TMSLC since its inception in 1916 - Jim's Uncle Ollie was a foundation member. Jim himself is a life member, having been a member since the 1950s, and serving variously as president, treasurer (for 30 years), and (currently) club patron. Jim's wife June won several national surf life-saving titles and has also made a significant contribution to the club over the decades. The Turpins continue to holiday at their bach.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 41 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for the longevity of family ownership that is part of its history, and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 41 is valued by its owners whose family have looked after it for over 40 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 41) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 41 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular

dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.
Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 41 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. The first Bach 41 – built by Edward Lewis around WWI – was a small skillion-roofed weatherboard hut. This was extended on several occasions over the next fifty years, into a structure with a pitched roof and a small monopitch section to the front, creating an L-shaped structure. It was reclad in Fibrolite. As a consequence, Bach 41 is an archetypal mid-century bach. There have been no substantive alterations since the 1970s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 41 has technological significance as a vernacular building built and subsequently altered by its owners as needs dictated and means allowed, and reflecting the building techniques and materials of the early and mid-20th century. The changes over time followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[2] and is not found in later alterations to the baches, meaning this bach is very much a product of its time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 41 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located towards the southern end of the linear group of baches known as Rotten Row. The ground rises immediately behind the bach.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This

[2] https://teara.govt.nz/en/ephemera/38658/fibrolite

group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 41 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 41 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 41 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with WWI veteran Edward Lewis and long-standing bay families, the Steads and the Turpins; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership associated with it, for its connection with surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, more permanent than their predecessors but still individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The building and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Papers Past website

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Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

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PLEASE USE IN CONJUNCTION WITH THE C CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1415
BACH AND SETTING - 42 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 42 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the long-standing bay family, the Eastwicks; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 42 is located towards the southern end of the Row.

The first part of what would become Bach 42 was a small hut built around the time of World War I by Lyttelton port worker Henry Eastwick and his friends. The group had previously spent their weekends camping in a disused cow shed on the site at the edge of the sand dunes. In 1932 the bach was held in the name of R. W. Evans but by the end of the decade Henry and wife Rosina had assumed ownership, and the Eastwicks were holidaying there regularly.

During World War II when many baches – including 42 - were requisitioned by the army several baches sustained damage during a live firing exercise. Bach 42 had three windows broken.

Henry and Rosina had a large family with five children and many grandchildren. Many of the family have been members of the Taylor's Mistake Surf Life Saving Club (TMSLC) through the years – grandson Ken and brother Noel were in the first intake of 'midgets' (or juniors) in 1949. To ease the overcrowding at 42, Ken and Noel's father Henry and his brother Hector bought Bach 36 in c.1961. Bach 42 was consequently left to daughter Ivy (known as Connie) and her husband Ronald Peek on Henry's death in 1963. After Connie Peek's death in 1996, the bach was sold to John McKeown, a stalwart of the New Brighton Surf Life Saving Club. After the Canterbury earthquake sequence of 2010-2011, John sold it in turn to Kenneth Jones, a long-standing TMSLC member and recent president. Ken's sister and brother-in-law Rayleen and Darryl Neate also own Bach 55, demonstrating the interconnected family ownership that is prevalent in the Taylor's Mistake community.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 42 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the length of time it was owned by one family, for its demonstration of the interconnectedness of family ownership within this bach community and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 42 is valued by its owners whose family have a lengthy relationship with the area.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 42) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 42 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 42 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. The first Bach 42 – built by Henry Eastwick and companions around WWI – was a small weatherboard hut. This was enlarged and altered substantially during the 1930s, and then again in 1964 after the Peeks took ownership, when a large gabled addition was made to the front elevation. Windows are large and timber framed, and there are glazed doors. A small concrete porch is located within the L shape of the two wings. Unlike many other baches in the row that were altered around this time, the building has continued to be clad in weatherboards, rather than one of the commercially available alternatives of that time. There have been no substantive alterations since the 1960s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 42 has technological significance as a vernacular building built and subsequently altered by the members of the Eastwick family as needs dictated and means allowed, and reflecting traditional building techniques and materials of the early and mid-20th century. The changes over time followed the trend of building more permanent baches. The use of weatherboards materials may have been a response to building regulations, and their retention rather than subsequent replacement in light weight Fibroilte (as was common for many baches) may be a reflection of their quality and condition, as well as the owner's material preferences.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 42 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located towards the southern end of the linear group of baches known as Rotten Row. The ground rises immediately behind the bach to a row of large macrocarpas.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are

characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 42 relates strongly to this group in terms of its design, scale, form, materials and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 42 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 42 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-standing bay family, the Eastwicks; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the length of time it was owned by one family, for its demonstration of the interconnectedness of family ownership within this bach community, its connection with surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, more permanent than their predecessors but still individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting traditional building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

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Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Births, Deaths and Marriages website

Papers Past website

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1414
BACH AND SETTING - 43 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 43 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-20th century New Zealand; for its century-long association with the McKinley family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 43 is located in the middle of the Row.

Bach 43 was built by James McKinley, a storeman and commercial traveller, in the early 1920s. After visiting Taylor's Mistake with friends McKinley joined the infant Taylor's Mistake Surf Life Saving Club (TMSLC), which he served as both a competitor and official for over 30 years. In order to be able to overnight at the bay, James built a small lean-to hut. This was initially located at the back of Rotten Row on privately-owned farmland, but when ownership

of the farm changed, he slid his bach forward onto the narrow strip of public land shared by the Row's other baches. Neighbouring bach 44 did the same. During World War II when many baches – including 43 - were requisitioned by the army several baches sustained damage during a live firing exercise. Bach 43 had a window broken. The McKinley bach was returned in mid-1943.

McKinley and his wife Ada had four children (Lois, Laurence, Wilda and Ronald) who grew up enjoying life at the family bach. In the 1950s the time came for the bach to be passed on to the next generation however, none of the children were in a position to accept it. James and Ada therefore sold it to Ada's nephew R. J. Colombus, with the proviso that it be offered back to the McKinley family if he no longer wanted it. When in 1975 that circumstance arose, Ronald took up the offer.

Ronald McKinley was – like his father and older brother – an active member of the TMSLC. On his death in 2001, the bach was taken over by his sons Owen and Phillip, although Phillip died in 2002.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 43 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its retention for the entirety of its existence by one family, for its demonstration of the interconnectedness of family ownership within this bach community and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 43 is valued by its present custodians, whose family have owned it for almost a century.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 43) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 43 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 43 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Built in the early 1920s, it began (as did most Rotten Row baches) as a diminutive lean-to hut of one or two rooms. By 1930 this had been altered to or replaced by a more substantial gabled structure. Before 1940 this had been dragged forward on its site to remove it from private land, the porch infilled, and a partial lean-to added to the front elevation. The bach took on its present appearance during the ownership of Jack Colombus, between the late 1950s and the early 1970s. It is currently clad in corrugated iron. The bach is unusual at Taylors Mistake in that it has decorative geometric panels applied to the front wall. The beach frontage is substantially glazed, including French doors. The roof is clad in corrugated iron and the windows are timber framed. Concrete steps and a small landing lead up to the French doors.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 43 has technological and craftsmanship significance as a vernacular building, built and subsequently altered as required over time. It reflects the building techniques and materials of the early and mid-20th century. The enlargement over time followed the trend of building more permanent baches. The corrugated iron cladding is a retention of one of the earliest bach cladding materials used at Taylor's Mistake. Metal cladding can be seen on earlier buildings in other bach communities in New Zealand, such as Rangitoto or Upper Selwyn Huts.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 43 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located in the middle of the linear row of baches known as Rotten Row.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of

fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 43 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. In particular it relates strongly to its neighbour Bach 44 in terms of the corrugated iron cladding. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 43 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 43 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its century-long connection with the McKinley family; connections with the TMSLC and as part of the Taylor's Mistake bach community – well-known in Christchurch. The bach has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its retention for the entirety of its existence by one family, for its demonstration of the interconnectedness of family ownership within this bach community, its connection with the surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, built and subsequently altered over time, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1413
BACH AND SETTING - 44 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 44 in rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-20th century New Zealand; for its long associations with prominent Taylor's Mistake families including the Roberts, Le Crens and Hills; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 44 is located towards the west end of the Row.

Research suggests that Bach 44 is likely to have been built by Frank Houselander in the mid-1920s. Frank was a tram motorman (driver) in the early 20th century, and later when he built his bach, he was working as a storeman for the Buick Sales Company in Woolston. He married Leonora Erskine in 1902 and the couple had one daughter, Nancy. Unusually the bach was listed under Nancy Houselander's name in 1932 – one of a very small number of female bach 'owners' at this time. Nancy herself was living in Wellington by early 1934.

Baches 43 and 44 were originally located at the back of Rotten Row on privately-owned farmland, but after ownership of the farm changed in the 1930s, the two bach owners slid their huts forward onto the narrow strip of public land shared by the Row's other baches.

By the early years of World War II, Bach 44 had been transferred to Julia Roberts. During the war Bach 44 was one of many Taylor's Mistake baches requisitioned by the army for billeting soldiers.

In around 1950 Bach 44 was sold to Keith Le Cren and his wife Irene. After the war Keith worked as a maintenance engineer at Marathon Rubber Footwear – part of the Skellerup Rubber Group – at Woolston. Irene (known as Rene) had lifesaving and Taylor's Mistake connections. She was the daughter of Lewis Agassiz who is associated with Bach 36. Rene herself was a competitive swimmer with various Christchurch clubs and was a member of the Sumner Surf Life Saving Club for much of the 1920s and 30s.

After the Le Crens purchased Bach 44 they became actively involved with the Taylor's Mistake Surf Life Saving Club (TMSLC). Keith served as president between 1955 and 1960, and Rene supervised the young female club members who were regularly accommodated in Bach 44 and its neighbours. Geoff Le Cren, their son, was a prominent competitor, coach and administrator for many decades, and was created a life member in 2001.

After his mothers' death in 1965, Geoff lived in Bach 44 for a couple of years before selling it to Peter Hill and his wife Joanne in 1968. Peter was a member of the New Brighton SLC. Peter and Jo's sons David and Bruce became members of the TMSLC in the late 1970s, and David has served as Club Captain (1990-1992) and President (2005-2007). David, an architect, has been a persistent advocate for the retention of the baches. His sub thesis for his degree, *Living on the Queen's Chain,* was an early study of the history and typology of the traditional New Zealand coastal bach. He and his partner are the current owners of Bach 44.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 44 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its demonstration of the interconnectedness of family ownership within this bach community and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 44 is valued by its current owners, whose family have owned it for 50 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 44) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible

subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 44 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century. These were always individual and particular to their sites, with design and style reflecting the notions and needs of their owners.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 44 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1920s, Bach 44 was a small gabled hut of probably one room. Around the time it was relocated forward on its site in c1940, the building was extended to the east. Photos of the bach in its early decades show shutters on its small windows. Soon after Keith Le Cren purchased the bach in 1950, he extended the front elevation out by around three metres. The large sliding timber casement window was also put in at this time. A few years later the rear elevation was extended to accommodate a shower and to bring the outhouse indoors. The next owners, the Hill family did not alter its external appearance further. The building is presently clad in corrugated iron.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 44 has technological and craftsmanship significance as a vernacular building that was built and subsequently altered as required over time. It reflects the building techniques and materials of the early and mid-20th century. The enlargement over time followed the trend of building more permanent baches. The corrugated iron cladding is a retention of one of the earliest bach cladding materials used at Taylor's Mistake. Metal cladding can be seen on earlier buildings in other bach communities in New Zealand, such as Rangitoto or Upper Selwyn Huts.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of

consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 44 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 44 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. In particular it relates strongly to its neighbour Bach 43 in terms of the corrugated iron cladding. The bach is located towards the west end of the linear group of baches known as Rotten Row. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch walkers as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 44 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 44 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its long associations with prominent Bay families the Roberts, Le Crens and Hills; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its demonstration of the interconnectedness of family ownership within this bach community, its connection with surf lifesaving and for its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have

the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

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Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1412
BACH AND SETTING - 45 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 45 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its associations with Taylor's Mistake identities the Hodge brothers and long-standing bay family the Gilpins; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 45 is located towards the western end of the Row.

Bach 45 was constructed by brothers James and George Hodge for James in the mid-1930s. James Hodge emigrated to Christchurch from London with his wife Lavinia and six children in 1920. They lived in Sydenham, and James was council employee. Research to date suggests that James was granted the vacant plot (45) formerly owned by C. Peters, in 1934, around the same time as his brother was granted adjacent plot 46. Rather than construct new baches from scratch on their sites, the Hodges purchased a redundant railway carriage (A60)

from New Zealand Railways at auction for £20. This was not an unusual undertaking in the mid-20th century, as the conversion of redundant tram cars and railway carriages became quite frequent. Concentrations of these conversions can still be found in places like the Coromandel Peninsula. After A60 was bought by the Hodge brothers, running gear was removed and the carriage split in two. The two segments were then transported on two flatbed trucks to the carpark at Taylor's Mistake and then carried across the beach. The task is said to have taken them six months. Once the two segments were in position, each brother adapted them to suit their particular requirements.

Around 1940 both Hodge carriage baches were put on the market. Bach 45 was sold to Malcolm Gilpin and his wife Elsie in January 1941. During World War II when many baches – including 45 - were requisitioned by the army several baches sustained damage during a live firing exercise. Bach 45 had two windows broken.

Later Bach 45 passed to Malcolm and Elsie's son Malcolm Gilpin and his wife Rosaleen. During the 1960s, the carriage was known to Taylor's Mistake residents as 'the party bach'. The bach is currently owned by the fourth generation of the Gilpin family.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 45 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within one family, for its demonstration of the interconnectedness of family ownership within this bach community and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 45 is valued by its owners whose family have looked after it for over 70 years.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 45 has architectural and aesthetic significance as an unusual local example of a converted railway carriage and as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the 20th century.

Baches were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre

cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements.

The conversion of redundant railway carriages and tram cars to baches was a common phenomenon in mid-20th century New Zealand, and numbers still remain in coastal and river mouth hut communities like Taylor's Mistake. A particular concentration of tram car baches (some 80-90) remain around the Coromandel Peninsula; the 23 at Waikawau are recognized in the Thames Coromandel District Plan as an Historic Area.

Bach 45 reflects the typology and characteristics of the 'kiwi' bach, in that it was formed from half an Edwardian railway carriage in the mid-1930s by its owner builder. After relocating it to its new site, James Hodge added a gabled roof, a porch and additional rooms, but the carriage origin of the bach is still clearly visible in the linear form of the building and surviving elements of detail such as doors, benches, windows and the pressed tin ceiling. The building has been little-altered since its initial adaptation more than 80 years ago.

Between 1904 and 1908 the Wellington and Manuwatu Railway Company manufactured 12 carriages at their depot in Thorndon, following the design of a batch of their carriages built by Jackson and Sharp of Philadelphia in 1902. These carriages were built using timber – mainly Kauri - salvaged from the wooden trestle viaduct that previously bridged the Belmont Valley near Johnsonville. It would appear that the carriage used by the Hodge brothers is one of these locally-built WMR carriages; the number suggests it dates from 1907 or 1908, and would therefore be one of the last to roll off the production line. Control of the WMR passed to NZR in December 1908, and its carriages were dispersed across the country.[1]

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 45 has technological and craftsmanship significance as an early and little-altered example of the conversion of a carriage (or tram) to a dwelling. The carriage was domesticated with additional spaces and a neatly bracketed porch, but its origins are unmistakable in the many carefully-crafted carriage features that remain including doors, windows and bench seats. Many trams were similarly converted to baches following the closure of the nation's tramway systems in the 1950s and 1960s.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 45 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the

[1] Merrifield

baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 45 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. In particular it relates to neighbouring Bach 46, also a converted carriage bach in terms of its form, details and materials. The bach is located towards the western end of the group of baches known as Rotten Row. Rotten Row is a linear group which faces the beach and the bay with the hills behind. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 45 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 45 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its associations with Taylor's Mistake identities the Hodge brothers and long-standing bay family, the Gilpins; and as part of the Taylor's Mistake bach community – well-known in Christchurch.It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family, for its demonstration of the interconnectedness of family ownership within this bach community and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings built from converted railway carriages to serve as baches in the middle years of the 20th century. The bach has technological and craftsmanship significance for the materials and detailing of the carriage that remain intact. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

A. Merrifield *An Exercise in Large Scale Joinery: restoration of three historic Wellington and Manuwatu railway carriages* 4th Australasian Engineering Heritage Conference, Lincoln University, 24-26 November 2014.

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Births, Deaths and Marriages website

Papers Past website

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1411
BACH AND SETTING - 46 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 46 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its associations with Taylor's Mistake identities the Hodge brothers and long-standing bay family, the Pratleys; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 46 is located towards the western end of the Row.

Bach 46 was constructed by brothers James and George Hodge in the mid-1930s for George. George Hodge followed his younger brother to Christchurch from London in the 1920s. He became an engineer with the Christchurch Tramways Board, serving as Permanent Way Superintendent (responsible for track work) from 1928 until his retirement. Sanitary inspector Francis Rogerson originally owned the vacant plot 46, which George was granted for a hut in 1934 by the Sumner Borough Council. Research to date suggests that brother James purchased the adjacent plot (45) at the same time.

Rather than construct new baches from scratch, George and James purchased a redundant railway carriage (A60) from New Zealand Railways at auction for £20. This was not an unusual undertaking in the mid-20th century, as the conversion of redundant tram cars and railway carriages became quite frequent. Concentrations of these conversions can still be found in places like the Coromandel Peninsula. After A60 was bought by the Hodge brothers, running gear was removed and the carriage split in two. The two segments were then transported on two flatbed trucks to the carpark at Taylor's Mistake and carried across the beach. The task is said to have taken them six months. Once the two segments were in position on their respective plots, each brother adapted them to suit their particular requirements.

Around 1940 both Hodge carriage baches were put on the market. George remained at the bay and built a new Bach 32 for himself in c1945. Bach 46 was transferred to Lionel Gordon Pratley and his wife Rose in February 1941. The Pratley family only had use of their new bach for a year, and then World War II intervened. During the war when many baches – including 46 - were requisitioned by the army several baches sustained damage during a live firing exercise. Bach 46 had six windows broken.

Following the war Lionel and Rose's older son Graham Gordon joined the Taylor's Mistake Life Saving Club – one of only two juniors competing at that time. Gordon became a club stalwart – competing, coaching, and serving as Club Captain (1949-1956) and President (1967-1972). He was made a life member in 1972.[1] Bach 46 remains in the Pratley family.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 46 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within one family and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 46 is valued by its owners whose family have looked after it for over 70 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 46) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure

[1] Carpinter & Tutty pp 105, 122

has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 46 has architectural and aesthetic significance as an unusual local example of a converted railway carriage, and as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically served as baches in the early decades of the 20th century.

Baches were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

The conversion of redundant railway carriages and tram cars to baches was a common phenomenon in mid-20th century New Zealand, and numbers still remain in coastal and river mouth hut communities like Taylor's Mistake. A particular concentration of tram car baches (some 80-90) remain around the Coromandel Peninsula; the 23 at Waikawau are recognized in the Thames Coromandel District Plan as an Historic Area.

Bach 46 reflects the typology and characteristic of the 'kiwi' bach, in that it was formed from half an Edwardian railway carriage in the mid-1930s by brothers James and George Hodge for George. After relocating it to its new site, the Hodges added a gabled roof and additional spaces, and clad most elevations in weatherboard. Initially Bach 46 closely resembled James' adjacent 45, with an open bracketed porch. Later – probably in the 1960s – this was enclosed. Although no elements of the carriage remain visible on the exterior, the height and linear form of the building convey its origins. Inside many original details remain, including windows, panelling and the pressed tin ceiling.

Between 1904 and 1908 the Wellington and Manuwatu Railway Company (MWR) manufactured 12 carriages at their depot in Thorndon, following the design of a batch of their carriages built by Jackson and Sharp of Philadelphia in 1902. These carriages were built using timber – mainly Kauri - salvaged from the wooden trestle viaduct that previously bridged the Belmont Valley near Johnsonville. It would appear that the carriage used by the Hodge brothers is one of these locally-built WMR carriages; the number suggests it dates from 1907 or 1908, and would therefore be one of the last to roll off the production line. Control of the WMR passed to NZR in December 1908, and its carriages were dispersed across the country.[2]

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

[2] Merrifield

Bach 46 has technological and craftsmanship significance as a vernacular building and an early example of the conversion of a carriage (or tram) to a dwelling, reflecting the building techniques and materials of the early and mid-20th century. The carriage was domesticated with additional spaces, a gabled roof and weatherboard cladding, but its origins are visible in the carriage features that remain including windows, panelling and the pressed tin ceiling. Many trams were similarly converted to baches following the closure of the nation's tramway systems in the 1950s and 1960s.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 46 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located towards the western end of the linear group of baches known as Rotten Row.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 46 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. In particular it relates to neighbouring Bach 45, also a converted carriage bach in terms of its form, materials, details and scale. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 46 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but the area was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 46 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its associations with Taylor's Mistake identities the Hodge brothers and long-standing bay family, the Pratleys; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the

manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family, its connection with surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a converted railway carriage, and as a representative example of the small dwellings commonly built to serve as baches in the middle years of the 20th century, and adapted over time. The bach has technological and craftsmanship significance for the materials and detailing of the carriage that remain intact. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

A. Merrifield *An Exercise in Large Scale Joinery: restoration of three historic Wellington and Manuwatu railway carriages* 4th Australasian Engineering Heritage Conference, Lincoln University, 24-26 November 2014.

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Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1446
BACH AND SETTING - 48 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 48, West End, has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its long association with just two families (the Peters/Woodhouse and Rowe families) over the last century and as part of the Taylor's Mistake bach community – well-known in Christchurch.

West of the group of baches at Taylor's Mistake known as Rotten Row, between the Surf Club Pavilion and the rocky outcrop of Hobson's Point is an area known as West End. This contains a number of baches; some built on the sandy foreshore and others on the steep rock of the Point. Bach 48 is built on the sand and is the eastern-most of these baches.

The origins of Bach 48 are uncertain, but research to date suggests that it was built in the years around World War I. Evidence suggests that the builder was Charles Peters. Peters was an upholsterer and in 1919 he set up as a cabinet maker. In 1923 Peters' 'Oak Furniture Company' went bankrupt and he attempted to sell his bach to settle some of his debts, but it

was seized by a Mr Balkind, one of his creditors.[1] He recovered it and research suggests that Peters dwelt there more or less permanently during the 1930s.
During World War II Bach 48 was one of many Taylor's Mistake baches requisitioned by the army for billeting soldiers. It was returned to Peters in September 1942. Peters died in 1943 and after his death, Bach 48 passed to his sister Rosina Woodhouse. In 1944, a year after Rosina and her husband John received Bach 48, they also purchased Bach 28. The family apparently used Bach 48 as their own holiday home, and 28 was let. Both baches were sold following John's death in 1964. Bach 48 was purchased by Trevor Rowe and his wife Ivy.

Ivy Rowe was a daughter of John Hobson who built the first bach (68) with his family in Hobson's Bay in c1907. The extended Hobson family occupied nearly all the dozen baches in Hobson's Bay. Ivy represented New Zealand in baseball in the 1940s, and encouraged her daughters to pursue sporting activities such as swimming. Her daughter Sandra joined the Taylor's Mistake Surf Life Saving Club (TMSLC), and her father is remembered as a lifelong supporter of the Club and the Bay.[2] Ivy's husband was also president of the Bach Owners Association for a period. Bach 48 is now jointly owned by their three daughters; many of their children are also involved with the TMSLC.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 48 has cultural significance for the manner in which it signifies the informal do-it-yourself self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within only two families, for its demonstration of the interconnectedness of family ownership within this bach community and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 48 is valued by its current owners whose family have owned it for over 50 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 48) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

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[1] *Press* 17 March 1923.
[2] Carpinter & Tutty p. 278

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 48 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 48 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1910s, it was a small gabled weatherboard hut of probably one room, sitting side-on to the sea, well out on the sands. In the mid-1920s it was either rebuilt or rotated on its site so that the gable faced the sea. The front door was relocated to the side elevation and a new window placed in the front elevation. The bach remained in this form until after its purchase by the Rowe family. A fibrolite lean-to extension (a bunkroom) was added to the rear in 1967, giving the building an 'L' shaped footprint. A larger window was also inserted in the front elevation. The bach sustained some damage in the Canterbury Earthquake sequence of 2010-2011, and the chimney was removed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 48 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. The enlargement over time followed the trend of building more permanent baches. This bach began as a small weatherboard bach, with a bunkroom extension constructed of fibrolite in the late 1960s. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[3] and is not found in later alterations to baches meaning the alterations are specific to their time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

Bach 48 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on the sandy foreshore behind the Taylor's Mistake beach, in the area known as West End. The baches at the West end are tucked in to the cliff, with bush and scrub behind – either located directly on the beach, or up on the cliff. They are commonly timber weatherboard or fibrolite construction, with corrugated iron roofs and timber framed windows and doors. Most of the baches are single storied, with one a mix of single and two storied sections. Roof forms are gabled or mono pitched, or a mix of the two where there are later additions. Colours are predominantly light or dark tones. The baches located up on the cliff feature retaining walls and access stairs. Forms are generally rectangular and horizontal, extending across in line with the cliff.

Bach 48 relates strongly to this group in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are well-known Christchurch landmark as they are a prominent feature of the bay and the popular coastal walk there.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 48 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 48 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of patterns of recreation and leisure in mid-20th century New Zealand; for its long association with only two families; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within only two families, for its demonstration of the interconnectedness of family ownership within this bach community and for its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the group of baches known as West End. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Taylor's Mistake Association files (privately held)

World War I Military Personnel Files (Archives New Zealand)

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Births, Deaths and Marriages website

Papers Past website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1447
BACH AND SETTING - 51 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 51, West End, has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its associations with prominent Taylor's Mistake Surf Life Saving Club (TMSLC) personality Norman Batchelor and the MacDonald family, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

West of the group of baches at Taylor's Mistake known as Rotten Row, between the Surf Club Pavilion and the rocky outcrop of Hobson's Point is an area known as West End. This contains a number of baches; some built on the sandy foreshore and others on the steep rock of the Point. Bach 51 is the western-most of those built on the beach.

The origins of Bach 51 are uncertain, but in accordance with the history of most Taylor's Mistake baches, it is likely to have been built in the years around World War 1. Research to date suggests that the builder was Albert Andrews. Andrews was born in London, emigrated to New Zealand in c1912 and settled in Lyttelton where he worked for the Railways and as a watersider. A number of watersiders established baches in the bay during the first wave of hut construction around World War I. In addition to Andrews, these included Henry Eastwick (Bach 42) and Tom Malloy (Bach 34). Andrews died in 1935.

After Andrews' death, his bach passed to Norman Batchelor. Batchelor was a leading figure in the TMSLC in the inter-war years as a competitor, instructor and administrator (including a term as Club Captain 1927-1929). Batchelor won national titles in backstroke and freestyle between 1921 and 1924. Bach 51 was one of the baches requisitioned by the army during WWII. The key was returned to the Batchelors in December 1942. In 1950 Batchelor and his family moved to Auckland.

When the Batchelors left Christchurch, their bach passed to Charles Jackson and his wife Elizabeth. When the Jacksons died within a few months of each other in 1961, their bach passed to John C. MacDonald. The bach remained in the MacDonald family until 2015 when it was sold to builder Dave Louw. Louw also owns Bach 62 in Hobson's Bay.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 51 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family until recently, and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 51) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 51 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century.

Baches were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit

owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 51 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1910s, Bach 51 was a small gabled weatherboard hut of probably one room, sitting side-on to the sea. In the middle years of the 20th century, the bach was extended by the addition of two lower-gabled sections at either end. Research to date suggests that the building was clad in fibrolite at this time, and French doors inserted in the north elevation. The roof is corrugated iron and windows and glazed doors are timber framed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 51 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. The enlargement in the mid-20th century and the cladding of the bach in fibrolite followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[1] and is not found in later alterations to baches meaning the bach is very much of its time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 51 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on the sandy foreshore behind the Taylor's Mistake beach, in the area known as West End. The baches at the West end are tucked in to the cliff, with bush and scrub behind – either located directly on the beach, or up on the cliff. They are commonly timber weatherboard or fibrolite construction, with corrugated iron roofs and timber framed windows and doors. Most of the baches are single storied, with one a mix of single and two storied sections. Roof forms are gabled or mono pitched, or a mix of the two where there are later additions. Colours are predominantly light or dark tones. The baches located up on the cliff feature retaining walls and access stairs. Forms are generally rectangular and horizontal, extending across in line with the cliff.

Bach 51 relates to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-

[1] https://teara.govt.nz/en/ephemera/38658/fibrolite

known landmark in Christchurch walkers as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 51 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 51 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with prominent TMSLC figure Norm Batchelor, and long association with the MacDonald family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its association with surf lifesaving and for its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as the West End, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

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Papers Past website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1448
BACH AND SETTING - 52 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 52, West End, has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its associations with prominent Taylor's Mistake Surf Life Saving Club (TMSLC) personality and early Olympic representative Len Moorhouse, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

West of the group of baches at Taylor's Mistake known as Rotten Row, between the Surf Club Pavilion and the rocky outcrop of Hobson's Point is an area known as West End. This contains a number of baches; some built on the sandy foreshore and others on the steep rock of the Point. Bach 52 is located in an elevated position at the southern end of the Point.

The origins of Bach 52 are uncertain, but research to date suggests that it is likely to have been built in the years around World War I. It was in-situ by the beginning of the 1920s. The first owner or owners have not been determined, but by 1932 it was owned by Len Moorhouse.

Leonard Moorhouse took up competitive swimming at the age of 18 with the Christchurch Amateur Swimming Club (CASC). As reigning New Zealand backstroke champion he

competed in the 100M backstroke event at the 1928 Amsterdam Olympics. He was also selected for the inaugural British Empire Games in Canada in 1930, but was unable to attend. At around the same time that he joined the CASC, Len also joined the New Brighton Surf Life Saving Club, but moved to the Taylor's Mistake SLSC, supported by Jim Ballin, the presiding president of the TMSLC and boss of Ballin's Brewery – where Len worked as an accountant. Moorhouse was a force within the TMSLC through until the late 1930s.

Moorhouse passed his bach onto an A. Wakelin; a fellow Ballin's employee, in the late 1930s.[1] Along with other baches in Taylors Mistake bach 52 was requisitioned during the war and was not returned to Wakelin until mid-1943.

After the war, Wakelin sold his bach to Horace and Emily Chapman. Horace was a fitter with NZ Railways. The Chapman family had been holidaying at Taylor's Mistake for some years in rented baches before 52 was purchased. In the mid-1980s, the Chapman bach came under threat when the Drainage Board proposed siting a sewer pipeline through the property, but this did not eventuate. After his parents passed away in 1986 Horace and Emily's son Ron sold Bach 52 to present owners Lynn and Tim Cook.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 52 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, and as part of the area's frequent artisitic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 52 is valued by its present custodians, whose family have owned it for over 30 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 52) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

[1] Moorhouse resumed bach ownership at Taylor's Mistake for a short period after the war with the much larger Bach 54 (now destroyed).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 52 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Baches were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 52 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1910s, Bach 52 was a small skillion-roofed weatherboard hut of probably one room like most of the earliest baches at Taylor's Mistake. In the middle years of the 20th century, the bach was extended substantially to the south, effectively tripling its size. Unlike many other baches in the area that were altered around this time it retains its weatherboard cladding and lean-to roof and consists primarily of one main structure with a small section extending out to the rear. Rather than a timber deck it has concrete paths and areas to the north east and south east.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 52 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. The changes over time followed the trend of building more permanent baches. The choice of timber as the main construction material is comparable with the majority of baches built at Taylor's Mistake at this time, and many other baches around New Zealand, such as Rangitoto and Tongaporutu River. It is notable in this context though that the mid-20th century extension did not use the cheaper fibrolite of the time as other baches in the area did, but retained its original material. The building is constructed on an area supported by retaining walls with a flight of steps required to access it, necessitating some engineering ingenuity by the original builder. That it survived the Canterbury earthquakes is evidence of the care taken in the construction of its base.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 52 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on the hillside behind the Taylor's Mistake beach, in the area known as West End. The baches at the West End are tucked in to the cliff, with bush and scrub behind – either located directly on the beach, or up on the cliff. They are commonly timber weatherboard or fibrolite construction, with corrugated iron roofs and timber framed windows and doors. Most of the baches are single storied, one is a mix of single and two storied sections. Roof forms are gabled or mono pitched, or a mix of the two where there are later additions. Colours are predominantly light or dark tones. The baches located up on the cliff feature retaining walls and access stairs. Forms are generally rectangular and horizontal, extending across in line with the cliff.

Bach 52 relates to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 52 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but the area was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 52 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with prominent TMSLC figure and early Olympic representative Len Moorhouse; and as part of the Taylor's Mistake bach community well-known in Christchurch. The building has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its connection with surf lifesaving and for the frequent artistic representation of the group of baches. It has architectural and aesthetic significance architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites and altered over time.. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century, along with some ingenuity relating to its position on a base supported by retaining walls. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as the West End, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

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Sumner Borough Council files (Sumner Museum)

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Taylor's Mistake Association files (privately held)

World War I Military Personnel Files (Archives New Zealand)

Marlborough Express *Len's Big Splash Honoured* 15/05/2013

Pers. comm. Janet Abbott

Births, Deaths and Marriages website

Papers Past website

Wises Street Directories (accessed via *Ancestry* website)

Len Moorhouse Wikipedia

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1449
BACH AND SETTING - 55 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 55, Shangi-La, has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its associations with prominent Taylor's Mistake Surf Lifesaving Club (TMSLC) personality Daryl Neate, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

West of the group of baches at Taylor's Mistake known as Rotten Row, between the Surf Club Pavilion and the rocky outcrop of Hobson's Point is an area known as West End. This contains a number of baches; some built on the sandy foreshore and others on the steep rock of the Point. Bach 55 is located in an elevated position at the southern end of the Point.

The origins of Bach 55 are uncertain, but it was in-situ by the beginning of the 1920s. The first owner or owners have not been determined, but by 1932 it was owned by R. Carpenter. Research to date suggests this was Ronald (Ron) Carpenter, a motor cycle mechanic and competitive motor cycle racer of the late 1920s and 1930s.

During World War II when baches were requisitioned by the army for billeting soldiers bach 55 was not – research to date suggests that this may have been because it was serving as a

dedicated 'Surf Club Hut' at the time.[1] After the war, Bach 55 passed into the possession of Herman Dunlop. Dunlop was the son of a publican and was briefly a licensee himself before joining the police force in the late 1930s. Like Ron Carpenter, he was also a motor cycle racer in his youth. When Dunlop relinquished his bach around 1950, it passed briefly to Mr P. Smith before being purchased by car dealer Victor Neate and his wife Zella in c1955. Their son Daryl joined the TMSLC as a 'nipper' in the late 1950s, and became one of the club's (and indeed New Zealand's) most successful competitors. During a 40 year career he won 35 gold, 22 silver, and 21 bronze medals at National Championships, and represented New Zealand twice (in South Africa in 1973 and Australia in 1974). Away from competition, Neate served the TMSLC as a patroller and coach, and was Club Captain 1971-1974. He was inducted into the NZ Surf Life Saving Hall of Fame in 1985, and was made a Life Member of the TMSLC in 2017. Bach 55 remains in the Neate family.[2]

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 55 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within one family, its direct connections with the TMSLC and as part of the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 55 is valued by its present custodians, whose family have owned it for over 60 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 55) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 55 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the vernacular dwellings

[1] Army – Hut Owners List, c1942 (TMA archive)
[2] TMSLSC website – Life Members

commonly built (and often subsequently altered) to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 55 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1910s, Bach 55 was a small skillion-roofed weatherboard hut of probably two rooms. In the middle years of the 20th century, the bach followed the growing trend of the time and was rebuilt into a substantial fibrolite dwelling, making it the largest of the Taylor's Mistake baches. The bach sits on a substantial concrete base which creates a deck area extending across the beach frontage. Windows are timber framed, and dominate the beach frontage. The name is spelt out on a sign attached to the fascia board.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 55 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. The enlargement followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[3].

The building is constructed on an area supported by retaining walls necessitating some engineering ingenuity by the original builder which has been updated over time. This has ensured it survived the Canterbury earthquakes.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 55 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on the hillside behind the Taylor's Mistake beach, in the area known as West End. The baches at the West end are tucked in to the cliff, with bush and scrub behind – either located directly on the beach, or up on the cliff. They are commonly timber weatherboard or fibrolite construction, with corrugated iron roofs and timber framed windows

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

and doors. Most of the baches are single storied, with one a mix of single and two storied sections. Roof forms are gabled or mono pitched, or a mix of the two where there are later additions. Colours are predominantly light or dark tones. The baches located up on the cliff feature retaining walls and access stairs. Forms are generally rectangular and horizontal, extending across in line with the cliff.

Bach 55 relates strongly to this group in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 55 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 55 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of patterns of recreation and leisure in mid-20th century New Zealand; for its association with prominent TMSLC figure Daryl Neate; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, its direct connections with the surf lifesaving, for its longevity of ownership within one family, and for the area's frequent artistic representation. The building has architectural and aesthetic significance as an example of the vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the group of baches known as West End. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016* B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Taylor's Mistake Association files (privately held)

World War I Military Personnel Files (Archives New Zealand)*Births, Deaths and Marriages* website

Papers Past website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

'Life Members' Taylor's Mistake Surf Lifesaving Club website

Wises Street Directories (accessed via Ancestry website)

Pers. comm. Janet Abbott

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1450
BACH AND SETTING - 58 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 58 has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its connection with the earlier history of the Taylor's Mistake Surf Club; for its connection with sportsman and caterer Alec Thompson; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

Bach 58 is perched on a terrace at the nose of the 'The Point' which divides the West End of the 'Big Bay' at Taylor's Mistake from Hobson's Bay. The present bach dates from 1936.

The earliest history of Bach 58 – like that of many of the Taylor's Mistake baches – is uncertain, but it was in-situ by 1921. By 1932 it was owned by Alexander (Alec) Thompson. Thompson took up the sport of boxing, becoming a successful welter-weight fighter in the city during the 1920s. After retiring from the ring, he became a trainer and operated his own gymnasium during the 1930s. In 1936 he helped found the Marist Old Boys Boxing Club, and in 1939 he was on the committee of the Christchurch Boxing Trainers Association. In addition to boxing, Alec Thompson also joined the Taylor's Mistake Surf Life Saving Club (TMSLC) in the 1920s and became a regular competitor. In the early 1930s Alec leased his bach to a

group of young TMSLC members known collectively as the 'The Bashful Boys'.[1] He then applied to the Sumner Borough Council for permission to build a new hut on the former tearooms site, close to the surf club pavilion. This was denied on the basis of a 1923 council decision that no further baches be permitted in this locality because of the impediment they posed to public access to the beach.[2] Subsequent to this decision Thompson returned to Bach 58, which he rebuilt in 1936.[3]

During World War II the new Bach 58 was occupied from 11 December 1941 until April 1943; a period for which the Thompsons were paid £44/2/2 in rent.

The Thompsons retained their bach for 40 years until the late 1970s, when it was sold to Mrs Claydon, proprietor of the Marine Service Station in Sumner. The present owners acquired it in the 1990s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 58 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its links with the TMSLC, its longevity of ownership within one family, and the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 58) is the connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 58 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the vernacular dwellings

[1] Tutty and Carpinter p 63.
[2] Sumner Borough Council minutes 09/12/1930.
[3] Ibid 29/01/1936

commonly built (and often subsequently altered) to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 58 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. No clear images of the first Bach 58 have been sighted, but it appears to have been a small lean-to structure. By 1930 this had either been replaced or altered and had a gabled roof. The bach as it stands today is the larger rusticated weatherboard hip-roofed building that Alec Thompson built or rebuilt in 1936. Subsequent alterations include new windows inserted in the 1960s or 1970s. In terms of the evolution of bach design at Taylor's Mistake, it marks the transition between the simple lean-to's of the 1910s and 1920s and the more substantial fibrolite dwellings of the post-war period.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 58 has technological and craftsmanship significance as a vernacular building, reflecting traditional building techniques and materials of the mid-20th century. The changes over time followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 58 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is prominently located on the toe of 'The Point' separating the West End of Taylor's Mistake's 'Big Bay' from Hobson Bay. Low cliffs fall to the sea in front of the building. The four baches at The Point are closely co-located. Rocky or concrete retaining walls and steps provide support and access. Decks are a common feature of these baches. They are predominantly light in colour, although one is painted dark tones. Window and doors are timber framed, with some later windows in aluminium. Roofs are clad in corrugated iron, and are mono pitched or low pitched hipped forms. Cladding is in weatherboard, corrugated iron or fibrolite and is sometimes mixed. Bach forms are boxy and rectangular.

Bach 58 relates strongly to this group in terms of its design, form, scale, materials, texture and location and is a key contributor to the group.

The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its a popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 58 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 58 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its connection with the earlier history of the Taylor's Mistake Surf Life Saving Club; for its links with sportsman and caterer Alec Thompson; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, its longevity of ownership within one family, connections with surf lifesaving and the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century baches in New Zealand. It has contextual significance on its site and within its setting, for its prominent location on The Point between Hobson's Bay and West End, and for its shared physical characteristics with baches in the immediate and wider area. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

Papers Past website

Births, Deaths and Marriages website

Taylor's Mistake Association files (privately held)

Wises Street Directories (accessed via Ancestry website)

Pers. comm. Janet Abbott

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1451
BACH AND SETTING - 60 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 60 has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its association with Matthew Wilson and subsequent owners, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

Bach 60 is perched on a terrace at the foot of the steep hillside at the eastern end of Hobson Bay, above the concrete steps which provide the principal access to the bay. The site of Bach 60 was initially the location of the hut belonging to early Taylor's Mistake identity 'Uncle' Cooper. Uncle - as everyone knew him – settled at Taylors Mistake in about 1913. An American, Uncle's origins and personal history are otherwise uncertain. His hut was known as 'Uncle's Halfway Tavern' as it was reputedly halfway between Sumner and the Godley Heads lighthouse.[1] Uncle died at the beginning of World War II.

In 1940, Matthew Wilson was granted permission by the Sumner Borough Council to build a new hut on Uncle's 'old site'. He also undertook to create steps over the brow of the hill to

[1] P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016* pp 86-87.

enable better public access to Hobson's Bay, and to sell his previous hut.[2] During the 1930s Wilson was a member of the Taylor's Mistake Surf Life Saving Club (TMSLC). During World War II the new Bach 60 was occupied from 1 December 1941 until April 1943; a period for which the Wilsons were paid £44/2/2 in rent.

When Wilson died in 1962, Bach 60 passed to his wife. In the mid-1960s it was transferred to a Mr K. O'Keefe – who appears to have been resident in the Waikato. By the early 1970s it was owned by L. M. Reynolds of Papanui, and then by E. J. Little of Parklands. By the late 1970s, it had been purchased by Oliver and Juliana Brauer, the proprietors of the Sumner Pharmacy. After the Canterbury earthquake sequence of 2010-2011, it was sold to its present owners.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 60 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its association with the TMSLC, and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 60) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 60 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the vernacular dwellings

[2] Sumner Borough Council Minute Books 23 September 1940. The location of Matthew Wilson's previous hut has not been established, but it may have been between today's baches 62 and 63, which as 55 belonged to a Mrs L. Wilson in 1932, but does not appear in any later lists.

commonly built (and often subsequently altered) to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 60 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It appears to have begun life in 1940 as a single-level weatherboard building of a couple of rooms. Later a fibre-cement first floor was added – accessed via an external stair and terrace. Research to date suggests that this would have been around 1966 when alterations were made to the bach, although exactly what they were is not known. As it stands today, the building fits the typical modernist mid-century bach typology, with its larger windows, mono-pitch roof and commercial materials. Windows are timber framed. The tight site encouraged the addition of a second floor; and a tall narrow form. In this regard it resembles its neighbours and contemporaries Baches 49 and 64. The bach was damaged during the Canterbury Earthquake sequence of 2010-2011 when the retaining wall in front gave way and was unoccupied for a period. The wall and building have been subsequently repaired.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 60 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. The enlargement followed the trend of building more permanent baches and was constructed from fiber-cement rather than the original weatherboard. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials, which is demonstrated in the upper storey of this bach. Fibrolite fell out of favour in the 1970s and 80s[3] and is not found in later alterations to baches.

The building is constructed on an area supported by retaining walls necessitating some engineering ingenuity by the original builder which has been updated over time. Although this has required rebuilding after the Canterbury earthquakes it has been able to be repaired and the building has been retained.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

Bach 60 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on a terrace at the foot of the steep slopes at the eastern end of Hobson's Bay, and set into the cliff face. The baches at Hobson's Bay are a mix of single and two stories, clad in Fibrolite, with some weatherboard. There are some two storied baches which are narrow and boxy in form. Conversely the single storied baches are strongly horizontal in form which is commonly emphasized by the balustraded decks along the frontage. Baches are set high into the rocky cliff faces or are perching on rocky outcrops. Some are set within the bush and scrub of the cliff. Their locations in the landscape often require steps up, retaining walls and thin support poles for the baches. Roof forms vary from gables to flat or mono pitched. Paint colours are generally neutral and light. Roofs are clad in corrugated iron, and windows are largely timber framed. The baches are spread out across the bay, separated by areas of scrubby cliff face.

Bach 60 relates strongly to the group of baches in Hobson's Bay and in particular to the other two storey baches nearby in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. The retaining walls and stepped access are a key part of the setting of this bach as they are a reflection of the construction of the bach directly within the cliffscape and are a feature of this section of the larger bach group, as are the more neutral colours blending with the surroundings.

The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 60 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 66 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand, for its connection with Matthew Wilson and other owners, and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of the family ownership associated with, its connection with surf lifesaving and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape, cliffside and bay, and for its shared physical characteristics with the group of baches in Hobson's Bay, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

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Pers. comm. Janet Abbott

Taylor's Mistake Association files (privately held)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 13 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1452
BACH AND SETTING - 69 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 69 has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its associations with the early history of the Taylor's Mistake Life Saving Club, publican Alfred Barrett, his daughter and her family, and as part of the Taylor's Mistake bach community – well-known in Christchurch. It is also of historical significance for its connection with military defence history.

Bach 69 is located on a former pillbox beneath the cliffs of Hobson's Bay. It is the second bach on the site and and dates from 1957.

Research to date suggests that the first Bach 69 was built by Alfred Barrett in the years around World War I. Barrett was publican at the New Zealander Hotel in St Asaph Street (1923-1930 and 1934-1943), with a period at the Hororata Hotel (1931-1933) in between. He was an inaugural member of the Taylor's Mistake Life Saving Club (TMSLC) in 1916 and served as first club captain and as an early instructor and patrolman. Barrett was closely involved with the construction of the first pavilion and was one of two club delegates who represented Taylor's Mistake at the first meeting of the Canterbury Surf Life Saving Association. Although his active involvement with the club appears to have wound down in the early 1920s Barrett later served as club patron for two periods (1943-1946 and1947-1956) and maintained a bach at the Bay for another three decades.

During World War II Bach 69 was first occupied by troops between December 1941 and late 1942. Around 1941 a substantial pill box (also described as a gun emplacement) was constructed in front of Bach 69 to provide covering for machine gun fire across Hobson's Bay in case of a possible landing.

In about 1947 the bach was destroyed by a slip. Barrett subsequently purchased nearby Bach 64, which he retained until his death in 1957. The site of Bach 69 sat vacant for a decade until Mrs and Mr Dorreen (Mrs Dorreen was Barrett's daughter) of Sumner built a new Bach 69 on top of the redundant pillbox in 1957. The Dorreen children were involved with the TMSLC. After 50 years with the Dorreen family (and 90 years of family association with the site), Bach 69 was sold to Damon Hagaman in c.2009. A property investor and company director, Hagaman is a son of the late Earl Hagaman, owner of the Scenic Hotel Group.

The bach is unusual in the bay in that it came through the earthquakes undamaged and remains occupied. The only other Hobson's Bay bach that did so is Bach 70 which is built higher up on the hillside.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 69 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family, for its association with early surf lifesaving and for the public esteem in which the area was held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 69) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families for long periods of time, as with Bach 69 has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 69 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 69 reflects the typology and characteristics of the 'kiwi' bach in its simple forms, materials and the way in which its construction made use of a pre-existing feature. Built in 1957, with its mono-pitch roof, fibre-cement cladding and large timber framed windows, Bach 69 is an exemplar of the mid-century bach. It is (unusually) located on top of a pillbox/gun emplacement constructed in c1941 from concrete but camouflaged with local stone. This retains the gun openings. The deck of the bach is jettied out over the rocks from the pillbox, supported on metal poles.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 69 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century, and also illustrating military concrete pillbox construction. The construction of the bach in 1957 followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[1] and is not found in later alterations to baches. The building is constructed on the previously built pillbox, and then jettied over the rocks supported on metal poles, demonstrating clever use of the existing structure and some ingenuity on the part of the builders.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 69 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The baches at Hobson's Bay are a mix of single and two stories, clad in Fibrolite, with some weatherboard. There are some two storied baches which are narrow and boxy in form. Conversely the single storied baches are strongly horizontal in form which is commonly

[1] https://teara.govt.nz/en/ephemera/38658/fibrolite

emphasized by the balustraded decks along the frontage. Baches are set high into the rocky cliff faces or are perching on rocky outcrops. Some are set within the bush and scrub of the cliff. Their locations in the landscape often require steps up, retaining walls and thin support poles for the baches. Roof forms vary from gables to flat or mono pitched. Paint colours are generally neutral and light. Roofs are clad in corrugated iron, and windows are largely timber framed. The baches are spread out across the bay, separated by areas of scrubby cliff face.

The bach stands alone on a terrace on the steep hillside above the cliffs at the far western end of Hobson Bay. It relates strongly to the group of baches in Hobson's Bay and in particular to the other two storey baches nearby in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. The pillbox is a key part of the setting of this bach as it is a reflection of the construction of the bach directly within the cliffscape. The dark green and red colours of this bach are stronger than the colours of the group of baches in Hobson's Bay.

The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 69 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. This includes defence activities – the pillbox construction by the army. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 69 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the TMSLC and publican Alf Barrett; as part of the Taylor's Mistake bach community – well-known in Christchurch and for its connection with military defence history. Bach 69 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family, for its association with early surf lifesaving and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites and altered over time. It has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century and making use of the existing pill box structure that it is located on top of. Bach 69 has contextual significance on its site and within its setting, for its relationship to the landscape, cliffside and bay, and for its shared physical characteristics with the group of baches in Hobson's Bay, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Births, Deaths and Marriages website

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Wises Street Directories (accessed via Ancestry website)

Taylor's Mistake Association files (privately held)

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES..

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1453
BACH AND SETTING - 70 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 70 has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-twentieth century New Zealand; for its connection to the eponymous Hobson family of Hobson's Bay, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

Bach 70 is located high on the hillside at the far western end of Hobson's Bay, looking back over the bay's cliff-side baches. Research to date suggests that the bach was built by cabinet maker Ernest (Ernie) Hooker in the period around World War I. Born in England, Ernie came to New Zealand with his family in the late 1880s. Like many Taylor's Mistake bach owners, he belonged to the Linwood Rugby Club. In 1945 he sold his bach to David Scott and his wife Elizabeth. Elizabeth was the daughter of Thomas (Tom) Hobson, the eldest son in the large Linwood-based family of John and Susannah Hobson, who began holidaying together at Taylor's Mistake before the turn of the century and built *Whare Moki* (Bach 68) - the first of many family baches in Hobson's Bay - in c1907. David and Elizabeth had two children – Alison and David (known as Harley). Harley took over Bach 70 from his parents, retaining it for thirty years until 2009 when he sold it to the East family.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 70 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within one family, and for the public esteem in which the area was held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 70 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 70 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It began as a small gabled board and batten hut of one or two rooms. Modest additions have been made over the years. In the 1970s a small flat roofed extension was made to the south elevation, and later, a similarly-scaled bathroom extension to the north. The roof is corrugated iron and windows are a mix of timber framed and metal/aluminium. French doors open on to a deck which runs around the front and side of the bach, with wire balustrading. The bach remains in good condition and in use following the Canterbury earthquakes.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 70 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. Timber construction of entire buildings using board and batten could be seen in the late 19th century, as well as the early 20th, generally using local timber. In addition, it was occasionally used as a decorative feature on bungalows and in the mid-20th century on architect-designed buildings.[1] Its use on bach 70 aligns with the use of board and batten at the turn of the 20th century as a more common vernacular product. Board and batten is also used in some of the historic baches on Rangitoto Island and Tongaporutu River.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 70 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The baches at Hobson's Bay are a mix of single and two stories, clad in Fibrolite, with some weatherboard. There are some two storied baches which are narrow and boxy in form. Conversely the single storied baches are strongly horizontal in form which is commonly emphasized by the balustraded decks along the frontage. Baches are set high into the rocky cliff faces or are perching on rocky outcrops. Some are set within the bush and scrub of the cliff. Their locations in the landscape often require steps up, retaining walls and thin support poles for the baches. Roof forms vary from gables to flat or mono pitched. Paint colours are generally neutral and light. Roofs are clad in corrugated iron, and windows are largely timber framed. The baches are spread out across the bay, separated by areas of scrubby cliff face.

Bach 70 stands alone on a terrace on the steep hillside above the cliffs at the far western end of Hobson Bay. It relates strongly to the group of baches in Hobson's Bay in terms of its design, form, scale, materials, texture and location and is a key contributor to the group.

The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the Bay which is a popular local destination for recreation activities.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 70 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 70 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the eponymous Hobson family of Hobson's Bay; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it

[1] https://www.renovate.org.nz/bungalow/walls-and-claddings/wall-cladding-original-details/

signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape, cliffside and bay, and for its shared physical characteristics with the group of baches in Hobson's Bay, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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REPORT DATED: 14 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1405

FORMER DWELLING/STUDIO, GARDEN AND SETTING, THE SUTTON HERITAGE HOUSE AND GARDEN - 20 TEMPLAR STREET, CHRISTCHURCH

PHOTOGRAPH: A. OHS, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

This dwelling/ studio, garden and setting are of high historical and social significance for their association with William (Bill) Sutton, an important New Zealand artist and long term lecturer at the University of Canterbury. The house is a rare reminder of the residential environment in the vicinity of the Avon River that was largely demolished following the large scale damage to land and property caused by the Canterbury Earthquakes.

The house at 20 Templar Street was Sutton's home and workplace for 37 years. He produced many of his renowned works there. Sutton was born in Christchurch on 1 March 1917 and was educated at Sydenham School, Christchurch Boy's High School, Canterbury University College School of Art (1934 – 1938) and the Anglo-French Art Centre London (1947-48). He was a lecturer at the School of Fine Arts at the University of Canterbury for 30 years (1949 – 79); a council member (1949 – 60) and vice-president (1965-67) of the Canterbury Society of Arts; a member of the

Visual Arts Advisory Council and QEII Arts Council and a trustee of the National Gallery National Museum and War Memorial. William Sutton received many major art awards and fellowships including: Canterbury College Medal (1937), QEII Arts Council Fellowship (1973), Companion of the British Empire (1980) and Governor General's Award in 1984. He died on 26 January 2000.

Sutton was one of Canterbury's most important 20th century landscape painters and today his works are in public and private collections throughout New Zealand and overseas. Many of these works including dozens of portraits of some of the most eminent figures of the day in law, education, medicine and many other professions were painted in his Templar Street studio where he lived and worked between 1963 and his death in 2000.

The purpose-built dwelling incorporating a studio enabled Sutton to paint and store his artworks, accept formal portrait commissions in much greater numbers and to explore other media, particularly printing. Sutton had an Albion press which he used to set up what he called Templar Press.

The interior of the house and the garden are of high historical and social significance because they evidence Sutton's way of life and work and are able to convey with immediacy the way of life of one of New Zealand's most important artists and thereby provide valuable context and insight into his work.

Following Sutton's death in January 2000 the property was briefly owned by the William A. Sutton Trust before being sold to former Christchurch Art Gallery Director, Neil Roberts. One of the conditions of that sale was that a covenant be placed on the title, which meant that the house and surrounding garden are to remain unaltered in perpetuity. This was entered into with the Christchurch City Council in August 2002.

The land sustained some liquefaction as a result of the February 2011 earthquake and some lateral movement occurred to the house. The owner vacated the property after essential services to the area were cut off. The Canterbury Regional Earthquake Authority (CERA) announced on 23 March 2012 that 20 Templar Street was to become part of the area of land designated as Red Zone, and owned by the Government.

Ownership transferred to Land Information New Zealand (LINZ), who undertook repairs and strengthening works in 2019/2020. On completion of the works, LINZ transferred ownership to the Christchurch City Council. The Sutton Heritage House and Garden Trust, formed in 2019, plan to manage the property as a house museum and cultural destination. An Artist in Residence programme has been established.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The property is of high cultural significance for its association with a notable New Zealand painter, who made a significant contribution to the cultural life of New Zealand, and his way of life.

The building holds a similar cultural significance as other important artist residences in New Zealand such as the Rita Angus house in Wellington and the Colin McCahon house in Auckland. The Dame Ngaio Marsh house is a comparative local example.

There is commemorative value in the house which provides a connection with and understanding of the artist and his works.

The house with its studio and garden demonstrate Sutton's way of life as an artist which was to work and live from the same location and be closely connected with natural features. He produced many of his most notable works at the property, and hosted social gatherings there.

Following the Canterbury Earthquakes, and the designation of the land on which the property sits within the Red Zone, there was public concern expressed for its future. Some City Councillors expressed a desire to save the dwelling and studio in 2012 (*The Press*, 'Councillors want to save artist's former home', Lois Cairns, 4.9.2012). A Trust – the Sutton Heritage House and Garden Charitable Trust - was formed in 2019 to secure its ongoing use, and public accessibility. It is important as heritage which survived large scale post-earthquake demolitions in the city.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling/studio and garden, are of high architectural and aesthetic significance as they were purpose-built for Sutton, to a design by fellow artist and sculptor Tom Taylor in 1961. The building relates stylistically to local interpretations of Modernist architecture, and the studio is the main focus of the building.

The house retains a very high degree of originality, and clearly evidences its built purpose and use as an artist's residence and studio. Taylor, a lecturer in sculpture at the University of Canterbury's School of Fine Arts from 1961-90 had studied architecture for two years and came up with a design that successfully incorporated a compact two-storey residence and studio. Taylor also designed several other houses in Christchurch.

The house has a single storeyed studio and glasshouse at the western end, and a two storied living areas to the east. The roof is mono-pitched. Cladding is vertical tongue and groove timber. The windows are timber framed. A garage is incorporated, with a garage door facing the street. A balcony with timber balustrade overlooks the garden on the north façade.

Conservation and repair works were undertaken in 2019/20. This included replacement of rotten timbers, repair of fibrous plaster wall and ceiling linings, installation of structural bracing (requiring replacement of some wall claddings and linings), the removal of the damaged section of block wall to the street boundary with a view to reconstructing it, and removal of the Paulownia tree adjacent to it. Disabled access was added from the garage to the living room with a revised garage door to replace the later galvanised steel garage door and an enlarged internal door. Other changes include a new fence along the original north boundary line, two gates in the fence at the north-east corner of the property and bricks laid in the previous location of a vegetable garden.

The dwelling features a terrace along the front, and a patio. The house was designed to maximise light - a high bank of windows runs along the back wall of the studio space, which was also used for living and entertaining. The house combines elements of the traditional colonial cottage (pitched roof, veranda) with modernist elements (boxy rear section). External timber cladding is vertical; windows are timber framed.

The whole interior is considered to be part of the heritage item because of the large extent of heritage fabric that remains throughout. The interior layout features a small private upstairs space and large studio/living room downstairs, which comprises a third of the floor plan. Built in bookcases, and the original kitchen joinery remains, with sliding cupboard doors, to the original design by Taylor. The form, spaces, materials, structural elements, ceilings, walls, joinery, doors, fittings, hardware, stairs, balustrades and steps, built-in furniture, finishes, flooring and design elements are highly intact. The balustrade in the dining room is made of New Zealand beech. The log burner and tiled hearth were later additions made by Sutton and are therefore also associated with the artist. A decorative plaster cast (from the former Arts School collection) is built into the south wall of the studio. The shelving wall incorporates a Fijian tapa cloth backing, purchased by Sutton in the 1950s. Sutton's easel and portrait chair remain in the house.

Sutton developed and planted the garden. The garden is of high architectural and aesthetic significance for its plantings, brick paths, brick terrace, walls, gates, established trees and layout. Plantings include cabbage trees, camellia, lancewood, nerium, white rata, rhododendron, callistemon, grapefruit, kowhai, paulownia, lemon, feijoa, aralia, karaka, winter sweet, quince, aucuba, aralia, prunus, embothrium, and chaenomeles. The garden features areas of distinct character as a result of the plant palette and use.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling and studio are of significance as the methods and materials used reflect the practices of the period, with a particular attention to the quality of materials and detailing on the interior and exterior.

The wall to the street is of unpainted concrete block, and the garden features a brick courtyard and paths as well as concrete paths. The exterior is characterised by the use of vertical timber cladding. Stained and painted timber also features on the interior for built in furniture, exposed beams, doors and trims. Tapa cloth and a decorative plaster work feature in the studio.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling/studio, garden and setting have high contextual significance for the way the house is placed in its original garden setting, and for the design of the garden. The garden, front gates, street wall and plaque are ancillary features that have significance in the setting of the house. In landscaping the property Sutton incorporated a path and courtyard paved with bricks recycled from the demolition of a local hotel. One of Sutton's interests was his garden which he developed and planted soon after he began living at Templar Street. He established many trees and exotic plants. A number of his more substantial plantings have matured and remain today. Trees reach towards the upper storey balcony and there is an integration between the house and garden. The wider context of the dwelling within a residential

area has significantly changed since the large-scale demolitions that followed the Canterbury Earthquakes.

When the title was transferred to the Council the original section had been extended with the addition of two adjacent empty sections to the north to allow for the development of the property as a house museum. The setting for the dwelling/studio consists of the original property, which includes Sutton's established garden, as well as the adjacent properties, formally 22 and 26 Harvey Terrace, that are now integrated into the future of the site.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The property is of archaeological significance as there is early documented activity on the site. The property is located close to the Ōtākaro (Avon River), which was an important part of the interconnected network of traditional travel routes for Ngāi Tahu, and which supported numerous kāinga mahinga kai (food-gathering places), where birds, fish and plants were harvested and gathered[1].

The property at 20 Templar or Templer Street as it was known until 1917 has had only four owners since it was subdivided from rural section 33 in 1894. The first purchaser of the site was Christchurch soda water manufacturer Ernest William Griffin and his wife Sarah Griffin. The Griffins lived at this address for several years before renting the property. In 1928 Mrs Griffin sold 20 Templar Street to Christchurch electrical engineer Colin Curtis who also rented the property out. Curtis sold it to R.C Millar (builder) who later sold it, as a vacant section, to Sutton. The adjacent properties that now form part of the setting both had the original villas at the time of the Canterbury earthquakes; both are now demolished.

ASSESSMENT STATEMENT

William Sutton's dwelling/studio, garden and setting, including the whole interior, are of overall high heritage significance to the Christchurch District, and also have heritage significance nationally, considering Sutton's standing as a New Zealand artist.

The dwelling/studio, garden and setting are of high historical and social significance for their long term connection with Sutton and his work. They are of high cultural significance as the residence and workspace of an important New Zealand artist, illustrating his way of life. The dwelling/studio, garden and setting are of high architectural and aesthetic significance for their mid-century architectural design by Tom Taylor and are of high contextual significance for the integration of the house with its garden. The dwelling is of technological and craftsmanship significance for its use of standard methods and materials of the time with particular attention to the quality of materials and detailing. The property is of archaeological significance for the early history of activity on the site, and potential to provide evidence of this.

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REPORT DATED: 5 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1455

FORMER WOODHAM PARK CARETAKER'S DWELLING AND SETTING - 157 WOODHAM ROAD, CHRISTCHURCH

PHOTOGRAPH: A OHS, 12 MAY 2022

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Woodham Park Caretaker's Dwelling and setting are of historical and social significance for their association with Woodham homestead and the Palairet, Shands, Whitcombe and Ivimey families and in particular with its later use as a Council owned public reserve - Woodham Park. It is also associated with the first caretaker Mr A.G Neave, and subsequent caretakers and their families who lived in the house.

The property was originally part of Rural Section 125. The section of land which became Woodham Park and the site of the caretaker's house was owned by John Gwalter Palairet from the 1870s, and was passed on to family following his death in 1878. John lived there with wife Jane and their children - sons - Gwalter, Colthurst and Rowland and daughter Ellen Susanne, who married barrister Henry Slater.

Research to date does not provide a date for the construction of this early house, however it may have been built in the 1870s for Palairet. A house 'of five good rooms, with stable and four acres grass' – possibly Woodham - was advertised for rent in March 1893 by R Palairet, one of John's sons.

The land has a history of subdivision and changes in ownership. In 1900 and 1909 George Hawkes Whitcombe, of the printing company Whitcombe and Tombs Ltd, purchased some of the land. Whitcombe died in 1917. Following Whitcombe's death the house and

approximately 4 acres were on-sold to Robert Shand, a brewer and his wife Lucia. The Shands lived at 'Woodham' until 1936 when the property was advertised for sale. At this time it was described as a substantially built two-storeyed residence with garaging for two cars, loose-boxes (accommodation for horses) and a loft. The property was 3 acres, 1 rood and 5 perches when Frederick Elder Ivimey purchased it from Lucia Shand in 1937. Ivimey was a Captain in the South Island Regiment. He lived at 'Woodham' until 1939 before being recalled for War service. In December of that year he offered the property to the Council for a children's park noting that much of his motivation to do so was to prevent the landscaped grounds of 'Woodham' from being sub-divided.

Having inspected the grounds and house, the Parks Committee agreed that it would be an ideal children's playground and neighbourhood park by virtue of its location, size and maturity of planting and it was formally purchased in October 1940 for £2280. The Park was officially opened by the Mayor and Chairman of the Parks Committee in November 1942.

Council decided to demolish the Woodham homestead and utilise any salvageable materials to construct the caretaker's house and a park pavilion. Demolition of the former residence in July 1941 revealed that exterior timbers were in poor condition and not as much was able to be able to be reused as planned. The City Engineer presented a sketch plan of the house to the Chairman and Members of the Abattoir and Reserves committee on 4 August 1941. The Caretaker’s House was under construction in November 1941. Painting, papering and installation of electric light fittings were completed and the house was ready for occupation by February 1942.

There was a Council policy at the time to acquire, wherever possible, a large property in each congested district in the city and convert it to a park and open space for the benefit of the residents (The Press, 8 April 1946, pg 2)

In 1941 Council’s activities were restricted to routine maintenance works due to war work. The remodelling and improvements at Woodham Park along with the caretakers house were noted as some of the few new activities in the City by Mayor E.H. Andrews in his review of December 1941 (The Press, 31 December 1941, Pg 9).

Mr A.G Neave was appointed as the first caretaker in Feb 1942. He was 34 years old, married with three children, employed for some years with the Reserves Department (under schemes 5 and 13 –possibly related to Depression era employment relief) and was a resident of the area. His son William Reece Neave was killed on active service in the Air Force (he was a Sergeant Air Gunner) in July 1944 (Ashburton Guardian, 6 July 1944, Pg 4). The Christchurch City Council expressed sympathy for Mr Neave at a meeting on 19 July 1944 (The Press, 20 June 1944, Pg 4). Neave was still the caretaker in 1959 when he won a section of land in a raffle related to Town Hall fundraising. He noted at the time that he expected to retire in four years. Neave was a life member of the North Linwood-Dallington Burgesses’ Association (The Press, 26 December 1959, Pg 4).

Mr K.L Chestney is noted as being the caretaker in 1974. The caretaker role included arranging to accommodate the many events in the park such as the children’s Christmas Party of the Chch Deaf Club Inc. in 1974.

The house had a resident caretaker up until 1996 and was subsequently a Parks staff residential tenancy until 2009. The house has been vacant since 2009. Only in special circumstances are Parks staff required to live on site nowadays.

In 2022 Parks Staff recommended to the Linwood-Heathcote-Central Community Board that the buildings be demolished, and the vacant land be landscaped to make the park more visible from the street frontage for safety and public awareness of the facility, and also to plant the area. Demolition was opposed by heritage interest groups, which also suggested that the building should have heritage status.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Woodham Park Caretaker's Dwelling and setting are of cultural significance as they illustrate the way of life of a park caretaker and their family from the 1940s, as well as the practice in this period of sextons and park caretakers living on the site that they serviced. The late 20th century change in use of the dwelling being rented out demonstrates changing attitudes to working and living arrangements with people more commonly preferring to live separately from their place of work. Heritage interest groups expressed opposition to the possibility of Council demolition of the house in early 2022.

The park and provision for associated on site caretaker role reflects the importance of public recreation to the people of Christchurch. This was a period in town planning theory, which prioritised development of play facilities for children as well as responding to identified physical welfare and recreation needs in line with the 1937 physical Welfare and Recreation Act.

The establishment of the park reflects a phase in town planning when there was a move towards providing for adequate numbers of recreation or neighbourhood parks in residential areas. It also reflects the common occurrence in Christchurch whereby the Council purchased large homesteads with substantial grounds for recreation purposes. This typically occurred once the properties passed out of family ownership because the property extended beyond most modern families' needs. Other examples include Avebury House, Abberley Park (part of the homestead remains onsite) and Elmwood Park.

The property is located within the wider cultural landscape of the Ōtākaro - Avon River which was an important part of the interconnected network of traditional Ngāi Tahu travel routes, particularly as an access route through the swampy marshlands of Christchurch. The mouth of the Ōtākaro was a permanent mahinga kai, and the river supported numerous kāinga mahinga kai (food-gathering places). (Kā Huru Manu).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former Woodham Park Caretaker's Dwelling and setting are of architectural and aesthetic significance for their design and materials, some of which were salvaged from the earlier house on the site. It is noted in Council records that windows and doors from the Woodham homestead were reused in the Caretakers cottage.

The house retains its heritage fabric to a high degree. The layout of the house remains intact. The front door faces Woodham Road and is accessed through a simply decorated porch. A high timber dado in dark shellac finish features in the hallway. The central hallway includes a linen cupboard and telephone shelf, both in dark finished timber. The master bedroom, second bedroom, toilet, bathroom and lounge are accessed from this hallway. The lounge features timber panelling, and a tiled fireplace. Window sills and surrounds, along with the doors and architraves are all in a dark finished timber – probably shellac. Original light switches remain throughout including Bakelite/early plastic switch plates. Original kitchen cupboards remain, and a small inbuilt metal food safe remains.

The house features a variety of fenestration – possibly due to some of it having been salvaged from the demolished Woodham homestead. This includes a large, fixed three paned window and multi-paned casement windows either side of a large central single paned window in the lounge. Two leadlight windows are located in the sunroom, which is entered through French doors from the open plan dining and kitchen area. The kitchen area features a multi-paned window within an extended bay. The bathroom includes an original built in mirrored cabinet.

The wash house is within the house, but accessed through a separate external door. This contains the original concrete double tub, timber wall linings and shelving and cupboards. The house has a concrete ring foundation, with timber floor. It would appear that a salvaged door and sash windows have been used in the garden shed which is in a dilapidated state.

The house in its planning illustrates modern trends in architecture with its large windows and unframed glazing, and open plan kitchen and dining nook. The house is oriented towards the sun and includes a sunroom on the north corner. In this respect it has similarities with the Engineer's House at Halswell Quarry, designed by Evart Somers, acting City Engineer and designed in 1939.

Although it is noted that slates from the previous homestead were used for roofing, the Caretakers residence is now roofed in corrugated iron.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the large extent of heritage fabric that remains throughout. Interior features include the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. These are highly intact and reflect the period in which the house was constructed, and its history of residential use.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Caretakers Dwelling and setting are of technological and craftsmanship for its construction, materials and finishes, which reflect the standards, technology and skills of the period in which it was built. The house is of timber weatherboard construction, and features timber panelling which has a shellac finish and leadlight windows, as well as original joinery and hardware. The setting features a stone wall, timber gate and stone edging that demonstrates techniques and craftsmanship skills of the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Caretakers Dwelling and setting are of high contextual significance for their location adjacent to Woodham Park, for the relationship of the house to the garden and for the landscaping design of the garden. The setting consists of the immediate area around the house, which is fenced off from the park in 2022, but which is not located on a separate land parcel to the park.

The house is situated to the east of the Woodham Road entrance to Woodham Park. The house relates to the park in terms of the design of the wall and gate at its frontage. The house is similar in materials, scale, form, age and design to other houses in Woodham Road.

The frontage of the property features a rubble basalt wall with crenellations and a set of original timber gates which were of the same style as gates which originally featured at the park entrance next door. The garden contains established trees and shrubs, including rhododendron, fuschia, buxus, cherry blossom, cabbage tree, and a golden totara. The driveway and garden are laid out with Halswell quarry stone edging.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Caretakers Dwelling and setting are of archaeological significance because of the potential to provide evidence of human activity, including that prior to 1900. The property is located within the wider cultural landscape activity by Ngāi Tahu for travel and mahinga kai. There is a history of European occupation, farming and planting of the site since at least the 1870s.

SUMMARY ASSESSMENT

The former Woodham Park Caretakers Dwelling, including the whole of the interior, and setting is of overall significance to the Christchurch district including Banks Peninsula.

The former Woodham Park Caretaker's Dwelling and setting are of historical and social significance for their association with Woodham homestead and its later use as the home of caretakers for the adjacent Council owned public reserve - Woodham Park. The former Woodham Park Caretaker's Dwelling and setting are of cultural significance as they illustrate the way of life of a park caretaker and their family from the 1940s, as well as the practice in this period of caretakers living on the site that they serviced, and the changes in this over time. The property is located within the wider cultural landscape of the Ōtākaro (Avon River) which was an important part of the interconnected network of traditional Ngāi Tahu travel routes and which supported numerous kāinga mahinga kai (food-gathering places). The dwelling and setting are of architectural and aesthetic significance as a 1940s dwelling which has retained a high degree of integrity in terms of its original layout, materials, finishes and its garden setting. The former Caretakers Dwelling and setting are of technological and craftsmanship for its construction, materials and finishes, which reflect the standards, technology and skills of the period in which it was built. The former Caretakers Dwelling and setting are of high contextual significance for their location adjacent to Woodham Park, for the relationship of the house to the garden and for the landscaping design of the garden. The former Caretakers Dwelling and setting are of archaeological significance because of the potential to provide evidence of Māori and European activity, including that prior to 1900.

REFERENCES:

Woodham Park Historical Investigation and Assessment, Louise Beaumont, September 2010. TRIM 10/415459

Abattoir and Reserves Committee CCC minute books 1941

MR G. PALAIRET – OBITUARY AUCKLAND STAR, VOLUME LVIII, ISSUE 288, 30 NOVEMBER 1927, PAGE 9

PRESS, VOLUME L, ISSUE 8427, 9 MARCH 1893, PAGE 1

CH377 WOODHAM PARK 1974

KA HURU MANU

REPORT DATED: JUNE 2022

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Independent Hearings Panel

Christchurch Replacement District Plan

Te paepae motuhake o te mahere whakahou a rohe o Ōtautahi

IN THE MATTER OF section 71 of the Canterbury Earthquake Recovery Act 2011 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

AND

IN THE MATTER OF proposals notified for incorporation into a Christchurch Replacement District Plan

Date of hearing: 4 and 5 July 2016

Date of decision: 6 September 2016

Hearing Panel: Sir John Hansen (Chair), Environment Judge Hassan, Ms Jane Huria, Ms Sarah Dawson, Dr Phil Mitchell

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DECISION 41

Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

Outcomes: **Proposals changed as per Schedule 1**

COUNSEL APPEARANCES

Mr J Winchester and Ms S Scott	Christchurch City Council
Mr C Carranceja	Crown
Ms L Semple and Ms H Marks	Housing New Zealand Corporation

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INTRODUCTION

[1] This decision ('decision') continues the series of decisions made by the Independent Hearings Panel ('Hearings Panel'/'Panel') concerning the formulation of a replacement district plan for Christchurch City (including Banks Peninsula) ('Replacement Plan'/'Plan'). It concerns a hearing on additional Residential Medium Density zoned areas in Linwood, Hornby and Papanui, which we directed be notified subsequent to the hearing of the Stage 1 Residential proposal, as part of Decision 10: Residential — Stage 1.[1]

[2] In this decision, the phrase 'Notified Version' describes the version notified by the Christchurch City Council ('the Council'/'CCC') and to which, subsequent to consideration of submissions and conferencing, a number of changes were made. This was ultimately produced in closing by the CCC as a red-line version ('Revised Version'), including amended planning maps. The Revised Version included amendment to Rule 14.3.3.3 to reflect the Residential Medium Density Lower Height Limit Overlay (covering those zones that were previously Living 1 or Living 2 on the Christchurch City Plan) and the opportunity to increase maximum height from 8 metres to 11 metres in those areas covered by the overlay where a certain site size threshold, and distance from adjacent zones, is met.[2] The amendment to this rule is the same as was decided by us in Decision 31: Residential — Stage 1 supplementary maps, however it is proposed to also apply to the newly zoned areas.

[3] This decision follows our hearing of submissions and evidence. A list of submitters and expert witnesses who appeared at the hearing is included as Schedule 2 to this decision. Further background on the review process, pursuant to the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ('the OIC'/'the Order') is set out in the introduction to Decision 1, concerning Strategic Directions and Strategic Outcomes (and relevant definitions) ('Strategic Directions decision').[3]

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1 Members of the Hearings Panel who heard and determined this proposal are set out on the cover sheet.
2 Closing submissions for the Council, 22 July 2016, Appendix 1.
3 Strategic directions and strategic outcomes (and relevant definitions), 26 February 2015.

Effect of decision and rights of appeal

[4] Our procedure and the rights of appeal are set out in our earlier decisions.[4] We concur in those.

Identification of parts of existing district plans to be replaced

[5] The OIC requires that our decision also identifies the parts of the existing district plans that are to be replaced by the Chapter. In this respect, we replace all of the Planning Map zones in the existing Christchurch City Plan that are impacted by our decision.

Conflicts of interest

[6] We have posted notice of any potential conflicts of interest on the Independent Hearings Panel website.[5] In the course of the hearing, it was identified on various occasions that submitters were known to members of the Panel either through previous business associations or through current or former personal associations. Those disclosures (and, on some matters, member recusals) were recorded in the transcript, which was again available daily on the Hearings Panel's website. No submitter raised any issue in relation to this.

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4 Strategic Directions decision at [5]–[9].

5 The website address is www.chchplan.ihp.govt.nz.

REASONS

STATUTORY FRAMEWORK

[7] The OIC directs that we hold a hearing on submissions on a proposal and make a decision on that proposal.[6] Our Stage 1 Residential decision set out the relevant statutory framework which also applies to this decision.[7]

[8] No issue was taken with any of the Higher Order Documents we must take into account and give effect to.

[9] At paragraph 100 of Decision 10: Residential — Stage 1, the Panel stated:

> Importantly, however, Dr Fairgray and Mr Schellekens effectively agreed that RMD zoning is a low yielding and somewhat unpredictable means for delivering on intensification targets. In addition, as we have noted, the high order documents intend that most intensification should occur within Christchurch City. Given those factors, we find on the evidence that it is better to take a prudently generous, rather than a barely sufficient, approach to the provision of RMD zoning.

[10] Following on from that paragraph, the Panel determined that additional areas of potential for RMD should be notified by the CCC. These were areas that were shown on Exhibit 4 in the Stage 1 Residential hearing, which outlined the areas consulted on for possible RMD prior to notification of Stage 1.[8] They also had to accord with the 800 metre walkable distance from each of the facilities identified in Policy 14.1.1.2(a) and in other respects accord with Policy 14.1.1.2.

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6 OIC, cl 12(1).

7 Decision 10: Residential — Stage 1 at [9]–[10]. Our decision does not set out the text of various statutory provisions it refers to, as this would significantly lengthen it. However, the electronic version of our decision includes hyperlinks to the New Zealand Legislation website. By clicking the hyperlink, you will be taken to the section referred to on that website. The repeal of the CER Act by the Greater Christchurch Regeneration Act 2016 ('GCRA') does not materially alter that position. That is because s 147 of the GCRA provides that the OIC continues in force. Further, Schedule 1 of the GCRA (setting out transitional, savings and related provisions) specifies, in cl 10, that nothing in that Part affects or limits the application of the Interpretation Act 1999 which, in turn, provides that the OIC continues in force under the now-repealed CER Act (s 20) and preserves our related duties (s 17).

8 Stage 1 Residential hearing: Exhibit 4 — Residential Hearing Maps — Medium Density Areas dated 24 March 2015, produced 30 March 2015.

[11] Mr Blair gave us evidence in the Residential — Stage 1 hearing as to why areas were reduced by the Councillors.[9] We asked counsel for CCC whether it would have been helpful if the CCC had advised us in earlier hearings that some of these areas which were removed from RMD were effectively 'war memorials', and why the Council had not adduced evidence to that effect. He informed us that he and his colleagues were not aware of the status, but the evidence would have been presented had it been known to them.[10] Frankly, this was less than helpful and if we had been given more information at that stage at least the area of south Papanui would not have been included in our notification direction.

[12] The areas concerned are adjacent to the Papanui KAC, Eastgate (being the Linwood KAC) and Hornby KAC. Prior to notification, Housing New Zealand Corporation ('HNZC') (RMD126) initiated discussions with the CCC regarding the possible inclusion of a block immediately to the south-east of the Linwood KAC. Although the land did not meet the Exhibit 4 criteria (i.e. affected land owners had not been consulted about possible RMD zoning of the land prior to Stage 1 notification) the Panel invited the CCC to include this additional land in the new proposal. The request at that stage did not relate to additional RMD land HNZC is now pursuing in Hornby and Linwood.

[13] In that earlier decision we considered at length the Higher Order Documents. We adopt our earlier findings in that regard and do not repeat them here, except to the extent necessary below.

[14] We also note that in relation to a number of areas, agreement was reached between CCC, HNZC and the Crown. HNZC understood that agreement on the merits of rezoning was reached on the following matters:[11]

> 3. Both Housing New Zealand and the Council are agreed that:
>
> (a) Papanui North is suitable for RMD zoning;
>
> (b) Linwood South is suitable for RMD zoning;
>
> (c) Part of Linwood East is suitable for RMD zoning;

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9 Transcript from Residential Stage 1 hearing, pages 221–224.
10 Transcript, page 6, lines 8–25.
11 Opening submissions for HNZC at 3.

(d) Hornby North-West (with the exception of Moffett Street) and parts of Hornby South East (Trevor Street, Amyes Road and Blankney Street) are suitable for RMD zoning;

(e) The additional areas in North-West Hornby sought to be rezoned by Housing New Zealand (located immediately adjacent to the notified RMD areas along Amuri Street and Gilberthorpes Road) are suitable for rezoning;

(f) The additional areas in South Linwood sought to be rezoned by Housing New Zealand (6 sites located to the immediate south of the Linwood South area located on Mackworth Street) are suitable for rezoning.

[15] We have found the Council's position on this to be slightly more complex as it relates to Hornby and we address this later in the decision.

[16] HNZC considered its remaining outstanding issues were as follows:[12]

4. Housing New Zealand and the Council are not in agreement with respect to the following matters:

(a) Housing New Zealand continues to support the RMD zoning as notified by Council in Papanui South-East and Papanui South-West. The Council's experts no longer support rezoning of these areas;

(b) Housing New Zealand continues to support the RMD zoning as notified by Council in Linwood North, Linwood East and Linwood West. The Council's experts no longer support rezoning of these areas (with the exception of part of Linwood East);

(c) Housing New Zealand opposes the Lower Height Limit Overlay;

(d) Housing New Zealand considers the provisions of the Natural Hazards chapter, as set out in Decision 8, are sufficient to ensure that development is appropriately controlled within Flood Management and Fixed Minimum Floor Level areas and as such Housing New Zealand does not support the removal of these areas from the notified RMD areas.

[17] The CCC's position was outlined in its opening as follows:[13]

> The Council's position will release additional land for intensified residential development, which was the purpose of the Panel directing notification of further RMD, and will assist in better giving effect to the intensification targets in the CRPS and achieving Strategic Direction 3.3.4. It is however the Council's position that rezoning all of the notified and additional RMD land is not the most appropriate outcome under section 32 of the RMA, and that simply rezoning any land surrounding a KAC that

12 Ibid at 4.
13 Opening submissions for the Council at 1.5.

> meets the Policy 14.1.1.2 criteria, in order to take a 'prudently generous' approach, is not the correct approach to take under the RMA.

[18] The Council maintained its position in legal submissions that additional areas beyond those notified were potentially subject to natural justice issues. We address this issue later in our decision. However the Council did indicate, both in its evidence and maps filed in the Revised Version with closing submissions, areas identified as 'accepted addition to RMD'. We understand that this was to assist the Panel, should it decide to agree that additional areas are within the scope of the proposal and supported by evidence.

[19] Where there have been matters of agreement as set out above at [14] (with the exception of Hornby, which we elaborate on further in our decision), we find they are well supported by the evidence of both CCC and HNZC. There was no expert evidence to contradict this rezoning and we rezone them accordingly.

[20] We deal with the disputed areas separately below.

Papanui South

[21] As we have noted, there was agreement relating to Papanui North and we have rezoned it RMD. Papanui South attracted a large number of submitters in opposition. Those submissions gave us a great deal of information that we had not previously received, particularly relating to the four war memorial streets in the area. The full history of these memorial streets, honouring the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website.[14]

[22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply.

[23] We heard impassioned pleas from a number of submitters living in these areas and received a closing on behalf of a number of them from Mr Cleary, who did not appear on their behalf at the hearing. To a large part Mr Cleary's closing is accepted by CCC. We are

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[14] All documentation received by the Independent Hearings Panel for the RMD hearing can be found at http://www.chchplan.ihp.govt.nz/hearing/additional-residential-medium-density-areas-linwood-eastgate-hornby-papanui-northlands/.

concerned that it seems to us in the main to attempt to re-litigate matters that have already been decided by the Panel when we dealt with character overlays as part of the Stage 2 Residential proposal. We are not aware that any of these submitters appeared or submitted on that proposal. The closing seems to be a submission that all these areas, or a large part of them, should attract a character overlay. In the two areas we are concerned with, only part of St James Avenue was covered by the character overlay. We have not had full evidence in this hearing. Despite the indications in the Council's evidence for Decision 10: Residential — Stage 1 as to the potential fit with RMD criteria, it did not provide any evidence such that would support that as an appropriate zoning choice on this occasion. Housing New Zealand's evidence concerning this area was highly generic, and did not disclose any particular need, on its part, for RMD zoning. Nor do we have a satisfactory s 32 analysis, nor do we have scope to revisit the whole issue of character overlay for this area. The CCC submits that, although the character exists, RS zoning is sufficient to protect it. We have already referred to the potential for s 6(f) to be relevant, and RMD rezoning could jeopardise that. In any case, in an evidential sense, we readily conclude that RMD rezoning is unwarranted and, therefore, inappropriate.

[24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance.

[25] There are two areas, one to the east and one to the west of the railway line. The two memorial streets, Windermere Road and St James Avenue in the western sector, effectively transect the entire area that was notified. For those east of the railway line the two streets, Dormer Street and Perry Street, transect a considerable part of the notified area.

[26] We are satisfied to attempt to apply RMD to the remaining areas of both south Papanui sectors would lead to "pepper-potting", potentially poor streetscapes and a fractured urban setting.

[27] Mrs Howley in particular made an impassioned plea, as did others, as to the significant amenities of this area. Undoubtedly, there are amenities enjoyed by residents that are important to them. But we are not persuaded that they are unique. There are a number of other areas in Christchurch with similar urban form.

[28] However, because of the lack of evidential justification and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas.

Linwood

[29] Ms Oliver gave planning evidence on behalf of the CCC. She had reached agreement, having considered Ms Styles's evidence for HNZC, that some of the notified RMD at Linwood be rezoned in addition to the additional RMD sites sought by HNZC. This was subject to a scope issue which we will return to.

[30] It was Ms Oliver's opinion that for the rest of Linwood Residential Suburban Density Transition (RSDT) zone provisions, together with the application of the enhanced development mechanism (EDM), will ensure housing intensification is achieved around the Eastgate KAC while still maintaining housing choice, particularly affordable family homes, to support the community.

[31] She was also of the view that further assessment of specific housing needs of the Linwood community was required before any further up-zoning to a greater density can be supported. In her Executive Summary she concluded at 3.5 by saying:[15]

> I however support the [HNZC] proposal and therefore either a RMD zoning for these properties or the application of the Community Housing Development Mechanism is appropriate to facilitate the redevelopment of their properties.

[32] Central to the consideration of Ms Oliver and other evidence is Policy 14.1.1.2 which reads:

> a. Support establishment of new residential medium density zones to meet demand or housing in locations where the following amenities are available within 800 metres walkable distance of the area:
>
> i. a bus route;
>
> ii. a Key Activity Centre or larger suburban commercial centre;
>
> iii. a park or public open space with an area of at least 4000m²; and
>
> iv. a public full primary school, or a public primary or intermediate school.

[15] Evidence in chief of Sarah-Jane Oliver on behalf of the Council at 3.5.

b. Avoid establishment of new residential medium density development in:

i. high hazard areas;

ii. areas where the adverse environmental effects of land remediation outweigh the benefits; or

iii. areas that are not able to be efficiently serviced by Council-owned stormwater, wastewater and water supply networks.

c. Encourage comprehensively designed, high quality and innovative, medium density residential development within these areas, in accordance with Objective 14.1.4 and its policies.

d. Provide for medium density residential development in defined arterial locations identified as suitable for larger scale community facilities and guest accommodation.

[33] Ms Oliver's reading of this policy, and the Higher Order Documents, was to the effect that not all land that fell within the KAC RMD criteria should be automatically rezoned. We take that as a given, but it does appear to us that Ms Oliver has to a significant extent "cherry picked" the parts of the Higher Order Documents that suit her argument.

[34] In answer to Ms Semple, cross-examining for HNZC, she considered the other factors in addition to those criteria that needed to be considered were amenity and character, demographic make-up of the affected community, and the likelihood of redevelopment.[16]

[35] She did not think the addition of these matters would be difficult for a lay reader, even though they do not appear in the relevant policy. She was asked:[17]

> MS SEMPLE: Would you accept that a policy that is specifically entitled "Establishment of New Medium Density Residential Areas," if those matters that you have identified are important criteria, that it might be useful for that policy to include those?
>
> MS OLIVER: I believe a Strategic Direction in terms of character, amenity and urban form, and I have referenced that in my evidence, I do not think this policy needs to be altered in any way, I believe the Higher Order, the Strategic Directions objectives set out those matters, and they are also matters when considering the Act, sections of the Act, Section 5, 6 and 7.

[36] She also accepted that applying her criteria, two different planners at CCC could well end up with an entirely different outcome.[18]

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16 Transcript page 56.
17 Transcript page 57, lines 7–17.
18 Transcript, page 59, line 24 to page 60, line 9.

[37] Ms Oliver was questioned by the Panel in relation to the monitoring policy, Policy 14.1.1.8. That included questioning from Dr Mitchell, Judge Hassan and the Chair.[19]

[38] The following exchange took place with Dr Mitchell:[20]

> DR MITCHELL: But is it about a better chance, isn't it more than that, don't we have to give very serious attention to establishing enough [RMD] land to ensure that those targets are delivered?
>
> MS OLIVER: Absolutely.
>
> DR MITCHELL: Not to hope that they are delivered and get to the end of the Plan and say – oh, we will now need to do some more because we were too slow off the mark?
>
> MS OLIVER: Absolutely, I fully support that, and that is why I am saying, I just think there are some better areas or more appropriate areas in Papanui, but they did not strictly meet that policy criteria, that is what my evidence states.

[39] She was also questioned by Ms Dawson regarding her statement that there would not be a lot of difference between RSTD and RMD. She answered that in relation to smaller sites there could be one unit in difference,[21] and stated further:[22]

> So for Papanui and Hornby I am not against, you know, in the locations that I have suggested at all, I actually support the medium density. Linwood I have found quite complex to look at in terms of – because it does have a very large swathe of transition zoning around it and so my preference is just in terms of the medium density. In a way this is, if it is more focused, I would hope that it acts as a catalyst to focus investment, focus the Council investment into that area directly around the key activity centre as opposed to potentially that large swathe of transition zoning.
>
> And I also hope that it will encourage that site amalgamation, you know, in that more focused area and give some really good outcomes for Linwood that then may in time, you know, I would hope the market would pick it up in those focused areas and then in time look at extending it beyond. But multi-unit development is going to occur right around Linwood and right through into the city, it is already doing that very sporadically but – so there is no[t] much difference. I think they are quite balanced in terms of the transition zoning and the medium density.

[40] Ms Oliver also acknowledged that she was reacting to community concerns of the potential for "ghetto like" development from RMD. But she did go on to say that a lot of her

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19 Transcript, page 61 and onwards.
20 Transcript, page 63, lines 30–43. The transcript incorrectly identifies the questioner as Judge Hassan.
21 Transcript, page 66, lines 13–27.
22 Transcript, page 67, line 34 to page 68, line 6.

recommendations were beyond the District Plan. But she felt, and it was her hope, that in a partnership with say HNZC:[23]

> …same with some other investors looking at urban renewal programmes, that we actually can – there is more chance, in my view of getting public and private investment in a more focused area and then delivering on it.

[41] She also mentioned the difficulty with parts of Linwood accessing the KAC where the present route was generally through Linwood Park.

[42] In answer to Judge Hassan, relating to the demographics of Linwood, she eventually accepted:[24]

> JUDGE HASSAN: And that demographic alone would suggest, proportionately, we should be providing more multi-unit developments in Linwood than elsewhere in the city, doesn't it?
>
> MS OLIVER: Yes.

[43] She was questioned further by Judge Hassan in relation to the question of need and the finding in our Decision 10: Residential — Stage 1 decision that the CCC had been unduly focused on the matter of need. Ms Oliver was questioned in relation to her reliance on Mr Blake and why he was called and in the finish she conceded she was only talking about Papanui and Linwood. The exchange continued:[25]

> JUDGE HASSAN: But you do understand that the specific finding the Panel made based on the evidence we heard from Dr Fairgray and Mr Schellekens and now Mr Blake supports, is effectively that there will be a very low return on RMD across the city anyway, that there is nothing specific to Papanui or Linwood that make them any different in that respect, you agree with that, that is what the evidence is?
>
> MS OLIVER: Yes, broadly, yes.
>
> JUDGE HASSAN: Yes, and that the Panel is concerned that the Council is taking an undue focus on need and in that respect, so is your evidence. Is that a fair comment, perhaps with the word undue out, it is just a theory of your evidence that you focus on need as one of two issues across both Linwood and Papanui?
>
> MS OLIVER: Yes, I recognise there is a community need for additional housing and some smaller household units around these key activity centres, I fully accept that.

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23 Transcript, page 69, lines 27–30.
24 Transcript page 72, lines 26–30.
25 Transcript page 76, lines 11–28.

[44] She also accepted in questioning from Judge Hassan concerning the issue of amenity that Policy 3.3.7(b) of our Strategic Directions was referring to areas identified in those regards by the Plan.

[45] She was questioned by the Chair regarding monitoring:[26]

> SJH: … Just going back to Dr Mitchell's questions around monitoring, I got the impression that you might get something useful in the latter part of a 10 year period from the monitoring, if that?
>
> MS OLIVER: Yes.
>
> SJH: By which stage we will have almost reached 2028, the target for new housing intensification targets et cetera?
>
> MS OLIVER: Yes.
>
> SJH: So as it stands that not going to help us very much at all?
>
> MS OLIVER: No, I think five years we do – we run our monitoring programme every year so within five years you begin to see something, within 10 years we will have a better idea and – yes.
>
> SJH: But the horse can very well be, given that we know about slow uptake and such like, well and truly bolted?
>
> MS OLIVER: In terms of?
>
> SJH: In terms of meeting intensification targets.
>
> MS OLIVER: Yes, it is a challenge.

[46] In relation to transition zones she was asked, "What is the purpose?", and answered:[27]

> … It was meant to, from my understanding and it has come from two district previous plan reviews, it was supposed to be a soft transition between the suburban area and the higher density areas.

[47] She was asked had it been successful, and she responded "no", accepting that if areas were zoned RMD and the transition period would be 10 to 20 years as she had stated, there would be little point in a transition zone. Her final answer to that was "I accept that to an extent."[28]

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26 Transcript, page 79, line 41 to page 80, line 23.
27 Transcript, page 80, line 30.
28 Transcript, page 81, line 1.

[48] Further questioning followed, and a discussion relating to the social survey she recommended, continuing:[29]

> SJH: Well I accept what you say to varying degrees different centres have different issues. But you will be aware of the evidence that we have heard that the Eastgate Mall in that KAC is in greater need of assistance, if I can put it that way, than any other?
>
> MS OLIVER: I fully support that, and I think it comes down to when you look at the disposable income of this catchment it is quite significantly less than other centres and their catchments.
>
> SJH: And we have established there is a greater need for multi-unit dwellings?
>
> MS OLIVER: There is a greater need for comprehensive developments, developments that are done well, designed well, yes.
>
> SJH: And these will be restricted discretionary activity?
>
> MS OLIVER: Yes.
>
> SJH: Which will allow the Council, because all the other matters of rules will be the same for Merivale as they will be for Linwood, won't they?
>
> MS OLIVER: Yes. Specific to the zoning, yes.
>
> SJH: So that is down to the Council and how they apply it to ensure quality, isn't it?
>
> MS OLIVER: Absolutely. And the developments that come forward.

[49] Ms Schröder gave urban design evidence for CCC. She noted the variation within the notified areas, but in relation to Linwood West, she stated:[30]

> … again I consider that the area is appropriate for an RMDZ but believe that comprehensive redevelopment may be limited due to the existing development pattern.

[50] In relation to Linwood North, she stated:[31]

> … I consider that the area does not contain character values that are important and should be maintained. In addition, I believe there is considerable opportunity provided by the development pattern for comprehensive development. However, I am hesitant to recommend rezoning given the intactness and quality of existing housing.

[51] In relation to Linwood East, she accepted that it did not contain character values that were important and required maintenance. She said the sub-area east of Jollie Street,

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29 Transcript page 82, line 35 to page 83, line 16.
30 Evidence in chief of Josephine Schröder on behalf of the Council at 3.1(h).
31 Evidence in chief of Josephine Schröder at 3.1(i).

containing a predominance of HNZC sites, had the most current potential for comprehensive development. She continued:[32]

> While comprehensive development could be achieved in the remainder of Linwood East, I am hesitant to recommend it on the basis of the quality and intactness of existing housing, but also the future potential of the area for increased residential capacity when the life of the existing housing diminishes.

[52] Finally, in relation to Linwood South, she did not consider the area appropriate for RMDZ because of the limitation for comprehensive redevelopment in conjunction with the lack of quality pedestrian links to and within the area that provides an appropriate and safe level of pedestrian connectivity.[33]

[53] She agreed with the evidence of Mr Edward Jolly,[34] that where sites were amalgamated over the rest of the areas for rezoning, the increased height limit of 11 metres was appropriate. She also considered that an increased building setback of 3 metres would assist in off-setting the effects of transitions. She noted it had not been requested by anyone through submissions but she considered it to enable better amenity.

[54] Ms Schröder took as her starting point Policy 14.1.1.2, as had Ms Oliver. But Ms Schröder considered a number of factors should also be taken into account, including character and amenity. She did accept that it was confusing for a lay person in a policy entitled 'Establishment of New Medium Density Residential Areas' that these additional matters were not clear. But she considered they were clear in other policies. She referred, in particular, to Policy 14.1.4.2. Although Ms Schröder considered matters of character and amenity were covered in Policy 14.1.1.2(c) by the reference to high quality, she did accept there could be difficulties for a lay reader in that.[35]

[55] One of Ms Schröder's concerns expressed to Ms Dawson was that during the transition period, which apparently is quite long in Christchurch, the CCC may not have the ability to put in place the necessary open space infrastructure. She noted that in Riccarton and St Albans, and even Papanui, the CCC have substantive programmes to effect change to make those open

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32 Evidence in chief of Josephine Schröder at 3.1(j).

33 Evidence in chief of Josephine Schröder at 3.1(k).

34 Mr Jolly also gave urban design evidence on behalf of the Council, but it was limited to the matters of height, and Council's position in relation to HNZC landholdings.

35 Transcript page 30, line 9 to 26

spaces better. Obviously, she is suggesting that would not occur in Linwood, but we have no specific evidence as to why.

[56] Ms Schröder also advised Ms Dawson that she had spoken to the CPTED adviser on the Council,[36] who had said there were a number of programmes going on in relation to Linwood Park that would see improvements to that connection between Linwood South and Eastgate. So she said the key issue would be the cross-connectivity to Aldwins Road from the Linwood South area, if Linwood Park was not used for access. In relation to open space amenities, she answered Judge Hassan:[37]

> JUDGE HASSAN: … Now, as I understand your answers in regard to the public space environment and the importance of that, and then there is a question in my mind at the moment just to test around whether or not that is a dimension that should be in the policy or not. But if we look at, say, let us take Saint Albans or let us take one or two of the other established residential medium density areas around the city. Now, in terms of, say, improvement to this public space environment I would be fair to observe, wouldn't I, that the Council so far at this point in time, given how long those areas have been zoned, has provided for that amenity in some parts of the suburbs and not in others?
>
> MS SCHRÖDER: That is right.
>
> JUDGE HASSAN: So with that in mind, if one was to specify that as a prerequisite in the policy that the public space environment be improved, then in hindsight that would have seen a lot of those areas not being rezoned RMD at this point, wouldn't it?
>
> MS SCHRÖDER: Yes, that is right.
>
> JUDGE HASSAN: So you would not advocate for that being prerequisite to rezoning?
>
> MS SCHRÖDER: No, not in itself, no.

[57] In relation to hesitance of advocating for RMD because of the intactness and quality of much of the housing, she responded to a further question from Judge Hassan:[38]

> JUDGE HASSAN: … I also had a question on your reference and it appears in various parts of your evidence to this concept of hesitancy, you are "hesitant given the intactness and quality of much of the housing", you make that statement a number of times, and you referred to Mr Blake's evidence in terms of likelihood, do you recall that?
>
> MS SCHRÖDER: Yes.

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36 CPTED is the acronym for Crime Prevention Through Environmental Design.
37 Transcript, page 39, line 28 to page 40, line 6.
38 Transcript, page 40, lines 10–27.

JUDGE HASSAN: Have you read the Stage 1 Decision?

MS SCHRÖDER: Yes, I have.

JUDGE HASSAN: So you are familiar with that, that the findings of that informed by the Council's evidence and the Crown's was that actually there is a very low likelihood of conversion to intensification anywhere, do you understand that?

MS SCHRÖDER: Yes, I do.

[58] In re-examination, Mr Winchester took Ms Schröder through Policy 14.1.1.2, which she accepted sat under Objective 14.1.1.[39] He also referred her to Objectives 3.3.4(a) and 3.3.7. In particular, in relation to the latter one, he referred her to sub-clauses (b) and (h). She accepted that those matters covered the concerns she had expressed to the Chair.

[59] Mr Blake gave evidence for the CCC. He was a director of Valuations and Research at Knight Frank. Effectively, this evidence was in relation to the established and intact housing existing in some of the areas we are concerned about and essentially the potentially slow uptake for RMD. That had already been well explored in Decision 10: Residential — Stage 1 and accepted by the Panel. He was questioned by Judge Hassan:[40]

JUDGE HASSAN: … Just in answer to Mr Osborne's evidence you commented before around zoning and you said coupled with demand. I took from your answer that really if one boils it all down you do not really substantially differ from Mr Osborne on that?

MR BLAKE: No, I do not but I just wanted to draw the distinction that by creating a new zone there should be no expectation there is an automatic increase in values.

JUDGE HASSAN: Yes, but zoning, on the other hand, is a factor that can influence demand?

MR BLAKE: Absolutely.

JUDGE HASSAN: And now, you refer to the evidence that the Panel heard in making its findings in Decision 10, and you have read Decision 10 for those findings, which is the Residential Stage 1 decision.

MR BLAKE: Yes, I have read it in part, yes.

JUDGE HASSAN: Well, I take it you read the RMD part?

MR BLAKE: Yes.

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39 Transcript, page 42.

40 Transcript, page 48, line 30 to page 49, line 19.

JUDGE HASSAN: All right, so in terms of that, of course, the theory of those findings were on the basis of a lot of consensus in the middle of different opinions between the different experts was one consensus being, in effect, the rate of return is very low in terms of RMD, and that is the theory of your evidence here, so am I right to assume that really you are not saying anything different in that regard pertaining to the proposed new areas. Effectively, it is the same?

MR BLAKE: Yes, that is correct.

[60] In answer to the Chair, Mr Blake also accepted that he did not consider the intensification targets in the Higher Order Documents were relevant to his brief.

[61] Mr Blake accepted that in areas where there has been intensification in Christchurch from in-fill smaller units etc., there had been no drop in value. In some areas, such as Merivale or Riccarton, he said there had been an increase in value, in part as a result of the increased density opportunities.

[62] Finally, in answer to the Chair, he stated:[41]

SJH: Now, I just spoke to you about RMD and acceptance of it being low yielding and somewhat unpredictable for delivering on intensification and in our decision we referenced that and then said, "Given those factors, we find on the evidence it is better to take a prudently generous rather than a barely sufficient approach to the provision of RMD zoning." Would you take issue with that?

MR BLAKE: No.

SJH: So, in other words, if Christchurch is to meet its intensification targets we probably need more, not less areas of RMD because of the low yield.

MR BLAKE: Yes.

[63] We also heard from Mr Brian Norton, on behalf of CCC, relating to stormwater. His evidence was to the obvious effect that intensification on residential sites will create more impervious surfaces which will generate more stormwater run-off. Mr Norton said this can adversely affect CCC's ability to maintain the required level of service by causing more frequent and severe flooding, erosion and contamination of natural water bodies.

[64] He particularly identified some areas of Linwood. He noted that parts of the RMD areas in Linwood, as notified, were within the 200-year flood plain as mapped by the CCC's current flood modelling results. He considered the cumulative filling and development of properties

41 Transcript, page 50, lines 24–37.

that have at least 50 per cent of their land affected by flooding will have adverse effects on other low-lying private properties. He therefore opposed a long list of properties being rezoned.[42]

[65] In his supplementary evidence, Mr Norton set out the process when a resource consent is lodged for development of new residential structures within the FMA. That is something we have already dealt with and are aware of.

[66] In answers to the Panel, Mr Norton accepted that the map he used was based on the most recent flood model and that it may not align exactly with the FMA area maps. We received no evidence of this new modelling and it was unexplained.

[67] Ms Dawson questioned Mr Norton about previous Living 3 Zones rolled over in RMD that seemed to be in a similar situation to the Linwood areas he identified. He stated that the reason was that the flooding "may be confined mostly to roads where may be possibly filling of areas along roading may not actually affect other low lying properties."[43] It was then put to him that from the maps it did not look like that and he responded: [44]

> I think there are flooding areas in the originally proposed RMD areas but I feel that they could mitigate the effects of that.

[68] Then, Ms Dawson asked:[45]

> MS DAWSON: Do you think there are differences between how the flooding would occur and could be mitigated in these new RMD areas compared with the ones that are - - -
>
> MR NORTON: Just specifically the Linwood area is the only one where I do not believe – I think there is a reasonable chance that there could be recommendations for decline of resource consents in those areas based on the effects of filling.
>
> MS DAWSON: But like right across St Albans, for example, Papanui, where there are clearly areas of dots on the maps you feel that they could be dealt with through mitigation in a way that Linwood could not?
>
> MR NORTON: I think there are areas where there could be requirements that would restrict development. I think anywhere where there is the flood management area there is the potential that development will need to be restricted somehow.

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42 Evidence in chief of Brian Norton on behalf of the Council at 4.12.
43 Transcript, page 17, line 24.
44 Transcript, page 17, line 37.
45 Transcript, page 17, line 40 to page 18, line 11.

[69] Then he was questioned by Judge Hassan:[46]

JUDGE HASSAN: I have got a difficulty with your evidence now in terms of whether or not it is inconsistent with your evidence then. Part of that difficulty is in the vagueness of your answers. So in your answer to Ms Dawson around existing areas of RMD and the potential for decline which you acknowledged. Do you think that is a significant potential of that particular RMD zoning or an insignificant proportion of it?

MR NORTON: Significant meaning could it happen at all?

JUDGE HASSAN: Well significant in the sense of the Council being able to deliver on the Regional Policy Statement and the Strategic Objectives around intensification. Do you think it would have a significant consequence for being able to deliver on that?

MR NORTON: Probably not.

JUDGE HASSAN: But you do not know, because you have not done the work, have you?

MR NORTON: It would be quite an undertaking to do flood modelling for the number of scenarios required.

JUDGE HASSAN: And if we take Linwood, your answers indicated that they related to developer expectations, do you recall that answer, that developers, when they see up-zoning would think they could develop?

MR NORTON: Yes.

JUDGE HASSAN: It was not related in any specific sense to your analysis of that particular area and its proclivity for flooding, was it?

MR NORTON: No.

JUDGE HASSAN: And in that sense your analysis there is no more precise than it is for the other areas, is it?

MR NORTON: No.

[70] He was then questioned by the Chair:[47]

SJH: There are a number of notified RMD zones we heard about earlier with flooding overloads?

MR NORTON: Yes.

SJH: Your map differs from the decision map?

MR NORTON: My map is?

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46 Transcript, page 20, lines 1–41.
47 Transcript, page 21, lines 3–40.

SJH: Your map differs from the decision map?

MR NORTON: I have not compared them.

SJH: Should you have compared them?

MR NORTON: If the question were whether or not a property is affected by flooding, I would say no. If there is an importance in a consistency between the FMA map and RMD map, I would say yes.

SJH: In terms of [para 1.5 of your evidence in chief], should you have compared them?

MR NORTON: I suppose.

SJH: Have you done a specific comparison for all of those earlier areas that are RMD with the overlay where no comments like you are making now was made, with the Linwood property by property?

MR NORTON: The scope of my original RMD evidence did not cover the effects of filling in flood areas.

SJH: Have you compared those properties with the Linwood properties?

MR NORTON: Not specifically, no.

SJH: Can you say are they different or not in flooding terms, and the potential for flooding?

MR NORTON: I am specifically aware of ponding areas in Linwood which I believe would be difficult to mitigate.

[71] The first witness for HNZC was Mr Philip Osborne, an economist who had given evidence at previous hearings. By and large, he based his evidence on that earlier evidence but applied it more specifically to the HNZC properties involved in this hearing. He concluded:[48]

> 11.1 The ability for Christchurch to produce an efficient and affordable place to live is based on its ability to intensify residential development into the existing urban area. This objective is a clear direction of the Strategic Directions and other higher order documents and needs to be coupled with a clear message to the market regarding the potential redevelopment capacity that exists in appropriate locations.
>
> 11.2 The provision of intensified residential activity is not only necessary for residential amenity and accessibility but for the commercial viability and competitiveness of the centres themselves.
>
> 11.3 When considering the potential shortfall represented, in part, by the provision of RMD in Christchurch it is important to recognise the potential costs of a housing market that does not function well. Increased private costs are coupled with less efficient and effective public infrastructure as well as falling levels of competitiveness.

[48] Evidence in Chief, Philip Osborne, 11.1 – 11.5.

11.4 It is my economic opinion that the provision of greater capacity of RMD, and the removal of the Lower Height Limit Overlay as sought by the Housing New Zealand in Papanui, Linwood and Hornby represents an appropriate means by which to meet the objectives of the plan due to:

(a) The potential inability for the market to supply sufficient capacity and diversity under the current pRDP provisions;

(b) The inappropriate application of, and controls to HNZ properties;

(c) The provision of greater residential diversity and density around KACs;

(d) Provides increased certainty regarding the long-term urban form outcome;

(e) Provides greater confidence and certainty within the market regarding the effectiveness of intensification;

(f) Reduces the potential for pressure to development additional greenfield sites; and

(g) Increases the provision of a diverse range of affordable and social housing options.

11.5 It is my expert opinion that the relief sought by Housing New Zealand will better achieve the objectives of intensified and appropriate residential development.

[72] In his highlights package he stated:[49]

> The RMD represents an opportunity for Christchurch to provide sufficient enabled capacity to the market to meet future residential demand in an efficient and effective manner and at a level that provides both resident and development choice at a viable level.

[73] In that package he considered there was sufficient reason for concern, noting that the economist for the CCC in the earlier hearing, Dr Fairgray, considered that between 57 and 70 per cent of the targeted intensification needed to come within Christchurch City. He noted the Crown expert had a higher figure of 90 per cent.

[74] Mr Osborne went on to say:[50]

> A further issue of concern is the ability for the Plan to meet long term residential demand requirements. Limiting intensified residential development in appropriate and efficient locations has the potential to undermine the ability for intensification in the future. Low density development around centres has the potential to increase

49 Transcript, page 87.
50 Transcript, page 89, line 7 - 21

> improvements, improvement values, thereby reducing long term development viability still further.
>
> That is to say that by allowing some development in an area it has the potential to take away opportunities for denser developments later on. This coupled with the real potential for an overall shortfall of viable capacity is likely to put increasing pressure on greenfield locations for residential development. **This is likely to have significant infrastructure implications for Christchurch city potentially increasing the cost of living and reducing economic efficiency.** [Our emphasis]

[75] Mr Osborne referred to the evidence of Mr Blake and responded as follows:[51]

> The evidence presented for Council by Mr William Blake outlines some of the very real issues that relate to enabled versus viable capacity within the market. While I agree with the commercial factors outlined by Mr Blake regarding the development potential I disagree that zoning does not play a fundamental role in this viability.
>
> Zoning essentially changes the value of activity that can occur in a given location thereby changing the value of the land itself and having listened to Mr Blake this morning I would agree that part of that, the relationship between the zoning and the demand is important, however there is, in the market, there is more than simply a recognised demand. There is also a speculative or an expected rise in price. We see a lot of land banking and things like that where the value of land has been pushed up in anticipation of growth rather than the current demand being actually in the market itself.

[76] He was cross-examined extensively by Mr Winchester, but we do not consider that affected his overall conclusions, and it is evidence that we accept.

[77] Mr Osborne was questioned by Dr Mitchell regarding Mr Blake's evidence:[52]

> DR MITCHELL: … Mr Blake in his paragraphs 4.9 through 4.11 give the example of residential property in Hornby saying it has got a $450,000 nominal value, $25,000 to move the house off, 600 square metres of land meaning that the effective cost of development of the land is $792 per square metre, if you just accept that those numbers are correct. He then says that is the equivalent land cost of land in Fendalton or places like that and as a consequence his conclusion on that is therefore the highest and best use of the land in Hornby would remain – would be remaining as a single family home. Do you have any comment on that?
>
> [MR OSBORNE]: I disagree with that. The highest and best use for the piece of land, if you were to rezone that medium density as we have talked about and I believe that Mr Blake agreed, if there is demand for that type of product then the value of that land will go up, and in terms of the value of the land going up, that would reflect the fact that the use that is now on it is in fact higher and better for that piece of land. So the fact that an activity drives land values is exactly what we are talking about in terms of that, and the better the activity, typically, as long as it is appropriate, it drives those values up and it reflects to have better use.

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51 Transcript, page 89, line 31–46.

52 Transcript, page 97, line 2–24.

[78] Ms Dawson questioned him about the difficulties confronting the Eastgate KAC:[53]

> MS DAWSON: … with the Linwood KAC or Eastgate, it is a relatively confined KAC compared with some of the other bigger ones we have been looking at, and we have had evidence around the socioeconomic profile of that area and as in all areas the low percentage of uptake of more intensive development around about it, but if that wider area was zoned RMD, and at some level of realistic uptake of more intensive development, in that community and for that centre, to what extent would that actually make a difference to the economic viability or the economic strength of Linwood KAC?
>
> [MR OSBORNE]: I think that is a very good question, because it is quite a unique centre in the way that it retains spend especially and I think that has been talked about earlier this morning, that there is a considerable amount of leakage from that and that in itself is a reflection of the quality of the offer that is there. That quality of offer is driven essentially by demand. It is a vicious cycle as it were. Low demand, low quality, and therefore people do choose to shop elsewhere. The propensity for that to actually improve is driven in part not only by decisions that the retailers in the commercial space make in terms of improving that quality, but by the amount of dollars that go into that centre. And even if you are capturing a small amount from a larger pool, you are more likely to get those fundamental shifts. So if you have more population around that area, and even if the same small proportion of that increase is spending there, you are likely to get the quality shift that will in fact entice other people back in, which is what Eastgate essentially needs. It needs the retention of that spend; it needs the retention of the employment to actually fulfil its role in the community.

[79] In relation to the comparison between RMD and RSTD, he accepted that he had not looked at a comparison between the two, but continued:[54]

> MR OSBORNE…but I probably could make comment on the fact that some of the things that are hoping to occur are the agglomeration of sites and so forth in order to make medium density actually viable in this. And I believe under the transitory zone those sorts of heights were not facilitated or provided for, and so the restriction of those heights are likely to go beyond simply just the capacity difference between the two zones, but in fact impact on the viability of development itself and impacting on the viability of development itself, it is likely that a proportion of that zoning will not actually occur or is less likely to occur. I mean we have heard already that the chances of medium density are quite small in terms of their percentage, but that would reduce still further for the transitory zone because a lot of those properties would not be viable without the height.
>
> MS DAWSON: And was that similar to the answer I think you gave to Mr Winchester so I think I wrote it down. You were answering there in relation to the height restriction was similarly that it would limit both the capacity but also tipping over to a more viability of the redevelopment.
>
> MR OSBORNE: Absolutely, yes.

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53 Transcript, page 97, line 32 to page 98, line 17.

54 Transcript, page 98, line 36 to page 99, line 14.

[80] Ms Rennie was an urban designer who gave evidence on behalf of HNZC.

[81] Her evidence was that HNZC sought to ensure sufficient RMD capacity to allow for a range of housing choices, increased density of development and the ability to integrate those developments into the community.

[82] Ms Rennie considered, in relation to Linwood East, that the opportunity for residential intensification and comprehensive redevelopment within walking distance of a commercial centre that is also within 3 kilometres of the central city and a range of public transport options cannot be underestimated, particularly in the context of Objective 3.3.1(a) of the Strategic Directions Chapter.

[83] Overall, she considered the policy and rule framework outlined for RMD is appropriate in addressing both existing neighbourhood character and amenity issues in the context of intensification, and in delivering the quality of development anticipated with respect to Policy 14.1.1.2(c).

[84] In relation to Linwood South and the additional properties sought for inclusion, she appreciated there may be perceived safety concerns in relation to pedestrian connection with Eastgate, but she considered that improvements could be made to the route or alternative connections could be provided to support the wider Linwood South community. She said the additional properties requested on Mackworth Street are consistent with those that have been included in the notified RMD proposal and do not possess any specific characteristics or qualities that would warrant their exclusion.[55] She repeated her comments around Policy 14.1.1.2(c) that she made in relation to Linwood East.

[85] Finally, she considered the 8 metre limit in the lower height limit overlay would result in very little difference between the RMD and RSTD zones.

[86] When asked a question from Ms Dawson regarding the efficacy of built form standards:[56]

> MS DAWSON: How confident are you that the built form standards and the urban consent controls are sufficient to address any moderate to even long term

[55] Transcript, page 104, lines 9–13.
[56] Transcript, page 113, lines 7–24.

> impacts that there may or may not be on neighbours as a result of the change over that period of time.
>
> MS RENNIE: I am confident that the activity status, the rule package and the assessment matters combined provide a reasonably rigorous package to assess applications that come forward in the RMD zone. I acknowledge that obviously one or two units will not necessarily trigger RDA but they will still be required to consider the built form standards.
>
> The built form standards have been refined over time following the L3/L4 Plan change, and obviously through the Stage 1 hearing there has been consideration of those built form standards. They cover a range of urban design issues from contextual issues through to relationship between properties in relation to the impacts on the street scene, I am confident that the suite of rules in assessment matters enables the ability to achieve a good urban design outcome.

[87] Ms Huria questioned her about the effect of living next to higher properties if you were in a one storey home:[57]

> MS HURIA: … do you factor into your thinking on these matters what it might be like to be living in a one storey home that you raised your family beside an 11 metre high, intensive dwelling?
>
> [MS] RENNIE: Yes, I think about that a lot actually, and one of the challenges we have in many of our areas that we are talking about is the housing stock is often one storey in height. **We need to remember that that is not the baseline situation, but that house can be two storeys. It can be … two storeys in terms of height, so we need to balance those considerations against other provisions and other considerations in thinking about character and amenity.**
>
> The built form standards are the way that we manage those situations where we do have a contrast between a one storey house on one side of the fence and potentially three storey units on the other side of the fence.
>
> [our emphasis]

[88] Finally Ms Styles, a planner, gave evidence on behalf of HNZC. She identified the resource management issue with reference to this proposal as a need for provision of housing in terms of capacity, intensification and choice. She pointed out this issue is clearly stated in the Higher Order Documents and within Strategic Objective 3.3.1.

[89] She considered the areas notified as additional were required to meet the Higher Order Documents and to meet the needs for residential household growth set out in the CRDP Strategic Objectives.

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57 Transcript, page 114, lines 23–42.

[90] In the course of cross-examination by Ms Scott, the witness was asked how she had identified that the notified RMD areas and HNZC's additional RMD areas were consistent with those statutory documents:[58]

> MS STYLES: It is my opinion, having read those documents and looked at these areas, that they are consistent with the intent of those provisions.
>
> MS SCOTT: Where are your calculations in terms of the numbers?
>
> MS STYLES: That is not a comment about numbers, that is about the intent of those documents to achieve greater capacity for growth.

[91] In answer to Ms Dawson, Ms Styles confirmed the evidence given by Ms Rennie in relation to built form standards, the rules package, consenting requirements etc., as follows:[59]

> MS STYLES: I believe that they are a comprehensive package, not just of rules but also to direct the process so that together the rules as a package provide for effects being sites, so privacy overlooking sunlight et cetera. They deal with the effects of a development on its area in terms of the way it relates to the street and the wider context, and they also through the activity status of being restricted discretionary, allow a level of assessment, possibly negotiation or discussions, and ultimately the ability to decline an application if it was seen to be creating such detrimental impacts on neighbours or the environment.

[92] Judge Hassan asked her questions relating to the strategic directions:[60]

> JUDGE HASSAN: So, then if we look at 3.3.7 which is Strategic Objective 3.3.7, it comes into the equation under the objective, does it not? The objective that we referred to, objective 14.1.1 references this objective, in its first Roman numeral where it says "an increased supply of housing that will enable a wide range of housing types, sizes and densities in a manner consistent with two named objectives, one of which is 3.3.7".
>
> Now, the Council cross-examination on this objective has tended to focus, I think from memory, on B and F, is that right? Is it H? You had a question on H and you had a question on, I think, B. Do you recall those from Ms Scott?
>
> MS STYLES: I recall H, I am not sure that she referred B.
>
> JUDGE HASSAN: So, just looking up a bit from H though, is D relevant?
>
> MS STYLES: Very much so.
>
> JUDGE HASSAN: Why?

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58 Transcript, page 124, line 37–43.
59 Transcript, page 126, lines 30–38.
60 Transcript, page 128, lines 1–33.

> MS STYLES: Because that is about providing housing development opportunities specifically around key activity centres which is exactly what we are looking at here.
>
> JUDGE HASSAN: What about E, is that relevant?
>
> MS STYLES: Yes.
>
> JUDGE HASSAN: In the same way, is it?
>
> MS STYLES: Correct.

[93] In relation to Linwood, we prefer the evidence of the HNZC witnesses to that of the CCC.

[94] Dealing first with Mr Norton, some of the areas in Linwood identified as RMD do not appear on the hazard maps or are mapped as FMA. It is said to be reliant upon new modelling of which we have received no evidence. We understand Mr Norton's final answer to the Chair to be that he accepted that the hazard rules deal with the situation we are concerned with. In any event, in closing for the Natural Hazards Stage 1 hearing, the CCC's legal submissions stated:[61]

> It is submitted that the evidence has demonstrated that the models which underpin the approach to flood hazard mapping and the application of related controls in the pRDP are appropriate and fit for purpose.

[95] We have heard no evidence in this hearing to suggest that submission, which we accepted, was incorrect. We accept it again. We acknowledge the Council submission in closing that in our Decision 10: Residential — Stage 1 we relaxed built form standards. The Council said this led them to look at flooding issues again. While that is correct, we are satisfied that the various flooding provisions adequately guard against the issues raised by Mr Norton.

[96] We agree with Ms Oliver's position that merely satisfying the criteria within 14.1.1.2(a) is not sufficient in itself. There are clearly wider considerations to take into account. That fact is made clear by reference to the Higher Order Documents. Our concern is that the CCC witnesses and Mr Winchester in re-examination focused only on some of those.

[97] Clearly, the starting point is the Strategic Directions Objective 3.3.1(a). We note that that objective requires all other objectives in the chapter to be expressed and achieved in a

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61 Closing submissions for CCC (Chapter 5: Natural Hazards), 18 March 2015, at paragraph 6.3.

manner consistent with that in Objective 3.3.2. We also note that all objectives and policies in all chapters of the plan are to be expressed and achieved in a manner consistent with the objectives in Chapter 3: Strategic Directions.

[98] Objective 3.3.4 sets out the targets, while 3.3.7 is an objective relating to urban growth, form and design. We do not consider that the various subheadings within that objective are matters to be read in isolation. They are all important, and where relevant, carry equal weight. The CCC witnesses and Mr Winchester seem to have ignored clauses (d) and (e), which are just as relevant as the matters referred to, that seems to support the position of CCC.

[99] We were somewhat surprised by Ms Oliver's evidence that a social impact assessment needed to be carried out for Linwood before any rezoning took place. This was slightly contradictory with her recommendation of RMD for other parts of the city in any event. The first reason is we would have expected the CCC to be familiar with the requirements of the residents of the area, particularly as it was described by a number of witnesses as a deprived area. Secondly, there is no evidence to show that Linwood is somehow unique within the Christchurch urban area in regard to demographics. There are undoubtedly other deprived areas as well. Thirdly, Ms Oliver herself accepted that given the demographics of the area there was a need for smaller housing choices. Overall, we consider the approach taken by CCC does not give enough weight to the need set out in 3.3.4(b) for a range of housing opportunities:

> … to meet the diverse and changing population and housing needs of Christchurch residents, including:
>
> (i) a choice in housing types, density and locations; ...

[100] We also do not accept Ms Schröder's evidence where she identifies areas as appropriate for RMD but is hesitant to support rezoning because of the settled current stock of housing. For that she relied on Mr Blake's evidence. However, as noted earlier, he did not take issue with our statement, "Given those factors, we find on the evidence that it is better to take a prudently generous, rather than a barely sufficient, approach to the provision of RMD zoning." He also accepted that if Christchurch was to meet its intensification arguments there was probably a need to zone more RMD rather than less, because of the low yield. Frankly, that undermines Ms Schröder's evidence and we do not accept the hesitancy she displayed as being justified.

[101] Before concluding this matter, it is appropriate we consider the community submissions we received in relation to Linwood. We note that none of those submitters called expert evidence to support their case.

[102] The first was Mr Davies on behalf of the Hagley/Ferrymead Community Board (RMD104, RMD-FS16). His Board's concern was that it was a sprawling suburb and that there are already some more densely populated areas for a range of reasons, with single young individuals with a lot of house sharing and flatting. This led to social problems. It was his Board's view that increasing the density of housing could see a potential for these social problems to be "enhanced". We presume he meant increased. He stated that there were fears that the intensification of Eastgate could lead to a ghetto-like situation, and because there was little home ownership in the area, developers would have an opportunity to capitalise on the rezoning. He also expressed concerns about infrastructure and referred us to page 33 of our Stage 1 decision (presumably to [102]) relating to what we had been told by Ms O'Brien, that even if an infrastructure upgrade for a certain area was not in the upgrade programme, the CCC would still look to programme it "if the District Plan identified further intensification there" and to "programme the upgrade accordingly to meet those growth pressures".[62] It appeared he had concerns that the Council would not meet those obligations or, alternatively, if they did other areas may miss out.

[103] In answer to questions from the Panel he accepted that good urban design was an important response to the risk from what he described as a "ghetto". In explaining to Judge Hassan what he meant by that, he stated it was a higher intensity of poverty which would lead to social problems such as drug abuse and domestic abuse.

[104] In answer to the Chair, he accepted that those were issues for his community. He also recognised that his community needs assistance. Finally:[63]

> SJH: Well I understand that but the two go hand in hand because the higher order documents tell us we must give effect to that. I am just wondering though that if this was done properly and the Council would have controls because it is restricted discretionary activity so three units or more, and given what you heard this morning that it is not going to happen overnight it is over a considerable period of time, could it not be a benefit to your community?

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62 Decision 10: Residential — Stage 1 at [102].

63 Transcript, page 134, line 45 to page 135, line 10.

> MR DAVIES: As I stated I think that yes, I think that if the development is [done] well, if there was good urban design, if we saw money put in to cater for that but I also do not hear evidence of that being an essential to development.

[105] Next, Ms Penno gave evidence on behalf of a friend, Ms Beecroft, who was overseas. Ms Beecroft (RMD78) was a freehold homeowner in the suburb, and had been a resident for 20 years. She did not think the suburb was up to absorbing the effects of rezoning and the types of development that would ensue with RMD. She considered it would cause adverse effects in Linwood, although recognising that some development was needed in Linwood. In answer to the Panel Ms Penno, on her behalf, stated:[64]

> I do not think I am misrepresenting her to say yes, I think she would agree with that. Her main concern is quality of those multi-unit dwellings.

[106] We are quite satisfied in the evidence we heard in this chapter, and earlier, that the Eastgate KAC is the one that requires the most assistance in Christchurch. The areas that we required to be notified were originally included, but taken out by Councillors. While we have received more information regarding Papanui which would explain the reasoning for this, we do not have that benefit for Linwood. We are well satisfied that not only the KAC, but the surrounding areas, represent a deprived area that requires support from the Plan. It has also been conceded that it requires different housing stock, a greater choice of housing stock, and modernised, warm, insulated and dry houses. These include the need for a greater number of small houses.

[107] We noted above the KAC criteria on its own is not enough, but if one considers the Strategic Directions and the Higher Order Documents that informed and gave rise to those Strategic Directions, we are quite satisfied that they all require that there is additional RMD needed in Christchurch, with a particular need in this area. We are satisfied in this particular area that if it is carried out in accordance with the objectives, policies and rules, and with the height limits we will turn to, it gives a significant opportunity for the rejuvenation of the area. We note that any significant development will be RDA, which will give the Council control to ensure the requisite quality is met. We consider that activity status ought to allay the community concerns expressed by the submitters.[65]

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64 Transcript, page 140, lines 43–45.

65 We also heard from Philip Ma'ama'a Faletanoai-Evalu (RMD124) and Christian Jordan (RMD91), who expressed similar concerns.

[108] We have rejected the evidence of the Council witnesses opposing RMD in this area, and accepted the HNZC evidence. On the basis of the evidence, and for reasons that we set out later in relation to scope at [127]–[140], we rezone all the areas as notified, in addition to those areas also sought by HNZC in its submission (also noting that this decision will amend our Decision 10: Residential — Stage 1, which was to zone the sites Residential Suburban Density Transition).[66]

Hornby

[109] The Council's opening legal submissions supported RMD zoning for the notified areas, with four exceptions as follows:[67]

(i) Hornby North West — Moffett Street

(ii) Hornby West — Parker Street, Foremans Road and Steele Street

(iii) Hornby South East — Brynley Street

(iv) Hornby South East — Trevor Street, Amyes Road and Blankney Street

[110] In closing legal submissions, the Council re-confirmed its position in submissions.[68] However, the revised planning maps attached to the closing legal submissions still continued to show the notified properties on Brynley Street as being retained, as well as additional areas on Brynley Street being proposed.[69] It also showed the notified areas in Trevor Street and Amyes being retained, but recommended deleting RMD for the sites fronting on to Blankney Street.

[111] Ms Oliver was questioned by Ms Dawson about the inconsistency in the evidence:[70]

> MS DAWSON: All right. So now just one other question about the Hornby, the Amyes Road, Brynley Street area where on, I mean, I think on one of your plans you show that you do recommend most of the notified rezoning in that area, plus some more. And although you have commented that it is a bit sporadic, it is just

66 75, 77, 77A, 77B, 77C and 79 Mackworth Street, Linwood
67 Opening submissions for the Council at 5.1.
68 Closing legal submissions at 3.1
69 As sought in submissions from Harrison (10), Sun (72) and Lau (77)
70 Transcript, page 71, line 4

separated out from the RSDT, and there could be a lot more there in time, are you still recommending that that be a start as you have shown on your plans?

MS OLIVER: Yes. I admit my evidence might be slightly misleading. I can support both approaches. I could support – I do think they are appropriate but it is the wider block. So you could either rezone them as a catalyst to a way of fixing up the boundary or the urban form in this area.

MS DAWSON: Yes.

MS OLIVER: So that would hopefully encourage a future plan change or urban regeneration plan. I don't know, whatever potential in this area, yes, or don't rezone it and just wait for a future plan change to look at it as a more consolidated block.

[112] We heard evidence from Mr Perry (RMD17) who resided at 524/4 Springston-Rolleston Road. He was a trustee in respect of the ownership of 72 and 72A Amyes Road. He opposed RMD on the grounds of traffic congestion; poor standards of maintenance and low architectural merit of existing multi-unit dwellings in the area or nearby affected areas; and he gave examples of responsible and attractive single-level development in the affected area. He considered there would be loss of amenity and light to existing households. He also considered it would impact on the value of his properties and the rents he received from them.

[113] He also called evidence from a real estate agent, Mr Robert Paton. His evidence was to the effect that RMD zoning would lead to very significant loss of value of Mr Perry's properties. Mr Paton claimed to be an expert witness. He had no expertise in any relevant area. He accepted the views he expressed were essentially a lay opinion. His evidence was of little assistance to the Panel.

[114] We also received evidence from Mr Houliston. He spoke to his submissions, speaking to problems he considered existed where intensification takes place, such as upsurge in crime, alcohol and drug fuelled violence, and graffiti. He also spoke of noise pollution, restrictions of sunlight and increasing difficulties of traffic. He said this was especially so as he was near Hornby Mall. He also expressed concerns as to the effect of climate change.

[115] Turning to the merits of what is proposed, we accept the Council's evidence and agree to deleting the notified areas on Moffett Street, Foremans Road, Steele Street and Parker Street.

[116] We find that the rezoning of the nine sites as notified on Brynley Street, along with most of the sites recommended by Ms Oliver (36, 38, 40, 42, 44, 46, 48, 50, 52 and 56 Brynley Street) will not create an anomalous pocket. This is particularly the case when combined with the additional sites proposed in Amyes Road and Trevor Street which all surround Branston Intermediate School (we will address Blankney Street shortly). For the reasons that we set out later in this decision, we do not consider that there are issues as to scope or natural justice. We do note for those additional sites on Brynley Street that were not notified as RMD, but which we proposed to rezone, this decision amends Decision 10: Residential — Stage 1 which zoned the sites Residential Suburban.

[117] We do not consider that, at this stage, the addition of 60 and 66 Brynley Street is appropriate. This would create an unusual zoning pattern along Brynley Street to the southeast of its intersection with Trevor Street, albeit that the character is one with multi-units. Under the current circumstances we decline the submissions of John Sun (RMD72) and Ki Lung Lau (RMD77). However, that is not to be taken that this area should not come under closer inspection in the future as to appropriateness of zoning RMD along that block.

[118] We agree to re-zoning the sites as notified along Amyes Road. These sites span both sides of the road and we consider their inclusion appropriate. However, as recommended in the planning maps in the Revised Version attached to Council's closing submissions, we agree that rezoning the pocket of RMD proposed along Blankney Street at this stage would create an inconsistent urban form in that area. Similar to our assessment in relation to Brynley Street, this does not mean that a wider review of RMD in that area at a later date might consider that more extensive RMD zoning along Blankney Street is appropriate.

[119] In summary, in relation to the Amyes/Blankney/Brynley/Trevor Street area, we concur with the revised zone maps attached to Council's closing legal submissions, except for the recommended rezoning of 60 and 66 Brynley Street, which we do not agree to.

[120] HNZC sought additional zoning of RMD at 23, 25, 27, and 29 Amuri Street, and 24, 26, 28, 30, 32, 34, 34A, 36, 38, 40, 42, 44, 46, 48, 50, 50A and 52 Gilberthorpes Road. The Council agreed to these areas in principle, and they are included in the Council's revised maps attached to its closing legal submission as an accepted addition to RMD. On the basis of that agreement, we also find RMD to be appropriate. For the reasons that we set out later in this decision, we

do not consider that there are issues as to scope or natural justice. We note that this will require us to replace the zoning maps that were decided in Decision 10: Residential — Stage 1.

[121] In relation to those remaining areas notified in Hornby, we agree that that RMD is appropriate and so rezone them.

Height limits for RMD covering previous Living 1 and 2 zones

[122] This matter arose in the context of an application to the Panel for a supplementary decision to Chapter 14: Residential — Stage 1.

[123] In that hearing the Council had sought a height limit of 8 metres for previous Living 1 and 2 zones, as well as central Riccarton. In this hearing they sought that same provision, but accepted if agglomeration of sites gave rise to a 1500m² site, the height limit could be 11 metres.

[124] In the course of that hearing, discussions took place and those provisions were accepted and agreed between CCC, HNZC and the Crown. It is covered by our supplementary decision.[71]

[125] There is no basis to apply different rules for the Papanui North, Linwood and Hornby areas, and those general height limit rules will apply here too. What it means is that there is also a significant incentive for developers to agglomerate land, which everyone agrees leads to a better urban design outcome.

Scope issues

[126] As noted earlier, HNZC before our direction for notification had taken place, approached the Council and then the Panel to add in some additional land for RMD zoning. At that request we did so, and no scope issues arise.

[127] However, in the lead up to, and during the course of the hearing, HNZC requested that we rezone as RMD two small areas in Linwood and in Hornby. The area in Linwood related

[71] Decision 31: Residential — Stage 1: supplementary maps decision.

to six HNZC properties in Mackworth Street. In Hornby it related to 21 properties in Amuri Street and Gilberthorpes Road. Similarly, the same issue arises in relation to 10 sites on Brynley Street sought in the submission of Brett Harrison (RMD10).

[128] The Council raised questions of scope in regard to this, which was not addressed in closing by counsel for HNZC or any other submitter. HNZC has since been granted leave to file a supplementary closing.[72] This reiterated a number of factors: that they were immediately adjacent to notified areas in Hornby and Linwood; met the criteria of Policy 14.1.1.2; were supported as being appropriate for RMD by the Council; did not possess any specific characteristics from an urban design point of view that prevented rezoning; were confirmed by the Council's infrastructure experts as not being subject to any impediments in terms of infrastructure; and being confirmed by Mr Norton as appropriate for rezoning from a stormwater perspective.

[129] While the Council supported the rezoning of these properties as RMD on the merits, they questioned whether there was scope for the Panel to consider the matter. They pointed out that HNZC approached the Panel for additional areas to be notified (that did not include these two areas), and this was acceded to and, in due course, notified. The Council took the view that there was a risk that people potentially affected by the proposal could be denied an effective opportunity to participate in the plan change process.

[130] The parties were in agreement that the case offering the most assistance was that of Kós J in *Palmerston North City Council v Motor Machinists Limited*.[73] In that decision Kós J endorsed the two-step approach taken by William Young J in *Clearwater Resort Limited v Christchurch City Council*.[74] There, the Judge stated:[75]

> On my preferred approach:-
>
> 1. A submission can only fairly be regarded as "on" a variation if it is addressed to the extent to which the variation changes the pre-existing status quo.
>
> 2. But if the effect of regarding a submission as "on" a variation would be to permit a planning instrument to be appreciably amended without real opportunity for participation by those potentially affected, this is a powerful

72 Memorandum of counsel for the Council, 28 July 2016.
73 *Palmerston North City Council v Motor Machinists Limited* [2013] NZHC 1290.
74 *Clearwater Resort Limited v Christchurch City Council* HC Christchurch AP34/02, 14 March 2003.
75 At [66].

> consideration against any argument that the submission is truly "on" the variation.

[131] Kós J elaborated on this by suggesting questions that may assist in determining the issue:[76]

(i) whether the submission raised matters that should have been addressed in the s 32 evaluation (if so then it is not likely to fall within the ambit of the plan change); and

(ii) whether the management regime for a particular resource (here, a specific lot) is altered by the plan change. If it is not then a submission seeking a new management regime may not be "on" the plan change.

[132] Although the s 32 report specifically listed the sites for evaluation as notified, HNZC submitted that the assessment carried out is equally relevant to some areas directly adjacent to the notified areas, in that:[77]

(a) Meet the locational criteria set out in Policy 14.1.1.2(a) and (b);

(b) Are incidental extensions of zoning; and

(c) Would not require substantial changes to the section 32 evaluation.

[133] HNZC then referred again to *Motor Machinists*, and Kós J's statement:[78]

> … the Clearwater approach does not exclude altogether zoning extension by submission. Incidental or consequential extensions of zoning changes proposed in a plan change are permissible, provided that no substantial further s 32 analysis is required to inform affected persons of the comparative merits of that change.

[134] We agree with the HNZC submission that the small increase of the RMD zoning covering HNZC properties in Linwood and Hornby would not require substantial further analysis to inform the merits of the change. We are satisfied the contents of the s 32 report apply equally to these HNZC sites which meet all criteria in Policy 14.1.1.2.

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76 *Motor Machinists* at [81].
77 Supplementary closing submissions for HNZC at 11.
78 At [81].

[135] We note that the land is immediately adjacent to the notified areas and meet the locational requirements of Policy 14.1.1.2. We are satisfied that this meets the first limb of the test as it addresses the extent to which the pCRDP changes the status quo.

[136] Further, in *Motor Machinists*, Kós J stated:[79]

> Plainly, there is less risk of offending the second limb in the event that the further zoning change is merely consequential or incidental…

[137] HNZC submitted that the inclusion of these two small HNZC sites was consequential and incidental. It also noted that there was significant media coverage of RMD hearings, including the front page of the Press for two consecutive days, and also that the Panel has, without exception, accepted late submissions to accommodate the process of this Plan.

[138] HNZC said it was important to address concerns of scope and context. It had already submitted that, under the *Motor Machinists* principles, the matters were within scope, but went on to note that the OIC does not limit the Panel to the notified proposal, and submissions received in terms of the scope of the decision it may make. The OIC allows us to make changes to a proposal that we consider appropriate, unless it is outside the scope of the proposal "in a material way".[80] HNZC submitted that the small additional areas could not be said to be outside scope "in a material way".

[139] For the purpose of rezoning the sites in Hornby that were the subject of Mr Harrison's submission, although he did not file closing submissions, we consider that the same legal tests apply to that land.

[140] We are satisfied that matters we have decided regarding additional zoning are within scope. Even if they were not, we are satisfied that they are not outside the scope of the notified proposal "in a material way".

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79 At [83].
80 OIC, cl 13(4).

SECTION 32AA EVALUATION

[141] Except where we have made amendments to the notified proposal after the consideration of evidence that we heard, we consider that the s 32 material and report provided by the Council was sound. We have considered the costs and associated benefits arising from the provision of additional areas, in particular the evidence of Messrs Blake and Osborne. We have had due regard to the efficiency and effectiveness of rezoning additional areas to Residential Medium Density, in particular in relation to achievement of intensification targets as set out in the Higher Order Documents and Strategic Objectives.

[142] We find that the zoning of areas identified in our decision as RMD is the most appropriate for achieving the objectives of the Plan, in particular Strategic Objectives 3.3.1, 3.3.4 and 3.3.7. In addition, the areas are appropriate given the uncontested policies of the plan, in particular Policies 14.1.1.2 and 14.1.4.2.

[143] In relation to the application of rules providing for a lower height limit in upzoned areas, and the ability to increase that from 8 metres to 11 metres where certain criteria are met, we adopt the evaluation set out in Decision 31 at [9]–[18].

[144] We are satisfied that the provisions are appropriate given our duties under s 32AA, and properly give effect to the Higher Order Documents.

CONCLUSION AND DIRECTIONS

[145] In reaching our conclusion to add further Residential Medium Density areas as set out in Schedule 1, we have considered all submissions and further submissions made on the proposal, and taken into account the further legal submissions of the Council, the Crown and HNZC and the matters traversed at the further hearing. Based on our evidential findings set out in this decision, we are satisfied that the additional areas are the most appropriate for achieving the objectives of the CRDP and Higher Order Documents, and are best suited to enable the recovery of greater Christchurch.

[146] We will issue a separate decision with the planning maps.

[147] We direct the Council as follows:

(a) The Council is to amend the planning maps in the manner set out in Schedule 1, and file the maps with the Independent Secretariat by ***5 p.m., 21 September 2016***.

(b) Any application for minor corrections is to be made within 10 working days from the date of this decision.

For the Hearings Panel:

Hon Sir John Hansen
Chair

Environment Judge John Hassan
Deputy Chair

Dr Phil Mitchell
Panel Member

Ms Sarah Dawson
Panel Member

Ms Jane Huria
Panel Member

SCHEDULE 1

Decision on zoning

Map	Description	Notified zoning in additional proposal	Decision on zoning	Submitters
24	Area described as South Papanui	Residential Medium Density	Retain zoning as notified in Residential Stage 1 – Residential Suburban Density Transition in areas bordering St James Park, and Residential Suburban for the remaining sites.	
	Areas described as North Papanui	Residential Medium Density	Residential Medium Density	
32, 33, 39, 40	Area described as Linwood	Residential Medium Density	Residential Medium Density	
	Additional sites sought to be zoned at 75, 77, 77A, 77B, 77C and 79 Mackworth Street, Linwood	n/a	Revisit zoning in Decision 10 and rezone from Residential Suburban Density Transition to Residential Medium Density	RMD126: Housing New Zealand Corporation
36, 37	Areas described as southeast Hornby	Residential Medium Density	Residential Medium Density, except those sites with frontage onto Blankney Street, which retain the zoning as notified in Residential Stage 1 – Residential Suburban	
	Areas described as northwest and west Hornby	Residential Medium Density	Residential Medium Density, except those sites identified on the west side of Parker Street and on Foremans Road and Steele Street; and those sites identified on Moffett Street and the western side of Gilberthorpes Road which retain the zoning as notified in Stage 1 – Residential Suburban.	
	36, 38, 40, 42, 44, 46, 48, 50, 52 and 56 Brynley Street, Hornby	n/a	Revisit zoning in Decision 10 and rezone from Residential Suburban to Residential Medium Density	RMD10: Harrison
	23, 25, 27, and 29 Amuri Street, and 24, 26, 28, 30, 32, 34, 34A, 36, 38, 40, 42, 44, 46, 48, 50, 50A and 52 Gilberthorpes Road, Hornby	n/a	Revisit zoning in Decision 10 and rezone from Residential Suburban to Residential Medium Density	RMD126: Housing New Zealand Corporation

SCHEDULE 2

Table of submitters heard

This list has been prepared from the index of appearances recorded in the transcript, and from the evidence and submitter statements shown on the Independent Hearing Panel's website.

Submitter Name	No.	Person	Expertise or role if witness	Filed/Appeared
Christchurch City Council		W Blake	Valuer	Filed/Appeared
		TJ Wright	Transport engineer	Filed
		BM O'Brien	Planning engineer	Filed
		E Jolly	Urban designer	Filed/Appeared
		RB Norton	Planning engineer	Filed/Appeared
		JFJ Schroder	Urban designer	Filed/Appeared
		S Oliver	Planner	Filed/Appeared
Housing New Zealand Corporation	RMD126 RMD-FS1	SAL Styles	Planner	Filed/Appeared
		PM Osborne	Economist	Filed/Appeared
		JM Rennie	Urban designer	Filed/Appeared
Robert Perry	RMD17	RJ Perry		Filed/Appeared
		RS Paton		Filed/Appeared
AT&BI Peddie Family Trust	RMD53	B Peddie		Appeared
Shirley/Papanui Community Board	RMD61	M Davidson		Filed/Appeared
Ross Houliston	RMD63	R Houliston		Filed/Appeared
Graeme Keeley	RMD70	GM Keeley		Filed/Appeared
E A McIver-Keeley	RMD71	EA McIver-Keeley		Filed
Cath Christie	RMD76	C Christie		Filed
Gina Beecroft	RMD78	G Beecroft		Filed
		L Penno		Appeared
Rory & Susan Dawber	RMD82	S and R Dawber		Filed
		A and G Hall		Filed
		K M Liddell		Filed/Appeared
Christopher Winefield & Phillipa Tucker	RMD89	PK Tucker		Filed/Appeared
		CS Winefield		Filed
		Dr M Williams		Filed/Appeared
Christian Jordan	RMD-91	C Jordan		Appeared
Rebecca Brinkhurst	RMD-94	R Brinkhurst		Filed
Hagley Ferrymead Community Board	RMD-104	S Templeton		Filed
		J Davies		Appeared
Stephen & Mary Connor	RMD-112	S Connor		Filed
P M Falentanoai	RMD-124	PM Faletanoai		Filed/Appeared
Margaret Howley	RMD-130	MA Howley		Filed/Appeared
K N Hampton	RMD-FS29	KN Hampton		Appeared
Camilla Cockerton	RMD-FS31	Dr C Cockerton		Appeared

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Kerri **Last name:** Jones

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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 making plans to sell my house in Islington and leave Christchurch city if the existing proposal is approved. I have spoken to real estate agents who tell me they are taking enquires from other from property owners who are making similar decisions, (both their own homes and rentals).

I cannot take the risk of living in a suburb, where a 3-story terraced houses can be built 1 metre off my boundary, with no consideration for the impact on existing neighbours. I live in an area with large sections, older houses around me and the risk is too great with my biggest asset. I also need to consider my well-being, a 3-storey building would block all sun from my property. There would also be an increased risk of flooding, due to water runoff, and having nowhere for the water to go, due to less green space and more concrete. The value of my property would be severely impacted and selling my property in the future would be difficult.

I think intensive housing that is well-planned and implemented in the appropriate areas could be good for the city. But to allow greater housing density of 3 or 6 stories does not make sense in the suburbs of Christchurch and seeks to address a problem that Christchurch does not have.

The proposed plan

- Undermines and risks the development of the central city. This is where planning rules should be relaxed, and housing intensification should go ahead. Especially as it is a priority for CCC to bring more people living in the central city. CCC's own goal is for 20,000 people to live in the central city by 2028, and with 5 years to go, Christchurch is only halfway. The benefits of having more people living in the central city is well documented.
- This will essentially take the focus off the central city and developers will target areas where there are cheaper houses and land to buy.
- Christchurch is in a unique position with the land availability in the central city, and very different from Auckland and Wellington due to the impacts of the earthquakes.It is a mistake to have one size fit all approach across all NZ cities.
- Often terraced houses are built due to land constraints and for housing affordability (both to buy and to rent) but again Christchurch is different to Auckland and Wellington with housing being more affordable.
- Christchurch also has the unique opportunity to rezone areas which is an easy walkable distance to the central city. For example, Sydenham is currently a mixture of residential and commercial and is close to city assets like the hospital.
- People chose to live in the suburbs, with more space available to them and in a low-density housing environment.
- Living close to a suburban mall and or a bus route should not be the only consideration when deciding if a suburban neighbourhood is suitable for high-density housing. More factors need to be considered when making such important

decisions.

- No study has been conducted which shows the impact of changing a suburb from low-density to high-density living. Nor any consideration given for each suburb's current unique challenges. For example, Hornby's existing roading network is congested and under pressure. Increasing the housing would increase the amount of traffic in the area. Current NZ car ownerships stats state 92.1 per cent of households have at least one car, with two vehicles per household the most common, at 38.4 per cent.
- The impact of climate change, after witnessing Auckland's flooding suggests more caution needs to be taken. Losing our green spaces (where rain is currently absorbed into the ground) and replaced with a mass concrete footprint (houses, drives, courtyards a typical terrace layout) with no water runoff area will cause flooding to the roads and place more demands on existing infrastructure in suburbs e.g., 3 waters. CCC voted that we are in a climate emergency this also seems to be at odds with this decision.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Elanor **Last name:** James

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Support
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:

Please just get on with this. The MDRS is not just about developers, it's opens the city up so that families can build for their children on their existing properties, staff can live in apartments or smaller houses close to amenities like Burwood hospital, friends can go in together and build on a section without being in competition with developers etc.

Please stop wasting ratepayers' money listening to a vocal minority with time on their hands trying to stop what is actually law. The qualifying matter is just a red herring, particularly given the amount of sunlight blocked by a three storey building is the same as one from a two storey the middle of winter.

From my understanding there are hundreds of plans already submitted under the new rules (as developers could rightly assume Council was going to obey the law) so these have now been held up. This is going to create a huge backlog and will result in (obviously) fewer houses being built and higher prices at the other end when plans start being approved again and demand for building resources once again outstrips supply. The CCC will have succeeded in creating the very thing the Government is trying to avoid ie: low housing stock and high prices for both rentals and homes.

This change needs to happen so that everyone in Christchurch can have affordable housing.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Mark **Last name:** Darbyshire

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 7 Transport

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*:**

Increase the number of resident bike parks required for apartment buildings. Require resident bike parks to be in a secure, indoor location that isn't visible from outside. Require resident bike parks to be suitable for heavy electric bikes (eg horizontal rather than hanging). Monitor apartment developers and inspect apartment buildings upon completion to ensure these requirements are met in newly built complexes.

Require all apartment buildings with resident car parks to include EV charging infrastructure that all resident car parks can hook into.

My submission is that:

Atlas Quarter is a post-quake apartment development at 36 Welles Street. We have 102 apartments and townhouses without a garage, but only 76 indoor bike parks to service these (spread across two bike rooms). In addition, we have eight townhouses with their own garage and three commercial units.

The current guidance in the District Plan (of 1 bike park per residence with fewer than 3 bedrooms and no garage) is insufficient and needs to be increased. Additionally, developers need to be monitored to ensure they are meeting these requirements in new buildings.

Our bike rooms experience overcrowding which has to be mitigated by proactive management by the committee (removing abandoned bikes, and asking residents and owners not to store unused bikes). This poses an unfair admin burden on our unpaid committee.

The majority of our bike parks (and all bike parks in one room) are hanging bike parks, making them unsuitable for heavy, hard-to-lift bikes such as electric bikes.

Early on, we experienced several bike room break-ins and many bike thefts. These have been mitigated by strengthening the doors and repositioning the locks. Even now, however, some residents don't trust the bike rooms to be secure enough to store their bikes, and have had to find other places such as their balcony (in breach of the body corporate rules). We are aware that apartment developments in the East Frame have worse bike storage than us and have been targeted by repeated thefts due to them being insecure and visible from outside.

In addition to bike storage issues, car parks at Atlas Quarter do not offer any EV charging facilities or infrastructure. It has proven difficult to convince the body corporate to approve expenditure on costly charging infrastructure to enable the minority of residents who own an EV to install a charger for their car park. This could have been avoided by including charging infrastructure from the get-go.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Mark **Last name:** Darbyshire

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 7 Transport

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*:**

Increase the number of secure bike parks required for new apartment buildings and new or existing office buildings. Increase security requirements. Ensure the bike parks are suitable for electric bikes (eg horizontal rather than hanging).

Require apartment, commercial, and car parking buildings to have EV charging infrastructure.

My submission is that:

I live in an apartment building at Atlas Quarter (36 Welles Street). Additionally, I work in an office building at 120 Hereford Street. Neither building has enough bike parks. Neither is suitable for heavy electric bikes. Both have been impacted by bike thefts.

Atlas Quarter also has no EV charging infrastructure. Basic infrastructure should have been installed when the complex was built, so individual owners could easily make the choice to have their own charger installed and connected to the existing infrastructure.

See the submission I made in my capacity as Body Corporate Chair and Committee Chair of Atlas Quarter for more information about the issues faced in Atlas Quarter.

Provision: Chapter 14 Residential

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*:**

That the Council drops the Low Public Transport Accessibility Area Qualifying Matter.

That the Council enables high-density housing near commercial centres as proposed.

My submission is that:

Higher-density housing should not be constrained to areas that *currently* have good public transport. Areas with potential for better public transport in the future should also allow higher-density housing.

High-density housing is a crucial part of making our city climate-friendly, affordable, inclusive, and accessible. I therefore support the general approach taken.

Provision: Chapter 15 Commercial

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*:**

That consideration be given to incorporating some of the matters of discretion from 14.15.3.a or 14.15.3.c into 15.14.2.6 to ensure consented high-rise buildings in the city centre are sensitive to urban design principles and building dominance effects.

That the Council allows buildings up to 90 metres high as proposed (with lower limits in certain areas as proposed).

That requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened.

My submission is that:

I support the maximum number of storeys proposed for buildings in the city centre. However, I believe more power is needed for the Council to take urban design principles into account when assessing resource consent applications for new high-rise buildings, to ensure the buildings complement the surrounding neighbourhood and are consistent with the Council's and community's vision for that area.

Many residents and owners would be alarmed if a 90-metre apartment building was allowed immediately next-door to the newly-built low-rise apartment developments in One Central, or if a 32-metre apartment building was allowed immediately next-door to Atlas Quarter. This could be quite jarring if not handled sensitively, and there might be more suitable land nearby, hence the need for urban design principles and building height or dominance to be taken into account when assessing resource consent applications.

This could be achieved by taking some of the provisions from 14.15.3.a or 14.15.3.c and adding them to 15.14.2.6.

Ultimately, however, using high-density housing to make the city centre more affordable, accessible, inclusive, diverse, and climate-friendly needs to be the priority. I consider myself very lucky to live in a modern, warm apartment in the city centre. Prices have gone up a lot in recent years, and many other people my age or younger could never even dream of living in the city centre. Our city centre needs to be accessible to diverse communities throughout Aotearoa, not just people who can already afford to live here. Ramping up the population of the city centre will also result in a vibrant hub where businesses and the arts can thrive, and turn around the depressing situation at present where lots of businesses are failing and hospitality menus are getting smaller and smaller. It has never made sense to me that we would only allow low-rise buildings after the earthquakes, and I believe the

time is now right for us to pivot towards a world-class city centre enabled by sensitive high-rise architecture transitioning progressively towards lower building heights the further you get from the centre. These won't get built overnight, but now is the right time to signal the type of architecture we want to move towards in the coming years and decades.

Because of the current 17-metre height limit, Atlas Quarter is a very sprawling complex. Apartments are hard to find (especially for courier drivers) due to the number of different buildings and resulting complicated addressing system. The sprawling outdoor car park behind the complex results in a lot of break-ins. On wet days, I have to walk a long way through the rain to get from my apartment building to the street. I believe taller buildings would solve a lot of these problems in future developments, by allowing them to spread upwards instead of outwards and be contained within a single building.

The requirements for green space, tree canopy, lanes, and mid-block pedestrian connections (whether on public or private land) should be strengthened. Where quake demolitions have allowed new, temporary mid-block pedestrian connections to be formed, serious consideration should be made to making these permanent.

I love that I can walk from Atlas Quarter (36 Welles Street) to the bus interchange or Cathedral Square entirely by cutting through lanes. However, some of these lanes are only temporary, and one is currently closed due to a building site next-door. I would love to see this and other similar routes made permanent, making for a more pedestrian-friendly city.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Megan **Last name:** Power

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Support
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:
Please see attached submission document

Provision: Chapter 8 Subdivision, Development and Earthworks

Support
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:
Please see attached submission document

Provision: Chapter 14 Residential

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:
Please see attached submission document

Provision: Planning Maps

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:
Please see attached submission document

Attached Documents

Name
PC14SubmissionMPower

Christchurch City Council – proposed Plan Change 14

Submission of: Megan Power

Declarations:

- 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.

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

1. Scope of submission

1.1 I support in general the identification of Character Areas as Qualifying Matters in the proposed Plan Change 14. These area have been consistently identified and assessed through previous plan change processes as having character values worth retaining.

1.2 In particular, I support the identification of the Beckenham Character Area. The Beckenham Character area was originally identified and defined as a Special Amenity Area by the Council based on the generally intact pattern of sites across urban blocks, the character of the buildings and their layout on individual sites. The operative extent of the Beckenham Character Area was tested and confirmed through the last District Plan review in 2015. As of 2023, the area remains intact and retains its character values.

1.3 I seek to have the proposed boundary of the Beckenham Character Area amended to that of the operative District Plan for the reasons I have set out in the submission. If adopted, this amendment would mean that all rear and mid block sites will be subject to the rules applicable to the Beckenham Character Area. However, I have suggested amendments to several provisions to support an alternative approach that will recognise the different contribution that sites fronting the road make to the character of the area compared to rear and mid block sites. The approach will enable a level of development commensurate with the contribution and thereby allowing new housing to be built while protecting the character of the area.

2. I support in general the following provisions (with any amendments sought noted in sections 4 on):

Chapter 6 General Rules and Procedures

- **6.1A Qualifying Matters**

Chapter 8 Subdivision

- **8.6.1 Minimum net site area and dimension, Table 1, a., Additional Standards**

Chapter 14 Residential

- **14.5.3.1.1 P4 Conversion to two residential units – Character Area Overlays**
- **14.5.3.1.2 C1 Character Area Overlays – new residential units to rear**
- **14.5.3.1.3, RD6, RD14 Area-specific rules and character areas**
- **14.5.3.2.2.3 Building height – Character Area Overlays**
- **14.5.3.2.5 – 14.5.3.2.15 Built form rules – Character Area Overlays**
- **14.15.27 Matters of discretion – Character Area Overlays**

3. General support and amendments sought to specific provisions:

To be concise, I have structured my submission points to state the support and/or amendment sought followed immediately by the reasons for this.

Formatting guide:

Bold font = Clause reference and title as notified

Standard font and weighting = text as notified

~~**Bold and strikethrough**~~ = deletion sought

<u>Bold and underlined</u> = new text amendment sought

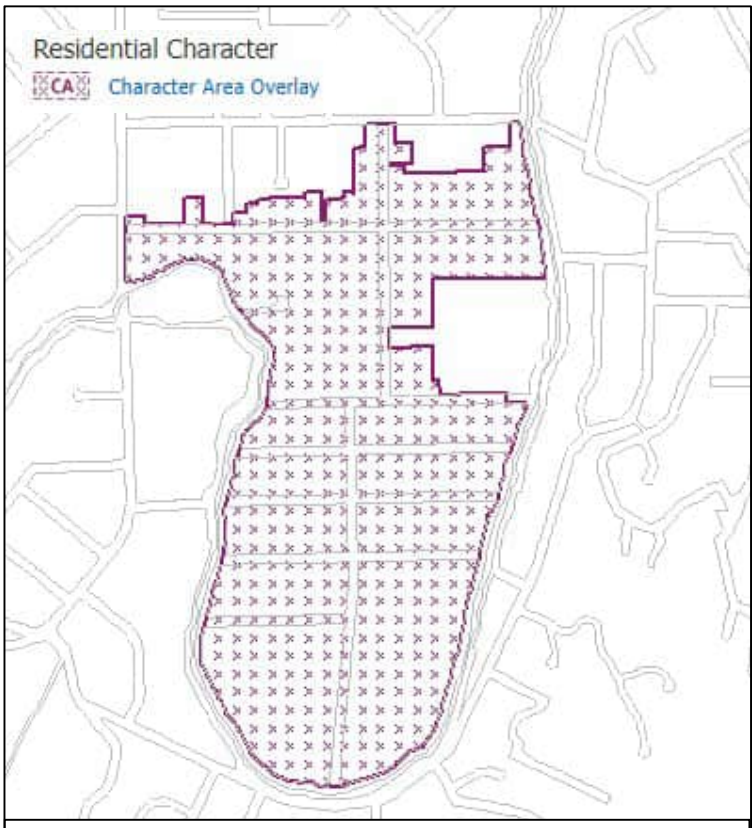
Italics = reasons for amendment sought or notes

4. Planning Map 46:

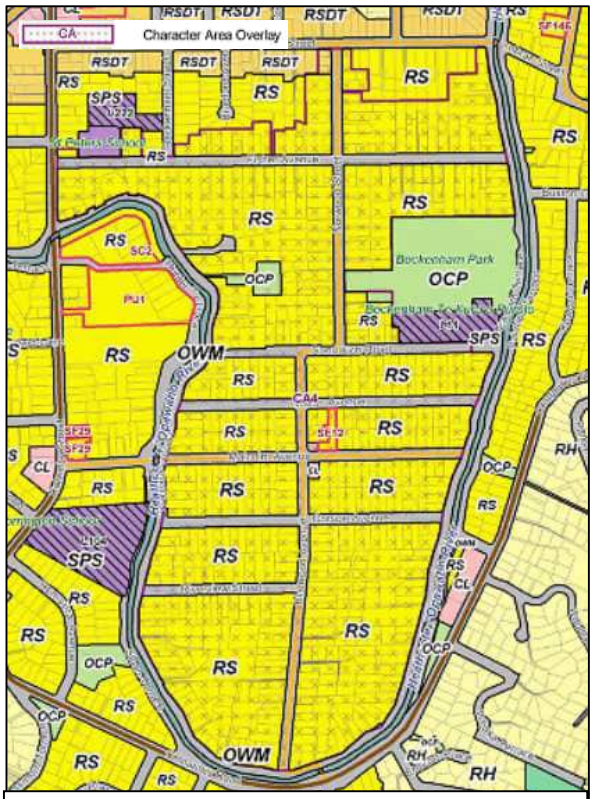
Support and seek an amendment to the identification of the Beckenham Character Area

The amendment to Planning Map 46 that I seek from Council:

Amend the extent of the proposed Beckenham Character Area to match the operative District Plan extent and include all sites within the operative extent within the Character Area, as shown in Map 1 and Map 2 below:



Map 1: Extract from online planning map, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.



Map 2: Extract from pdf Planning Map 46, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.

Reasons:

a. *Exclusion of some rear sites and mid block areas from the proposed Beckenham Character area boundary appears to conflict with the outcomes sought in the Subdivision Chapter 8.7.8 Additional matters – character areas, particularly ii. the form, pattern and grain of subdivision, including the size of sites, iv. the retention of large scale mid block vegetation and tree planting and v. the continuity and coherence of the area.*
b. *Furthermore, the Rules – Matters of control and discretion, Character Area Overlay 14.15.27 address the area and block level context for the assessment of development proposal, including: "a. Area Context, i. Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to:, E the visual coherence of the area.".*
c. *Within the same set of rules there is further reference to the block level impact at: 14.15.27 "b., Site Character and street interface. i. Whether the development complements the residential character and enhances the amenity of the character area by: A providing a balance of open space to buildings across the site consistent with the surrounding sites within the block, and to a lesser extent, the wider area;"*
d. *Under the operative District Plan, development in the Beckenham Character Area of rear sites has been excluded from controlled activity assessment, the controls applying to street fronting sites only. There has however been limited risk to the degrading the Character Area due to the lower density provided for through the operative Residential Suburban Zone provisions which extend across the entire operative extent of the Character Area.*
e. *Rear sites could be included within the Character Area but without the full set of restricted discretionary provisions. This is to recognise that the sites do not have a direct interface with the street but do contribute the Character Area values. A subset of provisions could be limited to: height (increased to two storey), two dwellings per site at a minimum 700m2 site size, and a maximum 35% site coverage.*
f. *This approach will be more enabling than the operative Residential Suburban Zone and will allow for new housing, effectively at the lower end of medium density. However, it will also ensure that development of rear and mid block sites continues to contribute, or at least not detract from, the overall character values of the area. More specifically, at the block level this approach will help to retain mid block landscaping and mature vegetation, and support a less stark transition to the street fronting sites where development outcomes will continue to be more controlled and generally single storey.*
g. *In some instances rear sites have been included within the proposed boundary of the proposed Beckenham Character Area. Council should apply this approach consistently and include all rear sites within the Character Area.*

5. Chapter 14 Residential. Support in general and seek the following decision from Council on specific provisions:

Please note: The amendments sought that relate to "rear sites or those located on private lanes in the Beckenham Character Area" are provided in the context of the retention of the operative extent of the Beckenham Character Area, i.e. all rear sites and those located on private lanes are now and will be in the future included in the Beckenham Character Area boundary.

6. 14.5.3.1.2 Area-specific controlled activities, amend as follows:

	Location	Controlled activity	The matters over which Council reserves its control:
C1	Character Area Overlay	a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located. b. Any application arising from this rule shall not be limited or publicly notified. **c. This rule does not apply to:** **i. rear sites or those located on private lanes in the Beckenham Character Area.**	a. Character Area Overlay – 14.15.27

Reasons for submission:

a. *Consistent with the application of the operative District Plan rules that relate to all rear sites off private lanes.*

7. 14.5.3.1.3 Area-specific restricted discretionary activities, amend as follows:

Activity/Area		The Council's discretion shall be limited to the following matters:
RD14	Within a Character Area Overlay: a. The demolition or removal of a building greater than ~~30m2~~ **36m²** on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development. b. This rule does not apply: i. where 14.5.3.1.2 C1 applies. ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area; iii. to accessory buildings that are less than 30m2 and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.	Character Area Overlay - Rule 14.15.27

	v. rear sites or those located on private lanes in the Beckenham Character Area. c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.	

Reasons for submission:

a. *The increase in maximum size, to 36m², of a building subject to Restricted Discretion for demolition or removal is to allow removal of, for example, a standard kitset double garage without the need for consent and replacement, for example, with a smaller new-build garage or other accessory building under 30m² for which a resource consent will also not be required.*
b. *The development of rear sites or those located on private lanes should not be subject to the same degree of design control, which is an approach consistent with the operative District Plan.*
c. *The purpose of amended provisions is to focus on height, site coverage, bulk, outdoor living space and retention of mid-block landscaping when considering development of rear sites or those located on private lanes. It is these attributes of development that will be more apparent from the street rather than detailed specific design elements.*

8. 14.5.3.2 Area-specific built form standards, amend as follows:

14.5.3.2.3 Building height

	Area	Standard
iv.	Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham **(street frontage sites)**, Therese, Piko and Evesham/Bewdley Character Areas	5.5 metres
v.	**Beckenham (rear sites and those located on private lanes)**	**7 metres**

Note: Subsequent amendment to numbering may be required

Reasons for submission:

a. *The purpose of amended provisions is to focus on height, site coverage, bulk, outdoor living space and retention of mid-block landscaping when considering development of rear sites or those located on private lanes. A height limit of 7 metres is an appropriate scale of development to compliment the objective for lower height development or retention of existing buildings of street frontage sites.*

9. 14.5.3.2.6 Landscaped areas for select areas, amend as follows:

ii. Within the Character Area Overlay for all activities:

B. A landscaping strip with a minimum width of ~~2~~ **1** metres shall be planted along the rear boundary**~~, and shall include trees that will grow to a minimum height of 6– 8 metres.~~**

Reasons for submission:

a. *The requirement to plant trees along the rear boundary to a minimum of 6m in height will potentially create shading on buildings within the Character Area, potentially including those on adjoining sites that are not the subject of a consent application for development. A landscaping strip of 1m is sufficient.*
b. *For the Beckenham Character Area the outcomes sought by this rules are more effectively achieved by inclusion of rear and mid block sites within the Character Area boundary which will provide for more opportunities to retain mid block, mature trees and vegetation.*
c. *The setback requirements to the side and front of street facing properties are sufficient to maintain the character values of the Character Areas.*

10. 14.5.3.2.8 Setbacks, amend as follows:

a. Within Character Area Overlays, buildings must be set back from the relevant boundary by the minimum depth listed in the table below, except as per b. and c below:

	Setback	Area and setback distance
i.	Front	A. Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese and Piko Character Areas: 1. 8 metres, 2. except that where any existing residential unit on the site was built prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary. **3. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.**
ii.	Side	G. Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Piko Character Areas: 1. 2 metres on one side and 3 metres on the other. **2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.** **3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites**
iii.	Rear	J. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Bewdley, Roker and Piko Character Areas 1. 3 metres. **2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.**

		3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites

Reason for submission:

a. *The purpose of amended provisions is to focus on height, site coverage, bulk, outdoor living space and retention of mid-block landscaping when considering development of rear sites or those located on private lanes. Front, rear and side boundary setbacks over above the permitted baseline are not required for this purpose.*
b. *For garages and sheds the side and rear should be reduced to 1 meter to be more compatible with the direction in some Character Areas to place garages to the rear of the main dwelling on the site and maintain the open space within the site (i.e. for sites of less depth a garage need not be an intrusive mid-site feature and help to maintain a more usable garden space).*

11. 14.5.3.2.13 Garaging and carport building location in character areas, amend as follows:

a. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko and Bewdley Character Areas, garages and carports (whether detached or not) shall be located:

i. to the rear of any residential unit; or

ii. to the side of any residential unit, provided that they are located at least 5 metres behind the front façade of a residential unit.

iii. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.

Reason for submission:

a. *The purpose of amended provisions is to focus on height, site coverage, bulk, outdoor living space and retention of mid-block landscaping when considering development of rear sites or those located on private lanes. Garages at single storey level are less likely to be visually intrusive in rear sites.*

Thank you for consideration of my submission,

Megan Power.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Robert **Last name:** Smillie

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 10 Designations and Heritage Orders

Support
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 completely support the making of Ryan Street into a 'character' and thereby give it some protections.

A very special little street with people living on it that really care about this.

Provision: Chapter 14 Residential

Support
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 the making of Ryan Street into a 'Character Area' - its got to be the only street of its nature intact to the level it is - and everyone living on it loves it. Best street at the '73 Commonwealth games! A lot of proud history in that wee street. History of those who worked in Edmonds Factory through to many other businesses locally in the Area (the old Moffat Factory an example). Save it! You know its the right thing to do.

Don't let anymore developers ruin its charm, history and 'heritage'.

Thank you.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Sarah **Last name:** Griffin

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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 personal thoughts are that large scale apartments such as the proposed should be placed in an area which makes more sense, such as central Riccarton and the outskirts of the immediate city. If the goal is to increase homes and reduce travel for people living in Christchurch then it makes sense to create these opportunities much closer to the city centre - there is already a theme of apartments in these areas, so it doesn't seem out of place to start building more in that more central area. Aim for a complex of apartments that don't directly impact the lives of families around them and it is a win win.

My submission is that:

I write to object to the above planning application for the following reasons:

1. Design – The proposed dwellings are not of a design which is in keeping with the scale, character, or appearance of the area. All other dwellings in Hornby are single story family home style properties whereas the proposal is for up to six story properties.

2. Privacy – The concept of potential six story buildings sitting amongst family homes is absurd, this would lead to a significant reduction in privacy for neighbouring properties.

3. Quality of living / Family lifestyles – The proposal would result in the reduction of sunlight into some homes, meaning properties will suffer more in winter without that added sunshine reaching their homes, more rentals in the area in which would likely bring in more noise/parties, increased traffic, congestion on the roads from parking - more crime which we are already experiencing enough of as it is., the removal of trees and gardens which contribute to the visual amenity of the area not to mention peoples quality and enjoyment in life will be jeopardized from having a six story building built next to them.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Robert **Last name:** Braithwaite

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**

1. Lower Medium Density rules for the immediate residential area similar to those that apply under the current zoning to:

- retain the character, amenity and scale of this residential area and

- retain Sunlight Access to smaller lots

2. Amend the minimum height rules for the subject area to allow for single level dwellings for older residents.

Specific properties affected by this change:

- 104 Bristol Street St Albans

- !08 Bristol Street St Albans

3. Apply Lower density rules for the residential areas outside of the 'Four Avenues' to reflect that they are NOT part of the Central City but local small-scale residential neighbourhoods unsuited to high rise development.

My submission is that:

We **oppose the change from Residential Suburban Density Zone to High Density Zone for our properties located at 104 and 108 Bristol St and for the surrounding residential area.** These sites were not included in the MDRS in the last plan review for some of the reasons set out below.

In particular, we **oppose the ability to build 4-storey dwellings without a consent and up to 10-storeys with a consent on the basis of the Sunlight Access Qualifying Matter.**

A number of the land parcels in our street are original 320m2 sections with frontages of around only **12m2.** The development of larger existing or amalgamated titles up to the proposed heights permitted under the HDZ

standards will have a **significant impact on Sunlight Access** to these smaller properties with existing single storey and two-storey homes - many of which are owned by retired residents who enjoy the community atmosphere of the local area and close proximity to the shopping precinct and other amenities in the area. They are also at home for much of the day and should be able to enjoy the benefits of solar gain and use of their outdoor areas during daylight hours without being overshadowed by a 4-10 storey apartment block. The intense development in our area that is proposed by this Plan Change negates the ability for homeowners to take advantage of solar gain as a source of cost-effective heating of their homes and has the potential to removes a significant quality of life factor, particularly for those at home during the day being able to e**njoy sunlight access as of right within the confines of their residential property.**

The Sunlight Access modelling has not taken account existing smaller lots (or proposed 300m2 minimum lots) in the proposed HDZ. All modelling is working on larger lots sizes under MDZ rules for suburbs developed in a later era than those impacted by the HDZ rules.

It is note that the minimum lot size is 300m2 under the proposed new rules which will only lead to further properties with significantly compromised Sunlight Access combined with the proposed new height limits i the zone.

The modelling that has been undertaken for the Section 32 report on Sunlight Qualifying Matter has only modelled 3 storey dwellings as part of the MDRZ impact assessment**. No Sunlight Access modelling is provided for 4-storey (as of right) dwellings under the proposed HDZ zoning or 10-storey development subject to the consent process for the HDZ. This proposed zoning applies to significant parts of the city outside of the 'traditional' Central City zone . How can a property owner be expected to assess the effect on their property of the proposed new zoning rules when the modelling that is presented does not assess the effects of the new heights permitted in the HDZ? How many residents are unaware of the impact that this Plan Change will have on their property due to no modelling of the potential impacts for the HDZ?**

IWalso oppose the minimum 2-storey building height in the High Density Zone. This prevents us from building a new single level dwelling within walking distance of local amenities for our retirement years. We have planned for this for nearly two decades with the ownership of our properties in this location. Is this plan change (driven by Central Government legislation) only about providing walking distance access to facilities to younger people? **We challenge you to consider the aging population of this city seeking single-level accommodation within walking distance of amenities. You are driving us out to the suburbs with this policy! Not everyone over 65 wants to relocate to a retirement village. Where will the diversity come from in our city if it is developed solely for the younger population?**

W also oppose the change to HDZ for the residential suburban areas outside of the 'Four Avenues'. This is being driven entirely by Central Government with no regard for the character and amenity of existing suburban areas nor the specific character and quality of Christchurch's inner suburbs which support a high quality of family life in close proximity to the Christchurch CBD, public and private school network and local shopping precincts. We are NOT Auckland. The Council has stood up to these imposed changes to the extent it was able but the changes remain far to broad for a city of the character and quality that of life that Christchurch enjoys.

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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Dave **Last name:** Kelly

Organisation:

Beckenham Neighbourhood Association Inc

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Support
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:
See attached summary of points we support

Attached Documents

Name
BnaSubmissionPlanChange14_12May2023

Beckenham Neighbourhood Association Inc
Submission on Christchurch City Council Plan Change 14
12 May, 2023

1. About the BNA.
The Beckenham Neighbourhood Association Inc (BNA) was incorporated in 1980 and represents residents in the Beckenham area, bounded by Waimea Terrace, Eastern Terrace, Tennyson St, Southampton St, Southey St, and Colombo St. This area includes all of the Beckenham Loop (the part of the BNA area south of Tennyson St). The BNA currently has about 100 financial members in 70 households.

2. Background.
The Beckenham Loop has long been recognised as having a special character, derived from its consistent layout created in 1920-1940, and predominant housing style of single-storey bungalows, set back from the street with planted front gardens behind low fences, and garage (if present) not at the front of the section. This street scene has been successfully preserved to the current day by successive Special Amenity Area and Character Area rules in Christchurch District Plans, even while density increased through some infill development and some houses were replaced with new designs.

3. Support the new Sunlight qualifying matter
We support the proposed Qualifying Matter in relation to sunlight, which takes effect by reducing the allowed recession plane on southern boundaries. Shading by neighbours has been a major concern of residents, and in the Beckenham area this is important for back sections where the Character Area overlay does not apply. This proposed sunlight rule puts Christchurch residents on an equal footing (in terms of winter sunlight) to residents in Auckland with the unmodified recession planes, hence our support for this provision.

4. Support the Character Areas approach.
The BNA supports the general intent of PC14 as it applies in Beckenham, and we note that several detailed changes in this latest version of PC14 are improvements. PC14 retains the 13 Character Areas, including the Beckenham one, as Qualifying Matters which justify different density controls on new development. The BNA supports this approach, which we consider will continue to protect the special character of the Loop. As the Character Area status mainly concerns street scene, the boundaries of the Character Area exclude most back sections which are not visible from the street. While we have members (and committee members) who live on back sections in the Loop and are concerned about higher density development, we accept that limiting the different density controls to areas visible from the street aligns the rules closely with the street scene elements that PC14 aims to protect.

5. Support Character Area rules which protect street scene.
Under PC14 there are Area-specific built form standards (14.5.3.2) that include rules for Character Areas including Beckenham. Each of these rules are very important in protecting the Character Area because a built-form departure from any one of them could have a detrimental effect on the consistency of the street scene character. We support the proposed Area-specific built form standards that apply to the Beckenham Character Area.

6. Flexibility to suit particular sites.
While we are supportive of the approach in PC14, we think some fine tuning of the development rules for the Character Area could be considered. For example, the proposed building setback from the street (8 m), minimum building width facing the street (10 m), and minimum building floor area (150 m^2) are sometimes larger than equivalent measurements on original character bungalows (at least in our area) whose general street scene these rules seek to protect. This inconsistency could easily be solved by allowing some variation from the above limits where the proposed development matches its setting (e.g. has setback the same as neighbouring original houses in the area even if <8 m, and so on). Allowing some flexibility to match the site could be effective at protecting street scene with less restriction on the design of new housing.

7. We thank the City Council for the chance to comment on this Plan Change.

Dave Kelly, chair, BNA

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Dru **Last name:** Hill

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 15 Commercial

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:

Regarding 13.1.1 Permitted activities. P3 bii.

The innovation precinct is defined as Manchester St, St Asaph, Tuam and High street. Tech innovation happens outside of this direct area, and there are many tech businesses around the area. Limiting the innovation precinct to one block limits the abilities of tech companies to grow beyond 450sqm.

Larger tech companies do support a echo system of smaller tech companies to foster and grow. Limiting the size of tech companies, and forcing them out of the innovation precinct does harm to the industry in the long run. You need ideas to be shared.

Many co working spaces and incubators exist that are larger than 450sqm. There should be more freedom in the rules to allow communal space to be excluded from GLFA in a larger area that more broadly covers the tech industry in the central city south frame. As well as allow for a certain % of offices to be larger than 450sqm.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Brigitte **Last name:** Masse

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**

For Therese street, Spreydon, to remain as Medium density zoning.

This is to avoid the detrimental effects the high density zoning will bring to this character street as stated above.

My submission is that:

I oppose the change of zoning for Therese street in Spreydon from medium density to high density.

This change will have irreversible and irremediable adverse effect on the current residents of Therese street with
1) increased traffic flow on a narrow street

2) parking issue - already constrained at times

3) surface flooding issue - the plan is not future proofing for severe events and therefore the current mitigation that developer have to abide for are likely to be inadequate and have cause damages to other properties.

4) increase noise

5) Loss of character: Therese street offers limited properties for redevelopment. However should some be developed under the high density zoning, it will destroy the special character of one of the best street in Spreydon, with loss of aesthetic value with introduction of high rise constructions.

6) loss of privacy: All houses but 2 or 3 are single story stand alone house offering privacy and quiet setting. High density will results in current residents of Therese street losing privacy and light, with multistory dwelling looking down on them.

7) High density dwellings are low value construction that will reduce the resale value of remaining properties: who wants to buy a house next door to a high rise.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Rebecca **Last name:** Lord

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Support
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 seek that the council does make Ryan Street a character area - give it some protections - save a bit of the city for future generations to enjoy as it might have 'used to be'.

There is plenty of other streets for multiple level town houses.

Thank you for consideration of my thoughts.

Rebecca.

My submission is that:

I am a property owner of a beautiful home on Ryan St, which is right now in the process of having in excess of three hundred thousand dollars of treasury money spent on it (restoring it to as new condition, courtesy of EQC and the 'on sold program'). I feel very lucky to have been recipient of this program, on what I think is the most marvelous little house on the most marvelous little street in this part of the city.

To me it is an absolute no brainer to protect the street and give it the rightfully deserved status of a 'character street' of Christchurch. I do not need to provide in depth reasoning why - its clearly evident when one walks or drives down it.

It caused a lot a real stir when the town house development started going up (as referenced in the study had been approved at the time of printing). Its a shame its gone up, but there is clearly still a huge amount of the original character in the area that is so worth saving.

Everybody that comes down the street to see me, my daughter, dog, cat and man make comment of the 'cute' street they've just come down.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Lisa **Last name:** Winchester

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**
Resource consent is still required and dwellings in suburbs should be limited to 2 storeys high. Losing valuable sunlight is a major concern.

My submission is that:
I think no resource consent and allowing all suburban areas of Christchurch to become Medium Density is wrong. We're in a massive rebuild stage as it is and we can't be compared to other NZ major cities. We're already having to get used to 2-storey dwellings so allowing 3-storey without resource consent is just not fair but also not actually needed after what we've been through with earthquakes in Christchurch. The development we're experiencing within our current district plan is manageable but why do we need to increase this even further?? I worry about infrastructure, our pavements, roads, sewer systems, etc. Our schools won't be able to cope with the intensification within central Christchurch. Our city is still developing post earthquake.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Mary **Last name:** O'Connor

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 5 Natural Hazards

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 has become necessary to make my submission as a .pdf attachment as this keeps disappearing (why not say before one starts that it will disappear after 45 minutes) and it seems that you cannot submit to more than one chapter. Also when I reviewed what I had written it was truncated.

Chapter 5:

We seem to have a short memory. After the Christchurch earthquakes of 2010/2011 there was to be no new development over 5 storeys in height. That no longer is the case in the central city, but in future dwellings will be on even higher-level buildings. Of just as muchandnbsp;concern is that dwellings will be multi-storey across the city. The 2010/2011 devastating earthquakes, mainly affected the commercial centre of the city. There were many deaths and injuries, the majority in the central city from the collapse of commercial buildings. There were some residential dwellings affected that could not be immediately occupied - central city and hill zone, but most dwellings were able to be occupied in the immediate aftermath of each earthquake, even if many did not have electricity or plumbing. But multi-storey residential, and this will be from double-storey upward will likely be more likely to have fatalities and then to require engineer assessment before they can be classed safe to occupy without further aftershock damage. The Alpine Fault is overdue - not if, but when. It will likely trigger other faults and will affect much of New Zealand. The worst-case scenario will be that it will occur in winter, on a wet or snowing, cold, sou'wester day. Then the options will be risking hypothermia if you stay outside away from buildings or being crushed in an aftershock if you risk taking shelter inside your dwelling in a multi-storey building.

I'm not convinced that NZ can build multi-storey dwellings to withstand a rupture of the Alpine Fault and aftershocks that is likely to occur within the next 50 years (it's already overdue).

After the Christchurch earthquakes the building code was strengthened but the Stats NZ office building in Wellington, built to this new code failed in the Kaikoura earthquake. It had to be demolished and if the earthquake had occurred during the daytime when staff were in the building there would likely have been

fatalities.andnbsp;

Christchurch and Kaikoura earthquakes also had significant ground shaking.

Hence, why can the earthquake damage risk to dwellings not also be a Qualifying Matter? No matter what time of day there will be people in their homes. Even with the removal of housing from the Red Zone there remains areas of the city that are prone to liquefaction in an earthquake. How confident are engineers that residential homes in multi-storey buildings in the Christchurch residential areas will not result in fatalities when the Alpine Fault earthquake and other triggered faults, occurs?

Chapter 6:

I fully support the sunlight Qualifying Matter. Dwellings need to be built with wellbeing considerations more than financial costs.

Three buildings up to three storeys in height lacks mention of the size of the parcel of land. Would like to see a minimum size plot that three building of three storeys can be built on, that is also dependant on the shape of the plot. For members of the public it would have been good to have had examples of where, how and what size dwellings could be built on various shaped plots. How could this be obtained with the setbacks, outside space, parking on-site or not, number of bedrooms, ... to better understand this new planning option especially for the RSZ main area of Christchurch.

Trees:

Fully support increasing the tree canopy. To that extent the financial contribution in lieu of retaining or planting trees on site needs to be of a much higher cost to the development than retaining trees or planting new ones on site. It also needs to be adjusted annually with inflation (?) A mature tree is of greater value than a new plant. Also by retaining or planting trees on site will result in a more even tree canopy across the city. The financial contribution needs to be such that it is financially a better option to retain mature trees or plant new ones on the site. If the development will retain more mature trees than the calculations require there could also be a payment to the development for retaining additional mature trees. In time this would hopefully increase the bird and insect population across the city.

With regard to increasing the tree canopy in some streets of the city there could be an option residents could choose to reduce intensification in return for narrowing their street width to allow street trees to be planted. This could only be achieved by less intensification - maintaining the current set-backs of properties and on-site parking to limit on-street parking. This would be particularly beneficial near transport corridors to reduce the pollution effect of traffic, and in areas with low tree numbers. While right tree, right place, it is hoped there would be a preference for native trees.andnbsp;

Kanga Ora, while intensifying their sites, build to about half the density of private developers. Kanga Ora also builds a variety of dwellings to suit the needs of families and individuals in Christchurch - small families, larger families, generational families, disabled residents, older residents requiring a ground-level only homes. Whereas developers build around double the density and tend to build 2-level 2 bedroom or one-bedroom flats because that is the most profitable, rather than the well-being of the future residents or the needs of many in our communities. They even build flats that only have a toilet on the second floor, so inaccessible for visitors, presuming that no resident would buy or rent the property if they could not climb the usually narrow, steep stairs. Also a problem if a resident should have an accident, making climbing stairs impossible. As this does not appear to be in the building code, would like to have accessibility added to this planning plan change.

Attached Documents

Name
Submission to CCC 12 May 2023

Chapter 5:

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Kanga Ora, while intensifying their sites, build to about half the density of private developers. Kanga Ora also builds a variety of dwellings to suit the needs of families and individuals in Christchurch - small families, larger families, generational families, disabled residents, older residents requiring a ground-level only homes. Whereas developers build around double the density and tend to build 2-level 2 bedroom or one-bedroom flats because that is the most profitable, rather than the well-being of the future residents or the needs of many in our communities. They even build flats that only have a toilet on the second floor, so inaccessible for visitors, presuming that no resident would buy or rent the property if they could not climb the usually narrow, steep stairs. Also a problem if a resident should have an accident, making climbing stairs impossible. As this does not appear to be in the building code, would like to have accessibility added to this planning plan change.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Glenda **Last name:** Duffell

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 5 Natural Hazards

Oppose
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*:**
To please look at each area specifically rather than re zone large areas carte blanc.andnbsp;

My submission is that:

Chapter 5 Natural Hazards: Allowing medium density housing in areas with a TC3 earthquake category is simply wrong. In the Redwood area where there was significant damage to housing due to underground streams and liquifaction, the extra housing medium density would bring to the area would put further pressure on the land and infrastructure of the area. There is a need to prevent existing houses from damage during the building processes of earthworks required for the foundations of such builds. I object to medium density housing in TC3 and TC2 category land.

Provision: Chapter 14 Residential

Oppose
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:
Chapter 14 Residential: I object to medium density housing proposed for small cul de sacs and narrow streets. the fact many of the houses of this type will not have garages or onsite parking will make negotiating some of these streets impossible with large number of vehicles parked on the street. this type of housing typically will be popular as flats where adult tenants all have their own vehicles and as such will cause nuisance on the roadway, making it difficult for those with young families to travel by foot and bicycle.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Josie **Last name:** Schroder

Prefered method of contact Email

Attached Documents

Name
Plan Change 14 - Housing and Business Choice - Submission of Josie Schroder

12 May 2023

P O Box 846

Christchurch 8140

Housing and Business Choice – Plan Change 14 – Submission of Josie Schröder

Kia ora koutou. Ngā mihi, I value the opportunity to make a submission to Plan Change 14 Business and Housing Choice.

Ōtautahi Christchurch has been my home through various stages of my life and the city's development, regeneration and rebuild. Over this time aspects of the urban form and component parts of the city have changed. The city has grown and sprawled, while loss has created opportunity. Understanding of and reconnection to our natural environment and cultural values have been significant to our post-earthquake city and are critical to its continued evolution, our climate change response, and consequently to the city's urban form and design.

More specifically, within the limitations of the legislation underpinning Plan Change 14, a more holistic and regenerative approach to city making is needed more than ever before. Rather than business as usual, we have the opportunity to significantly influence our future urban form by providing strong, clear direction, articulating strategic outcomes for the city that align national, regional and district objectives.

Great cities, the ones we love to visit, live in and invest in have key similarities. They have great public spaces and parks, pleasant and safe streets, efficient public transport and walkable neighbourhoods. They also have a range of housing solutions that accommodate family size, type, age access and cost. Great cities also have a strong identity, reflecting their people, working within environmental parameters. This is, should be our city, Ōtautahi Christchurch.

Climate change is our most significant challenge to date, with the national targets to reduce emissions and respond to climate risks and challenges, now gaining greater influence in the design of Ōtautahi Christchurch. At the city scale climate change is already influencing the drive for a more compact city form, and greater transport choice, particularly active and low emissions transport options such as walking cycling and public transport.

At the local level of the block, the street and the site, amongst other matters, climate change responses recognise the need to protect well-being; to ensure the comfort and use of our public and private spaces; to mitigate heat and the effects of wind, or; to provide sunny, sheltered streets and squares.

I also agree that more access to quality housing is needed for the well-being of our people. Residential intensification is needed to minimise urban sprawl, increase housing choice, and to ensure more sustainable, well-functioning cities for existing and future generations. I support focused intensification of our existing urban area, in locations that are well supported by modal choice, as a means to create a more affordable, lively, accessible, connected, well-designed and resilient place[1].

[1] Government Policy Statement on Housing and Urban Development (GPS-HUD)

But we need assurance that we through Plan Change 14 we will achieve these objectives. We must be bold and brave, clear in our direction, while recognising the scope of current legislation.

Urban Form

Urban form, and strongly related to this, city identity, is the evolution of the physical relationship of people occupying a place, over time. In Ōtautahi Christchurch, as in many cities, urban form is influenced by the natural environment – the topography including the Port Hills and Canterbury Plains, the many rivers and streams, the estuary and coastline, and associated ecology – and people's ongoing relationship with them. Te ao Māori, the Māori world view acknowledges the interconnectedness and interrelationship of all living and non-living things.

The Canterbury earthquake significantly altered both the physical form of city, and the psyche of the city's occupants, including loss of identity and legibility of the city as a result of the loss of people, places and building. Following on from this, perceptions in relation to where and how high the city should grow[2] changed, but with the continued desire for a strong heart to the city, supported by a hierarchy of well-supported commercial centres – in effect a city of villages, with the Central City at its centre.

We have reconnected with cultural values, and the recognition of the importance of public spaces to congregate and be comfortable within, and the ecological values associated with the landscape context. Site layout, building height, scale and design quality, and the qualities of the spaces between, are key aspects of any design response, that contribute to city form, particularly in a city that continues to rebuild. This is increasingly articulated through aspects of the physical form of the city, achieved through aspects of the physical form of the city at a range of scales including:

- precinct and site layout and design
- the scale, form, orientation and design of buildings
- recognition or retention of important routes or vistas
- ensuring enduring and safe, and comfortable environments with places and spaces for people to congregate
- protection and regeneration of the ecology within the city
- achieved through the layout of our networks spaces, streets, blocks and buildings. These also influence both patterns and form within the city, and the overall legibility and identity of the city.

I consider that, while given the limitations in scope resulting from the underlying legislation, that Plan Change 14 has the ability to support the delivery of an appropriate urban form for our place, Ōtautahi Christchurch, supporting strategic goals, including ensuring housing and business choice.

I consider that in addition to providing a well rounded policy framework, within the scope of the legislation, a balance has been achieved between the certainty provided through the rules framework, and the quality elements of urban form provided through the restricted discretionary status and associated matters of assessment. These 'bundles' of provisions work intimately together to provide an holistic intent that will result in a desirable urban form and design.

[2] Share an Idea – Community engagement, Christchurch City Council, 2011

Appendix A: Specific Submission Points

	Provision	Support/Oppose	Relief Sought	Reason
	3.3.7 Objective – Well-functioning urban environment	Support	Retain as notified	Provides the strategic intent that supports the direction for a desirable city form recognising key aspects of identity and place making.
	3.3.8 Objective - Urban growth, form and design viii.	Support	Retain as notified	Recognises the contribution of accessibility and connectivity to creating well-functioning, sustainable places.
	3.3.10 Objective - Natural and cultural environment ii. E	Support	Retain as notified	Recognises the strategic importance of tree canopy to the City.
	6 1A – Qualifying Matters City Spine Transport Corridor Low Public Transport Accessibility Area	Support	Retain as notified	Provides for the future provision of MRT corridors in association with other desired low carbon transport modes including walking and cycling, public transactions and public space amenity that can't be achieved effectively within a 20m corridor width.
	6 1A – Qualifying Matters Low Public Transport Accessibility Area	Support	Retain as notified	Consolidates residential development into locations where there is effective multi modal transport choice, and supports a critical mass of activity rather than creating a detrimental dispersal effect.
	6 1A – Qualifying Matters	Support	Retain as notified	Recognises the difference in latitude of the city to that of more northern cities and the importance of

	Sunlight Access			sunlight access within a cooler southern climate. In effect aligns with northern New Zealand cities' sunlight access.
	8.2.6 Objective – Urban tree canopy cover	Support	Retain as notified	This objective and these policies seek to address climate change and environmental imperatives, mitigating the impacts of urban development which are being increasing observed in storm events throughout Aotearoa and the world.
	8.2.6.1 Policy – Contribution to tree canopy cover	Support	Retain as notified	
	8.2.6.2 Policy – The cost of providing tree canopy cover and financial contributions	Support	Retain as notified	
	14.2.3.7 Management of Increased Building Heights	Support in part	Amend to include reference to policy in title	For the reasons set out in the s32. All of these policy matters relate to the assurance of a well-functioning urban environment. As building scale, height and density is increased so too are the potential adverse impacts on users of public space and private development, and on the natural environment. Key urban design matters are addressed that create more comfortable, walkable, safe environments, with consideration given to reducing the impacts of climate change through the policy direction. The specificity of the policies provides direction and ultimately ensures a balance between certainty, and more qualitative aspects that are key to creating high quality urban environments that people want to live in, and they thrive in. Fundamental matters such as storage and servicing are not only important to ensuring a functional living environment, but can be a key detractor when
	14.2.5.1 Policy - Neighbourhood character, amenity and safety	Support	Retain as notified	
	14.2.45.2 Policy - High quality, medium density residential development	Support	Retain as notified	
	14.2.5.3 Policy – Quality large scale developments	Support	Retain as notified	
	14.2.5.4 Policy – On-site waste and recycling storage	Support	Retain as notified	
	14.2.5.5 Policy – Assessment of wind effects	Support	Retain as notified	

				managed badly from ensuring a safe and comfortable environment.
	14.5 Rules - Residential Medium Density Residential Zone	Support	Retain as notified	The proposed provisions are appropriate and necessary to achieve a well-functioning urban environment, with activity status and thresholds for assessment appropriate to the activities outlined, particularly where they impact upon public space environments. The balance provided between the certainty of standards and qualitative assessment, including residential design principles, is appropriate to achieving a well-functioning urban environment including high quality urban design, creating safer, more walkable environments, and promoting climate change initiatives including the provision of tree canopy and landscaping.
	14.6 Rules — High Density Residential Central City Zone	Support	Retain as notified	The proposed provisions are appropriate and necessary to achieve a well-functioning urban environment, with activity status and thresholds for assessment appropriate to the activities outlined, particularly where they impact upon public space environments. The balance provided between the certainty of standards and qualitative assessment is appropriate to achieving a well-functioning urban environment including high quality urban design, creating safer, more walkable environments, and promoting climate change initiatives including the provision of tree canopy and landscaping. The move to promote a perimeter block form is notable in achieving a

				balance between support of the public space environment, functionality and amenity for residents, and contributing to the city's open space.
	14.15 Rules – Matters of control and discretion	Support	Retain as notified	The matters are appropriate to ensuring a well-functioning urban environment including high quality urban design.
	15.2.2.2 Policy – Mixed use areas outside the central city	Support in part	Amend to limit high trip generating activities, and to require the protection and provision of land for new pedestrian/cycle/green infrastructure/road links.	There are mixed use areas in convenient locations to the central city including Sydenham and Philipstown that could contribute to a more sustainable development approach, with the appropriate infrastructure provision, and by limiting activities that will result in increased transport emissions.
	15.2.4 Objective - Urban form, scale and design outcomes	Support	Retain as notified	Provides the strategic intent that supports the direction for a desirable city form that addresses climate change imperatives.
	15.2.4.1 Policy – Scale and form of development	Support	Retain as notified	Supports urban form, city making, identity and high quality urban design
	15.2.4.2 Policy – Design of new development	Support	Retain as notified	
	15.12 Rules — Commercial Central City Mixed Use Zone	Support	Retain as notified	Provides greater consistency in respect to design outcomes for the central city
	15.13 Rules — Commercial Central City (South Frame) Mixed Use Zone (South Frame)	Support	Retain as notified	Provides greater consistency in respect to design outcomes for the central city

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Yves **Last name:** Denicourt

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**
Relief sought included above

My submission is that:

The delineation of 'Local Centre' are arbitrary and not based on local infrastructure capability to support intensification. Barrington Local Centre should be limited o artery (Wychbury, Stourbridge, Barrington) with existing acceptable infrastructure i.e. 4 wide lane way to allow: parked cars on either side and 2 free flowing laneways to accommodate traffic, busses, cycle lane and emergency vehicle access and free flow, garbage collection etc.

Still in Barrington area, development of lateral street (Therese, etc) should be limited to two storeys in height within all other qualifying matters as proposed (existing and proposed amended).

Council has not considered other services such as school and high voltage power supply as a qualifying matter.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Karilyn **Last name:** Breed

Prefered method of contact Email

Attached Documents

Name
Submission to CCC references

Submission to CCC – PC14 – Housing Intensification – K. Breed

References:

United Nations Database for National Urban Policy Worldwide:

https://urbanpolicyplatform.org/national-urban-policy-database/

Price Waterhouse Cooper Cost Benefit Analysis to Govt re- Urban Intensification

https://environment.govt.nz/assets/Publications/Files/NPS-UD-CBA-final.pdf

National Policy Statement on Urban Development NZ (2020)

https://environment.govt.nz/assets/Publications/Files/FINAL-NPS-UD-Summary-of-submissions.pdf

High Rise Apartments and Urban Mental Health

https://www.mdpi.com/2078-1547/10/2/34

The Impact of Housing Characteristics and Built Environment Features on Mental Health

https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9100191/

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Roman **Last name:** Shmakov

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

Support
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*:**
We seek that the Christchurch City Council retains the tree canopy cover and financial contribution policy outline in Chapter 6.10A. We do not want to see the tree canopy requirement of 20% nor do we want to see the financial contributions towards the planting of new trees being reduced/removed.

My submission is that:
Generation Zero supports *Chapter 6.10A - Tree Canopy Cover and Financial Contributions* in full. The requirement on tree canopy cover on properties and the financial contribution towards planting new trees is essential for the city.

In the future, trees will be an essential component of stormwater management strategies, which could potentially reduce the effects of flooding during storms. During hot weather events, trees mitigate heat island effects in urban areas by providing shade and releasing water vapour through the evapotranspiration process. Trees will help sequester carbon and will improve the city's biodiversity. Trees are proven to increase the mental wellbeing of people. Overall, trees would increase the amenity of the city.

Without an increase in tree canopy, it is likely that the flooding effects from storms will become more severe, and that the temperature of the city during hot weather will rise to levels beyond acceptable for people to function normally, especially for the young and elderly. In the future, this could lead to a loss of life and property in the face of climate change causing more severe weather events.

Provision: Chapter 14 Residential

Oppose
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*:**
We seek that the Christchurch City Council removes the details in Chapter 14 that enable this qualifying matter.

My submission is that:
Generation Zero opposes the Low Public Transport Accessibility Area Qualifying Matter present in Chapter 14 - Residential, specifically the details in sub-chapter 14.1 - Introduction, sub-chapter 14.2 - Objectives and Policies, sub-chapter 14.3 - How to interpret and apply the rules, sub-chapter 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone, sub-chapter 14.7 - Rules - Residential Hills Zone, sub-chapter 14.8 - Rules - Residential Banks Peninsula Zone, sub-chapter 14.15 - Rules - Matters of control and discretion and sub-chapter 14.16 - Rules - Appendices that enable this qualifying matter.

The methodology for which areas qualified to have this qualifying matter placed is opaque and raises questions on how it was applied. For many areas that have this qualifying matter applied, they are adequately serviced by high frequency public transport that travel every 10-15 minutes at peak times. For example, areas of Parklands and Burwood are serviced by the high frequency 7 Halswells to Queenspark route which passes through those qualifying areas. Another example is the area of Redcliffs and Sumner, which is serviced by the high frequency 3 Airport/Sheffield Crescent to Sumner route. These areas are highly serviced by these bus routes which pass through multiple commercial centres, yet are being covered by the Low Public Transport Accessibility Area Qualifying Matter because they have been identified as areas not close enough to public transport that connect to large commercial centres.

The methodology used to apply this qualifying matter also appears to ignore various 30-minute frequency public transport routes that also service these areas. For example, areas of Casebrook and Northwood with this qualifying matter are serviced by the 28 and 107 routes that cross through their area and connect to large commercial areas. Areas of Sockburn covered with this qualifying matter are serviced by the 140 and 130 routes. These routes in the future could have their frequency increased to better service these areas.

This qualifying matter lacks any criteria that would allow it to be reviewed in the future, especially as Christchurch grows and land becomes more valuable in the city limits. The section of the 28 route between the Bus Interchange and Lyttelton will form part of the new high frequency route between Christchurch Airport and Lyttelton Port that is expected to begin once bus driver shortages are alleviated. This section of the route passes through/near multiple areas that have this qualifying matter applied. This shows that this qualifying matter was applied in such a manner that ignores future changes to the Christchurch public transport network and service levels.

Figure 1 attached to this submission shows approximate areas of where the Low Public Transport Accessibility Area Qualifying Matter is applied over a map of Christchurch's public transport network. The qualifying matter areas shown on the map is not exhaustive, but illustrates that many of these areas are serviced by a range of public transport routes that connect to commercial centres.

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 the current routes and their level of servicing. This qualifying matter would only artificially limit future housing in our city.

Provision: Chapter 14 Residential

Oppose
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*:**
We seek that the Christchurch City Council removes the details in sub-chapter 14.5.2.6 and sub-chapter 14.6.2.2 that enable this qualifying matter. We seek that 100% of the Medium Density Residential Standard is enabled in all areas of the city (except those covered by other qualifying matters we do not oppose). We also seek that setbacks on the roadside side of section perimeters are removed to allow for perimeter block development.

My submission is that:
Generation Zero opposes the Sunlight Access Qualifying Matter present in *Chapter 14 - Residential,* specifically the details in *sub-chapter 14.5.2.6 - Height in relation to boundary* and *sub-chapter 14.6.2.2 – Height in relation to Boundary* that enable this qualifying matter.

Arguments for the sunlight access qualifying matter ignores the fact that 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. **Figure 2 (attached to our submission)** shows the different major cities that are at or over 43.5 degrees north of the Earth's equatorial plane, in relation to Christchurch's position at 43.5 degrees south of the Earth's equatorial plane. The equivalent latitude in the Northern Hemisphere cuts through the south of France, Italy and the Northern USA. 193 million people live in the 392 cities which both have a higher density (more than 1300/km^2) and are further away from the equator than Christchurch (further than 43.5 degrees North).

Higher density cities with similar or even more extreme sunlight angles due to their position in relation to the equatorial plane compared to Christchurch should be used as a blueprint for how density can be well done to make cities livable while also providing a range of housing options and allowing efficient land use.

Generation Zero continues to advocate for perimeter block housing to be enabled by removing the roadside facing setbacks/recession planes for **all residential buildings types.** Perimeter block developments are common in many cities around the world. Perimeter block development would enable for a central shared backyard that can be used as a greenspace, playground, urban garden, etc. Perimeter block development could also alleviate concerns regarding sunlight access that have been raised with the current 'sausage flat' infilled terraced housing that the MDRS enables. If the space between two perimeter block buildings across the backyard/road is far enough, sunlight could reach the bottom floor of a building even during winter.

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 options for the different types of medium residential housing that can be built.

Provision: Chapter 14 Residential

Support
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*:**
We seek that the Christchurch City Council retains the high-density residential zone policy outlined in sub-chapter 14.6 to enable 6 to 10 storeys for residential buildings near 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.

My submission is that:
Generation Zero supports *Sub-chapter 14.6 Rules - High Density Residential Zone (previously Residential Central City Zone).*

High density housing will increase housing supply, which would make housing more affordable and accommodate future growth. High density housing being built near public transport routes and commercial/city centres will allow people to live closer to employment, services and amenities, which will help to reduce emissions. Housing intensification would increase the number of ratepayers residing in the city, increasing revenue streams for funds that can be used to upgrade and build new infrastructure to accommodate future growth and other challenges we face as a city.

Generation Zero seeks for the plan to ensure that perimeter block housing is enabled by removing the roadside facing setbacks/recession planes for **all residential buildings types.** Perimeter block developments are common in many cities around the world. Perimeter block development would enable for a central shared backyard that can be used as a greenspace, playground, urban garden, etc. which would bring a number of benefits for social cohesion and increase amenities.

Attached Documents

Name
GZ CCC PC14 District Plan Changes Submission
GZ CCC PC14 District Plan Changes Submission Fig1 and Fig 2

Generation Zero

Christchurch District Plan Changes - Plan Change 14 Submission

Our vision for Ōtautahi is a vibrant, livable, healthy and accessible city and reflects the vision of many people that do not want to see Christchurch continue on the path of endless urban sprawl.

Generation Zero strongly believes that the National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 should be implemented in full in Christchurch to enable our collective vision for a livable city that allows for a variety of types of residential and commercial buildings to be developed to sufficiently house and service the needs of our community. These developments would increase housing supply in our city without using valuable, limited fertile land to sprawl and develop low density residential dwellings.

These changes would allow neighbourhoods to develop in such a way that would enable Christchurch to invest in a mass rapid transit system supported by extensive active transport infrastructure throughout the city, reducing car dependency and increasing accessibility for all residents.

Generation Zero was a strong supporter of the initial plan that was tabled to the Christchurch City Council and released for the first round of consultation. Since then, we believe some qualifying matters introduced in the now notified plan have poor to questionable evidence to justify them to the level required as laid out in the RMA Amendment Act 2021.

Chapter 6 - Tree Canopy Cover and Financial Contributions

Generation Zero supports *Chapter 6.10A - Tree Canopy Cover and Financial Contributions* in full. The requirement on tree canopy cover on properties and the financial contribution towards planting new trees is essential for the city.

In the future, trees will be an essential component of stormwater management strategies, which could potentially reduce the effects of flooding during storms. During hot weather events, trees mitigate heat island effects in urban areas by providing shade and releasing water vapour through the evapotranspiration process. Trees will help sequester carbon and will improve the city's biodiversity. Trees are proven to increase the mental wellbeing of people. Overall, trees would increase the amenity of the city.

Without an increase in tree canopy, it is likely that the flooding effects from storms will become more severe, and that the temperature of the city during hot weather will rise to levels beyond acceptable for people to function normally, especially for the young and elderly. In the future, this could lead to a loss of life and property in the face of climate change causing more severe weather events.

We seek that the Christchurch City Council retains the tree canopy cover and financial contribution policy outline in Chapter 6.10A. We do not want to see the tree canopy requirement of 20% nor do we want to see the financial contributions towards the planting of new trees being reduced/removed.

Chapter 14 - Low Public Transport Accessibility Area Qualifying Matter

Generation Zero opposes the Low Public Transport Accessibility Area Qualifying Matter present in Chapter 14 - Residential, specifically the details in *sub-chapter 14.1 - Introduction, sub-chapter 14.2 - Objectives and Policies, sub-chapter 14.3 - How to interpret and apply the rules, sub-chapter 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone, sub-chapter 14.7 - Rules - Residential Hills Zone, sub-chapter 14.8 - Rules - Residential Banks Peninsula Zone, sub-chapter 14.15 - Rules - Matters of control and discretion* and *sub-chapter 14.16 - Rules - Appendices* that enable this qualifying matter.

The methodology for which areas qualified to have this qualifying matter placed is opaque and raises questions on how it was applied. For many areas that have this qualifying matter applied, they are adequately serviced by high frequency public transport that travel every 10-15 minutes at peak times. For example, areas of Parklands and Burwood are serviced by the high frequency 7 Halswells to Queenspark route which passes through those qualifying areas. Another example is the area of Redcliffs and Sumner, which is serviced by the high frequency 3 Airport/Sheffield Crescent to Sumner route. These areas are highly serviced by these bus routes which pass through multiple commercial centres, yet are being covered by the Low Public Transport Accessibility Area Qualifying Matter because they have been identified as areas not close enough to public transport that connect to large commercial centres.

The methodology used to apply this qualifying matter also appears to ignore various 30-minute frequency public transport routes that also service these areas. For example, areas of Casebrook and Northwood with this qualifying matter are serviced by the 28 and 107 routes that cross through their area and connect to large commercial areas. Areas of Sockburn covered with this qualifying matter are serviced by the 140 and 130 routes. These routes in the future could have their frequency increased to better service these areas.

This qualifying matter lacks any criteria that would allow it to be reviewed in the future, especially as Christchurch grows and land becomes more valuable in the city limits. The section of the 28 route between the Bus Interchange and Lyttelton will form part of the new high frequency route between Christchurch Airport and Lyttelton Port that is expected to begin once bus driver shortages are alleviated. This section of the route passes through/near multiple areas that have this qualifying matter applied. This shows that this qualifying matter was applied in such a manner that ignores future changes to the Christchurch public transport network and service levels.

Figure 1 below shows approximate areas of where the Low Public Transport Accessibility Area Qualifying Matter is applied over a map of Christchurch's public transport network. The qualifying matter areas shown on the map is not exhaustive, but illustrates that many of these areas are serviced by a range of public transport routes that connect to commercial centres.

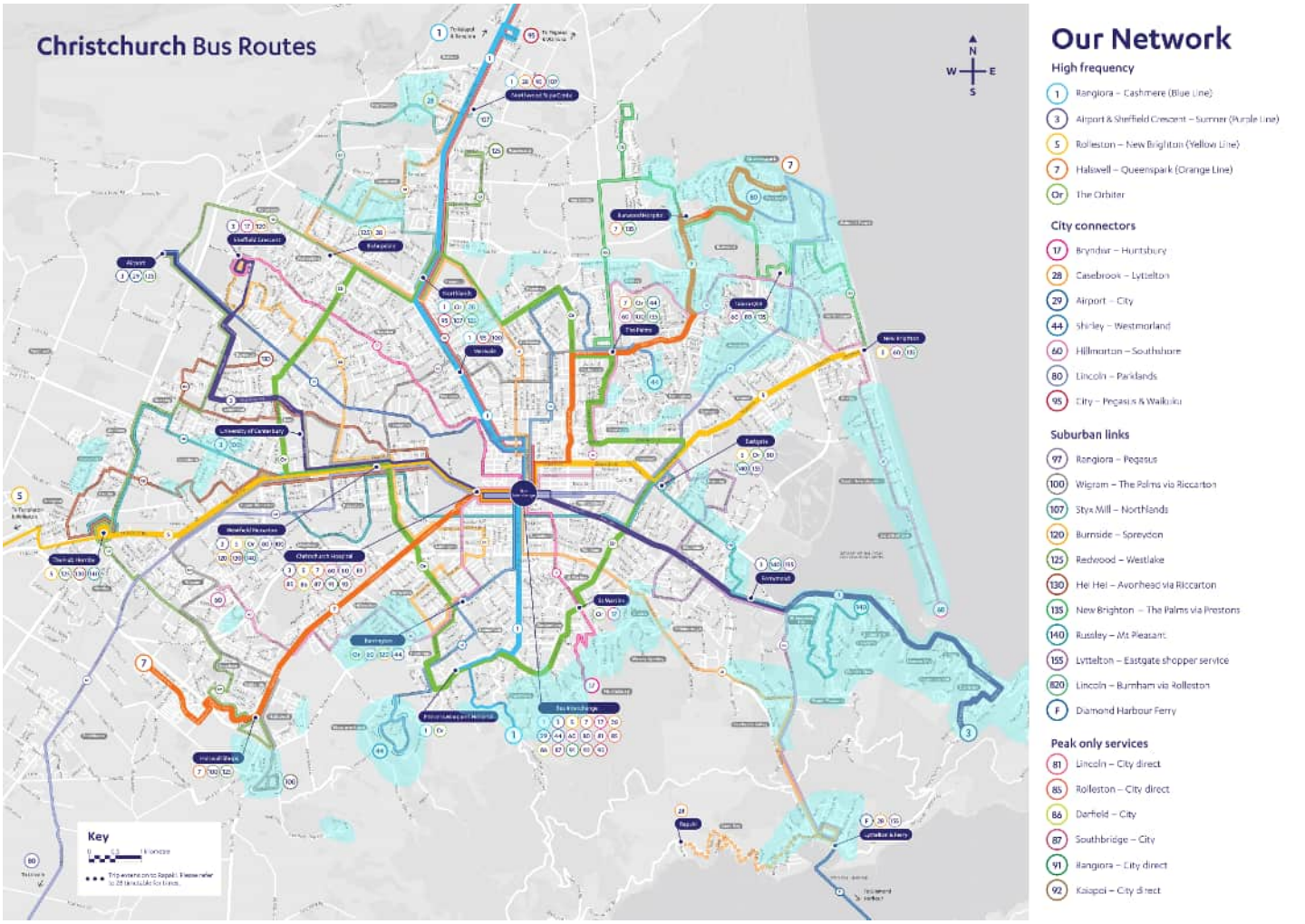


Figure 1: Map of Christchurch with the Metro public transport routes and approximate areas covered by the Low Public Transport Accessibility Area Qualifying Matter in light blue.

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 the current routes and their level of servicing. This qualifying matter would only artificially limit future housing in our city.

We seek that the Christchurch City Council removes the details in Chapter 14 that enable this qualifying matter.

Chapter 14 - Sunlight Access Qualifying Matter

Generation Zero opposes the Sunlight Access Qualifying Matter present in *Chapter 14 - Residential,* specifically the details in *sub-chapter 14.5.2.6 - Height in relation to boundary* and *sub-chapter 14.6.2.2 – Height in relation to Boundary* that enable this qualifying matter.

Arguments for the sunlight access qualifying matter ignores the fact that 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. **Figure 2** below shows the different major cities that are at or over 43.5 degrees north of the Earth's equatorial plane, in relation to Christchurch's position at 43.5 degrees south of the Earth's equatorial plane. The equivalent latitude in the Northern Hemisphere cuts through the south of France, Italy and the Northern USA. 193 million people live in the 392 cities which both have a higher density (more than 1300/km^2) and are further away from the equator than Christchurch (further than 43.5 degrees North).

Figure 2: Map of cities which are both further from the equator and denser than Christchurch

Higher density cities with similar or even more extreme sunlight angles due to their position in relation to the equatorial plane compared to Christchurch should be used as a blueprint for how density can be well done to make cities livable while also providing a range of housing options and allowing efficient land use.

Generation Zero continues to advocate for perimeter block housing to be enabled by removing the roadside facing setbacks/recession planes for **all residential buildings types.** Perimeter block developments are common in many cities around the world. Perimeter block development would enable for a central shared backyard that can be used as a greenspace, playground, urban garden, etc. Perimeter block development could also alleviate concerns regarding sunlight access that have been raised with the current 'sausage flat' infilled terraced housing that the MDRS enables. If the space between two perimeter block buildings across the backyard/road is far enough, sunlight could reach the bottom floor of a building even during winter.

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 options for the different types of medium residential housing that can be built.

We seek that the Christchurch City Council removes the details in sub-chapter 14.5.2.6 and sub-chapter 14.6.2.2 that enable this qualifying matter. We seek that 100% of the Medium Density Residential Standard is enabled in all areas of the city (except those covered by other qualifying matters we do not oppose). We also

seek that setbacks on the roadside side of section perimeters are removed to allow for perimeter block development.

Chapter 14 - High-Density Residential Zone

Generation Zero supports *Sub-chapter 14.6 Rules - High Density Residential Zone (previously Residential Central City Zone).*

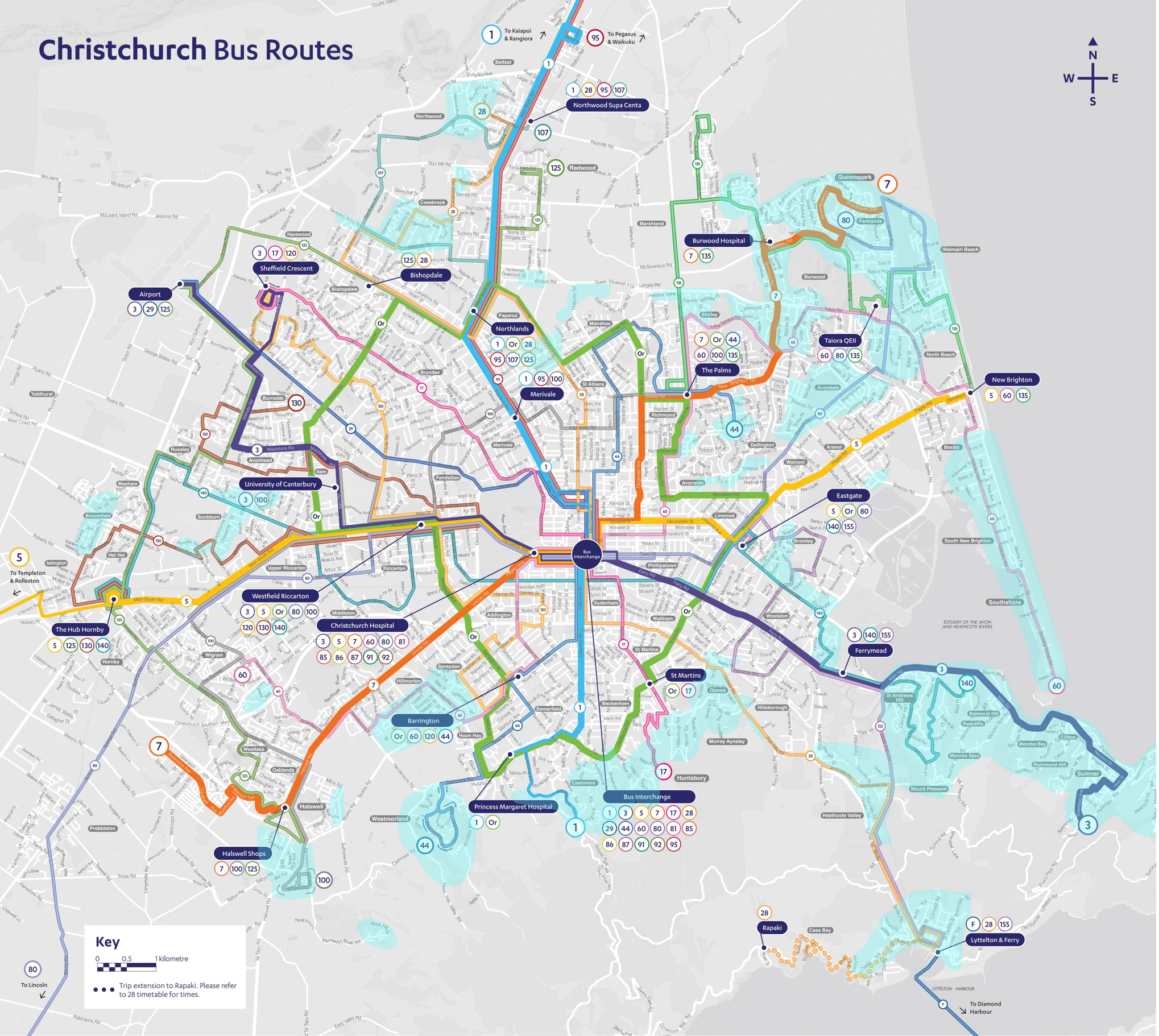
High density housing will increase housing supply, which would make housing more affordable and accommodate future growth. High density housing being built near public transport routes and commercial/city centres will allow people to live closer to employment, services and amenities, which will help to reduce emissions. Housing intensification would increase the number of ratepayers residing in the city, increasing revenue streams for funds that can be used to upgrade and build new infrastructure to accommodate future growth and other challenges we face as a city.

Generation Zero seeks for the plan to ensure that perimeter block housing is enabled by removing the roadside facing setbacks/recession planes for **all residential buildings types.** Perimeter block developments are common in many cities around the world. Perimeter block development would enable for a central shared backyard that can be used as a greenspace, playground, urban garden, etc. which would bring a number of benefits for social cohesion and increase amenities.

We seek that the Christchurch City Council retains the high-density residential zone policy outlined in sub-chapter 14.6 to enable 6 to 10 storeys for residential buildings near 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.

Generation Zero is a nationwide, volunteer, youth-led organisation that mobilises New Zealanders to engage with decision-making and campaign for intergenerational climate justice. Website: https://generationzero.org.nz/
For more info regarding our submission contact: christchurch@generationzero.org.nz

Christchurch Bus Routes



Our Network

High frequency

- 1 Rangiora – Cashmere (Blue Line)
- 3 Airport & Sheffield Crescent – Sumner (Purple Line)
- 5 Rolleston – New Brighton (Yellow Line)
- 7 Halswell – Queenspark (Orange Line)
- Or The Orbiter

City connectors

- 17 Bryndwr – Huntsbury
- 28 Casebrook – Lyttelton
- 29 Airport – City
- 44 Shirley – Westmorland
- 60 Hillmorton – Southshore
- 80 Lincoln – Parklands
- 95 City – Pegasus & Waikuku

Suburban links

- 97 Rangiora – Pegasus
- 100 Wigram – The Palms via Riccarton
- 107 Styx Mill – Northlands
- 120 Burnside – Spreydon
- 125 Redwood – Westlake
- 130 Hei Hei – Avonhead via Riccarton
- 135 New Brighton – The Palms via Prestons
- 140 Russley – Mt Pleasant
- 155 Lyttelton – Eastgate shopper service
- 820 Lincoln – Burnham via Rolleston
- F Diamond Harbour Ferry

Peak only services

- 81 Lincoln – City direct
- 85 Rolleston – City direct
- 86 Darfield – City
- 87 Southbridge – City
- 91 Rangiora – City direct
- 92 Kaiapoi – City direct

43.5° N
0°
43.5° S

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Jessica **Last name:** Adams

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 3 Strategic Directions

Oppose
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 request that Prestons subdivision be designated as a Residential Suburban Zone in line with adjoing developments and recognising the special nature of the area ie the recent subdivision approval post quake and protecting the objectives that were set down giving residents to rebuild homes.

My submission is that:

I completely oppose the Prestons subdivision being designated a Medium Density Residential Zone, yet the adjoining subdivision Waitikiri retains it zoning of Residential Suburban with existing rules. The Prestons subdivision was fasttracked to provide homes for residents displaced from the Red Zone who reestablished on the basis of the subdivision approval given by the Council. There is no substantive difference between Waitkiri and Prestons except that as one was established earlier sections sizes are a little larger. There is no capacity to develop up to 12 m in Prestons and purchasers did so on the basis of the covenants of the time.

Provision: Chapter 6 General Rules and Procedures

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 request that the Council take whatever action is necessary to have the geology of Christchurch, and it's unique limitations, to be included as a Qualifying Matter in terms of addressing housing intensification plans in Chch.

My submission is that:

The geology of Christchurch is not identified as a Qualifying Matter and it should be as the ground strength is important in terms of the structures and intensification that can be sustained. Immediately after the earthquakes height limits were imposed for all construction however housing intensification plans would permit building activity at the other end of the spectrum. There has been no consideration that Christchurch is different geologically to many other areas and will continue to be earthquake prone and therefore should not be subject to the same housing intensification rules as other parts of NZ.

Eg This clause 5.1 j. In areas where there is likely to be a liquefaction risk to property, no specific measure of risk is applied. The area mapped is based on whether liquefaction is more likely to occur than not. Within that area, liquefaction risk and appropriate mitigation is assessed on a site-specific basis using best practice geotechnical and engineering methods to determine the performance of infrastructure and buildings. This is just not adequate for Chch.

Provision: Chapter 8 Subdivision, Development and Earthworks

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 request that the Council expand this clause to define what is 'less than minor' and put in place procedures to address issues of persistent noise, vibration, dust or odour nuisance.

Where earthworks of a substantial nature is proposed this should be notified to immediate landowners with appropriate monitoring by an independent party NOT the Developer. I request that the Council define the processes by which residents can address issues of breaches of this clause in a timely and effective manner.

My submission is that:

I seek clarification and amendment around the clause below 8.2.5.2 Policy - Nuisance a. Subject to Policy 8.2.4.3, ensure that earthworks avoid more than minor adverse effects on the health and safety of people and their property, and do not generate continuous or persistent noise, vibration, dust or odour nuisance.

There is insufficient detail about the practical implementation of this clause and how existing residents are protected from earthworks in residential development. The implications for existing residents will be far reaching if housing intensification plans are put in place.

Provision: Chapter 3 Strategic Directions

Oppose
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*:**

Take further action to include the overall geology and earthquake susceptibility of Christchurch in terms of housing intensification.

Protect existing residents who have stayed and rebuilt in Christchurch by ensuring that intensification, land remediation or subdivison development does not impact negatively .

My submission is that:

I do not agree with the implementation of immediate housing intensification as per 3.1.b.v.A confirming the immediate residential intensification changes included in the Land Use Recovery Plan.

While there is reference to liquefaction areas in the Christchurch area there is a complete lack of detail around the geology of Christchurch and the impact of housing intensification as directed by the government. Land suitability should dictate where housing intensification should take place.

Provision: Chapter 14 Residential

Oppose
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 request that the Council review this policy to ensure that adverse effects on people, property and the natural environment are not permitted.

My submission is that:
I oppose 8.2.4.2 Policy - Repair of earthquake damaged land a. Facilitate recovery by enabling property owners to make repairs to earthquake damaged land for residential purposes, where the repairs will have acceptable adverse effects on people, property and the natural environment. It should not be possible for a landowner to remediate land which will have an adverse effect on someone else, with no compensation for the damage caused.

Provision: Chapter 14 Residential

Oppose
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 request the Council restores some balance and protection for residents where subdivision development and consent for construction is applied for, by notifying applications and developing processes that residents can follow if they are adversely affected by development.

My submission is that:

I do not agree with the many and varied rules around residential development which allow subdivision development and intensive housing development without Resource Consent and without public notification or notification to adjoining property owners.

The Council makes decisions as to whether there will be any effects on landowners about these matters without any reference to existing property owners and has no processes that residents can follow to be heard if their land or property is damaged.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Vanessa **Last name:** Wells

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Oppose
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*:**

We respectively suggest that the high density area be restricted to the commercial area surrounding Northlands Mall, to the north of Main North Road and Harewood Road.

From Main North Road south east should remain medium density housing. There is plenty yet to be in-filled for future generations, which will still retain the special character of the suburb.

My submission is that:

I am writing to oppose the Council regarding the rezoning of Paparoa Street from medium density housing to high density housing.

Medium Density housing is plenty for the area and currently allows for considerable infill and growth. Shifting to High Density simply allows for inappropriate buildings in the wrong places, and should be restricted to main roads and more built up areas that need further infill housing already.

From Grants Road, eastwards there is a distinct change in the style of the suburb, with older trees and more canopy. From the Main North Road to Grants Road, there has been good use of the smaller section sizes and in some cases the medium density housing, but there is still a suburban feel to the neighbourhood, and shifting to a high density would technically allow high rises, in an area where they are not need for a very long time, or wanted due to the excess pressure it would put on the area bounded by Main North Road to Innes Road, Cranford to Papanui Road. That “squarish” area has minimal schooling and public transport within it, and to infill beyond what is currently allowed (medium housing) is irresponsible.

My husband and I fully support our neighbours in their submissions to council to maintain the area with its current planning zones.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Marta **Last name:** Scott

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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 generally support the proposed higher density but have concerns around impact on traffic congestion. Unless bus and cycle lanes are better developed, the high density will lead to terrible traffic congestion. On street parking would probably need to be removed along major routes to accommodate the growing population movements.
I would prefer to see medium density to gradually grow, starting with areas within 500 m of bus stops. I believe this is a realistic distance people are prepared to or able to walk. This would also allow the council to focus on improving the transport routes along smaller parts of the city. Once a certain density is reached in those areas planning for further higher density areas and new bus routes could commence.

I also support the amended recession planes but I think this also needs to consider the slope of the land (on the Port Hills). This means that in some areas the height allowed could be lower.
There was a large number of retaining walls which failed during the earthquakes and I also have some concerns around the impact of having taller (and heavier) buildings closer to property boundaries and the effect this may have on existing retaining walls.
I also think that as density increases, some types of vegetation should be banned from boundaries. In particular hedges that create a ‘brick wall’ effect by cutting off all sunlight should be limited to the height of the fence if they are near the property boundary.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Peter **Last name:** Heffernan

Prefered method of contact Email

Attached Documents

Name
Submission Re Intensification Of Halliwell Avenue

Submission Of Peter Heffernan re Housing Intensification for Christchurch

It is proposed that Halliwell Avenue, Papanui, be a High Density Residential Zone

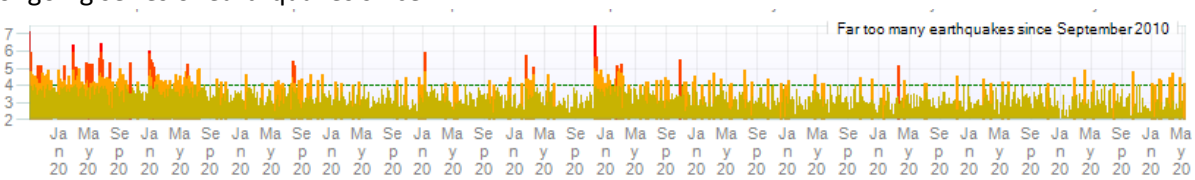
This zone allows buildings up to 14m (generally 4 storeys) without resource consent and between 14-32m (4-10 storeys) with resource consent, depending on whether a commercial centre precinct applies.
https://www.districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html

I submit that the current settings for are unsatisfactory for Halliwell Avenue, Papanui, for reasons stated below.

Narrowness of the street. There are parking restrictions in Halliwell Avenue that do not exist in nearby streets. There is a reason for this: the street is narrow. This has caused problems with access by rubbish trucks and emergency vehicles. This would be exacerbated by an increase in the population of the street. Further, there will be little off-street parking. Halliwell Avenue might become full of parked cars with cars roaming around looking for a park, causing further blockages and increasing carbon emissions.

Inadequacy of the sewage system. On one occasion the contents of my toilet erupted and sprayed around the bathroom including on the wallpaper. This was on one of the occasions when the council sent trucks around to clear the sewage pipes because they have become blocked. If the sewage system struggles to cope with the current population of Halliwell Avenue, how will it cope with a much greater population?

Earthquakes. Christchurch had a major earthquake on 4 September 2010. There has been an ongoing series of earthquakes since.



http://canterbury.quakelive.co.nz/

There aren't many chimneys left in Halliwell Avenue. Both of mine are gone. There was liquefaction nearby. Building height limits for Christchurch were introduced as a consequence of the earthquakes. How many people who lived through the earthquakes will want to live on the sixth storey of an apartment building? I certainly don't.

I note that *Housing and Business Choice and Heritage Consultation document* states "High-risk natural hazards proposed as Qualifying Matters include coastal inundation, coastal erosion, and tsunami hazard." Earthquakes are conspicuous by their absence. What do they think is going to cause the tsunamis?

I take climate change seriously and have done so for some time. I haven't been on a plane since 2015. I recently put petrol in my car for the first time in over 4 years. In that period, I had travelled 285 km, about 100 of which would have been to get warrants of fitness.

I believe that by ignoring the risk of earthquakes in Christchurch, the government is putting the whole intensification programme at risk. Many people in Christchurch who lived through the earthquakes will take the only means they have to protect themselves, namely voting for ACT, who have said they will repeal this law if in the government.

Foundations

Twice recently lampposts near my house were attached to large concrete blocks, apparently to stop the lampposts from falling over. There might have been some special reason for this. However, it did raise the question in my mind of how much harder it would be to stop a ten-storey building from falling over, especially if there was an earthquake.

Drainage

Cyclone Gabrielle caused major floods. People drowned. One of the lessons from the Cyclone was that the ground stores water. When apartments are built, much of the land will be covered by the apartments or concrete. There will usually be drainage from the concrete to the stormwater system. What will happen if there is a flood? Will the stormwater drains be overwhelmed? Where will the stormwater system drain the water to?

Sunlight

There is a diagram in *Housing and Business Choice and Heritage Consultation document* (p21) illustrating that in a medium density residential zone, the ground-floor of an apartment building will get no sun for over 3 months of the year.

Housing and Business Choice and Heritage Consultation document states that buildings can be 20 metres high in the High-Density Residential Zone in Papanui. This is generally 6 storeys.
I can find nothing about setbacks in *Housing and Business Choice and Heritage Consultation* but if the separation between buildings is the same as in the medium density residential zone, the first 5 of the 6 storeys would get no sun on the shortest day of the year. These floors would require additional heating. If the heating was electric, there would be extra demand on the power grid. During winter the hydro lakes are often low which means that coal would be burnt at Huntly, resulting in an increase in carbon emissions. This increase could offset the claimed reduction of carbon emissions due to the higher density living.

The buildings would require lifts which would also use electricity.

Documentation

The Christchurch Replacement District Plan, (referenced in the summary of my property obtained by clicking on it on the map (https://www.districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html) contains references to Medium Density Residential Zone but not to High Density Residential Zones.

Politics

This intensification law was proposed by a National MP, Chris Bishop, and quickly accepted by the government with little time for research.

As a consequence of the Christchurch earthquakes, limits on the heights of Christchurch buildings were introduced. First they tell us to build low buildings. Then they tell us to build high buildings, apparently forgetting that there was a reason for building low buildings. What's going to happen the next time there is an earthquake?

The government took no heed of earthquakes. They have taken an inflexible one-size-fits-all approach rather than a horses-for-courses approach which adapts to different conditions.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Marc **Last name:** Duff

Organisation:

Greater Hornby Residents Association

On behalf of:

Greater Hornby Residents Association

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

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*:**
Any area of Hornby more than 10km from the Central City and within 1km of Ravensdown Hornby

My submission is that:

Background:

Hornby is not full of white colour workers but is a mainly working-class suburb that has become a caring, united suburb over many years with a togetherness not seen in other suburbs of Christchurch. Hornby has been built over the years with residents who have been born in Hornby, married, and brought up their children in Hornby and are now Grandparents in Hornby. We even have a local award every year called proud to be Hornby.

After the Christchurch Earthquakes, Hornby saw a major migration of residents from the East of Christchurch to the West of Christchurch. This placed major pressure on our infrastructure that Hornby has never recovered for and the local Christchurch City Council is failing to address. The current Long-Term Plan of the Christchurch City Council does not even address our outstanding Infrastructure issues let alone what the planned High-Density Housing proposed will place on our embattled infrastructure.

Qualifying Matters:

We therefore propose that a Qualifying Matter be put in place that High Density can not extend more than 10km from the Centre of Christchurch.

The Christchurch City Council has a target for inner city living numbers that it is failing to reach of 20,000 residents by 2028 and is currently sitting at just over 7,000 by allowing High Density as far out as Hornby there is no encouragement or a point of difference with the Central City for residents to make the Central City there home.

Allowing high density housing as far our as Hornby will be to the detriment of our Central City and trying to create a vibrate central city. Hornby is already a well-developed suburb and any high density would place pressure on our infrastructure that already sees “Suck it Up”

trucks as one of the most frequent visitors to our suburb.

We are struggling to think of another suburb in Christchurch that has the mix of industrial, retail and residential within its boundaries and has truck and trailer units on most of its feeder roads through residential areas. If our mix was purely residential and retail, high density housing may work but throw into the mix the amount of industrial around the Hornby area you have an explosive cocktail that could be the complete destruction of the suburb of Hornby as we know it.

Ravensdown Hornby a Fertiliser factory is on the boundary of the High-Density Housing and sure many would agree should be a Qualifying Matter in its own right. Ravensdown work constructively and openly with the Hornby Community but the threat of High-Density Housing and the costs that could incur to a company that has been in the suburb for sometime should not be burdened on them a company with over 100 years contribution to the community.

The lack of in-depth social impact and infrastructure impact reports for the areas effected by the proposed High-Density Housing is of major concern. How High-Density housing can be forced on our community with no consideration of Social Impact is extremely disappointing for a community that has spent nearly 150 years investing in its fabric and what it stands for.

Hornby has no potential extra green space that could be established to cope for the increased residential numbers that High Density Housing will bring. Parks and Reserves are yet another infrastructure in our Community that will not cope having a negative social well being impact on our Hornby Suburb.

Proposed Rapid Transport starting in Hornby is unrealistic as there is no space for a park n ride for the vehicles of the locals let alone those that will come in from Rolleston.

Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover. The Hornby Ward has the lowest tree canopy of any ward down from 7.15% in 2017 to just 6.51% in 2019 (Average across the Wards 13.56% and the Highest Ward Canopy Coverage of 27.6%). With recent resident developments since 2019 it would not surprise the GHRA if the Hornby Tree Canopy was below 5%.

One other Qualifying Matter we would like to see is that around school boundaries', no density housing is allowed that could endanger student safety. We want to draw your attention to an empty section that is sitting waiting for development in Amyes Road that overlooks the South Hornby School Swimming Pool.

Our opening line was that the suburb of Hornby is not full of white-collar workers to fight what is proposed for our suburb, we will support medium density but can't support high density housing and it even goes against the Christchurch City Council Central City Living targets. What we do know as residents is what is wrong and what is wrong as in the fight to Save Denton Park and we also know this is wrong. We have seen record numbers attending our meetings opposing the High Density proposed and surveys of over 80% of residents opposed in the Hornby area.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Eric **Last name:** Woods

Prefered method of contact Email

Consultation Document Submissions

Provision: Planning Maps

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*:**
Please see my submissions in the attached pdf.

My submission is that:
Please see my submissions in the attached pdf.

Attached Documents

Name
SUBMISSION PLAN CHANGE 14 CCC 2023-05-11 Eric

Submissions:

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 1) To decrease the net floor area requirements of these homes such as minor dwellings (e.g. by 33%).
The current net floor area requirements are not aligned with the MDRS which has no such restrictions.
The current CCC modifications to their District Plan are not sufficient.
The current net floor area requirements are not aligned with the District Plan's Objectives, i.e. there are no District Plan Objectives that justify the need for such large current net floor area requirements.
A well designed home does not need to be this large. Tiny Homes and many Transportable Homes are smaller than the current net floor area requirements, however they are fully functional spaces and are in demand by many people for their affordability and flexibility.
Therefore, the current net floor area requirements also do not meet the District Plan's Objectives, e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".
There has indeed been a change in housing needs - house affordability has become a critical failure, and Tiny Homes and Transportable Homes have become extremely popular, however, due to antiquated restrictions like this, there is a critical shortage of land where they can be placed.
To give some examples:
A 8x3m studio unit (24sqm) is more than sufficient, still has all the amenities of a bathroom, kitchen, bedroom area and living area, and can cost under $90,000 to build including a building consent.
A 12x4m unit (48sqm) can have 2 large (3x4m) bedrooms, a full bathroom (including washing machine and dryer), and a generous kitchen (over 5 lineal meters of kitchen cabinetry), and cost under $140,000 including a building consent.
A 14x4m unit (56sqm) can have 3 bedrooms including 2 large (3x4m) ones, a full bathroom (including washing machine and dryer), and a generous kitchen (over 5 lineal meters of kitchen cabinetry), and cost under $160,000 including a building consent.
This becomes more clearly relevant to the MDRS as the MDRS requests smaller net floor areas, and there is no relevant justification to not allow it, the CCC District Plan Objectives call for this diversity too, so this aspect of the MDRS (smaller net floor areas) should be incorporated into PC14.

I seek the following decision from the Council

I WANT CCC TO 1) To decrease the net floor area requirements of these homes such as minor dwellings (e.g. by 33%).

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 2) To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
Many younger people are not interested in the work required to maintain their own outdoor living space. They also do not see the benefit in a smaller area of exclusive use, when they could have a much larger area that is shared. Some “pocket neighbourhoods” or”co-housing” developments even have a shared entertainment area, so that this facility is still available on the more rare occasions that it is required.
Therefore, there has indeed been a change in housing needs - many people are interested in the convenience and cheaper cost in having a larger shared greenspace, that might even include community gardens.
Therefore, the District Plan needs to be updated to fulfil its Objectives, e.g. “3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.”.
It is appreciated that not all people will want this, but that is fine - enough people want it that there should be option available for it, and the market will find its own balance of how many are build to meet demand.
This becomes more clearly relevant to the MDRS in point 3) below, but in summary, the MDRS only requires outdoor living space of “Ground floor: 20 m2, 3 m dimension”, and CCC has no relevant justification to not allow it, the CCC District Plan Objectives call for this diversity too, so PC14 should allow for at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
For example, the 20sqm outdoor living (required in theMDRS) could be required to be separate outdoor living per dwelling, but then any larger outdoor living area requirement should be allowed to be made up from shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO 2) To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 3) To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).
The current CCC modifications to their District Plan are not sufficient.
The MDRS calls for 3 dwellings per site of up to 3 storeys each. While I appreciate more than 1 storey has considerably more sunlight shading issues, 1 storey does not have these issues. Therefore, there is far less risk of introducing higher density of 1 storey dwellings into this zone.
Limiting to 1 storey would also limit the extent of intensification, so would not require such careful consideration of public transport, etc.
Combined with decreasing the net floor area requirements of these homes (e.g. by 33%), there would be enough space for 3 smaller single storey dwellings per site.
Combined with the option for shared green spaces, there would be plenty of space for 3 smaller single storey dwellings per site.

I seek the following decision from the Council

I WANT CCC TO 3) To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).

Chapter 14 Residential: 14.4.2.3 Building height

Seek Amendment

My submission is that

Regarding 14.4.2.3 Building height (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 4) reduce building height to a max of 5m IF there are 3 dwellings per 450sqm site (which should also be introduced in combination with this).
The MDRS calls for 3 dwellings per site of up to 3 storeys each. While I appreciate more than 1 storey has considerably more sunlight shading issues, 1 storey does not have these issues. Therefore, there is far less risk to introducing higher density of 1 storey dwellings into this zone.
So I support the CCC approach of being far more careful about sunlight shading issues for higher density (3 dwellings per site), but these sunlight shading issues are not a concern for smaller, separate, 1 storey homes (or 5m max height).
Therefore, it seems unreasonable for CCC to reject the MRDS in its entirety in Residential Suburban Zone and Residential Suburban Density Transition Zones, when some of it (density) could be effectively incorporated as long as it did not impact on sunlight shading issues (caused by height).
Limiting to 1 storey would also limit the extent of intensification, so would not require such careful consideration of public transport, etc.

I seek the following decision from the Council

I WANT CCC TO 4) reduce building height to a max of 5m IF there are 3 dwellings per 450sqm site.

Chapter 14 Residential: 14.4.2.5 Outdoor living space

Seek Amendment

My submission is that

Regarding 14.4.2.5 Outdoor living space (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 2) To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
Many younger people are not interested in the work required to maintain their own outdoor living space. They also do not see the benefit in a smaller area of exclusive use, when they could have a much larger area that is shared. Some “pocket neighbourhoods” or”co-housing” developments even have a shared entertainment area, so that this facility is still available on the more rare occasions that it is required.
Therefore, there has indeed been a change in housing needs - many people are interested in the convenience and cheaper cost in having a larger shared greenspace, that might even include community gardens.
Therefore, the District Plan needs to be updated to fulfil its Objectives, e.g. “3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.”.
It is appreciated that not all people will want this, but that is fine - enough people want it that there should be option available for it, and the market will find its own balance of how many are build to meet demand.
This becomes more clearly relevant to the MDRS in point 3) below, but in summary, the MDRS only requires outdoor living space of “Ground floor: 20 m2, 3 m dimension”, and CCC has no relevant justification to not allow it, the CCC District Plan Objectives call for this diversity too, so PC14 should allow for at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
For example, the 20sqm outdoor living (required in theMDRS) could be required to be separate outdoor living per dwelling, but then any larger outdoor living area requirement should be allowed to be made up from shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO 2) To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.

Chapter 14 Residential: 14.4.2.9 Road boundary building setback

Seek Amendment

My submission is that

Regarding 14.4.2.9 Road boundary building setback (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 6) reduce the minimum road boundary building setback from typically 4.5m to the MDRS Front yard minimum of 1.5m (height at that point is governed by the recession plane).
The current CCC modifications to their District Plan are not sufficient.
As I understand it, CCC can only reject MDRS requirements if there is a valid matter of concern. There is no valid matter of concern to reject the MDRS Front yard minimum of 1.5m. Front yard setback does not affect sunlight shading as height at that point is governed by the recession plane. Front yard setback does not affect Qualifying Matters such as “Low Public Transport Accessibility Area” or “Tsunami Management Area”, etc.

I seek the following decision from the Council

I WANT CCC TO 6) reduce the minimum road boundary building setback from typically 4.5m to the MDRS Front yard minimum of 1.5m (height at that point is governed by the recession plane).

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.1.1 Zoning qualifying standards (Enhanced Development Mechanism):

I WANT CCC TO 1) permit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).

EDMs are already restricted by location in 14.13.1.4 to be close to functional services (shopping malls, Open Space Zones, Core Public Transport Routes, etc), which are far more relevant as they ensure higher functionality is available.
Therefore, there is no need to have EDMs further restricted to be in the RSDT Zone as that has no impact on the functional services available to residents.
Due to the new requirements of the MRDS to increase density, I think the EDMs needs to be modified to incorporate as much of the MRDS needs as possible without compromising the CCCs Qualifying matters.

The change requested above does not compromise the CCCs Qualifying matters, as it still ensures it is close to Core Public Transport Routes, etc.

I seek the following decision from the Council

I WANT CCC TO 1) permit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.5 Minimum unit size, and mix of units (Enhanced Development Mechanism):

I WANT CCC TO 2) decrease the net floor area requirements of these homes (e.g. by 33%).
The current net floor area requirements are not aligned with the MDRS which has no such restrictions.
The current CCC modifications to their District Plan are not sufficient.
The current net floor area requirements are not aligned with the District Plan's Objectives, i.e. there are no District Plan Objectives that justify the need for such large current net floor area requirements.
A well designed home does not need to be this large. Tiny Homes and many Transportable Homes are smaller than the current net floor area requirements, however they are fully functional spaces and are in demand by many people for their affordability and flexibility.
Therefore, the current net floor area requirements do not meet the District Plan's Objectives, e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".
There has indeed been a change in housing needs - house affordability has become a critical failure, and Tiny Homes and Transportable Homes have become extremely popular, however, due to antiquated restrictions like this, there is a critical shortage of land where they can be placed.
To give some examples:
A 8x3m studio unit (24sqm) is more than sufficient, still has all the amenities of a bathroom, kitchen, bedroom area and living area, and can cost under $90,000 to build including a building consent.
A 12x4m unit (48sqm) can have 2 large (3x4m) bedrooms, a full bathroom (including washing machine and dryer), and a generous kitchen (over 5 lineal meters of kitchen cabinetry), and cost under $140,000 including a building consent.
A 14x4m unit (56sqm) can have 3 bedrooms including 2 large (3x4m) ones, a full bathroom (including washing machine and dryer), and a generous kitchen (over 5 lineal meters of kitchen cabinetry), and cost under $160,000 including a building consent.
This becomes more clearly relevant to the MDRS as the MDRS requests smaller net floor areas, and there is no relevant justification to not allow it, the CCC District Plan Objectives call for this diversity too, so this aspect of the MDRS (smaller net floor areas) should be incorporated into PC14.

I seek the following decision from the Council

I WANT CCC TO 2) decrease the net floor area requirements of these homes (e.g. by 33%).
The current net floor area requirements are not aligned with the MDRS which has no such restrictions.
The current CCC modifications to their District Plan are not sufficient.
The current net floor area requirements are not aligned with the District Plan's Objectives, i.e. there are no District Plan Objectives that justify the need for such large current net floor area requirements.
A well designed home does not need to be this large. Tiny Homes and many Transportable Homes are smaller than the current net floor area requirements, however they are fully functional spaces and are in demand by many people for their affordability and flexibility.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.7 Outdoor living space (Enhanced Development Mechanism):

I WANT CCC TO 2) To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
Many younger people are not interested in the work required to maintain their own outdoor living space. They also do not see the benefit in a smaller area of exclusive use, when they could have a much larger area that is shared. Some "pocket neighbourhoods" or"co-housing" developments even have a shared entertainment area, so that this facility is still available on the more rare occasions that it is required.
Therefore, there has indeed been a change in housing needs - many people are interested in the convenience and cheaper cost in having a larger shared greenspace, that might even include community gardens.
Therefore, the District Plan needs to be updated to fulfil its Objectives, e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".
It is appreciated that not all people will want this, but that is fine - enough people want it that there should be option available for it, and the market will find its own balance of how many are build to meet demand.
This becomes more clearly relevant to the MDRS in point 3) below, but in summary, the MDRS only requires outdoor living space of "Ground floor: 20 m2, 3 m dimension", and CCC has no relevant justification to not allow it, the CCC District Plan Objectives call for this diversity too, so PC14 should allow for at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
For example, the 20sqm outdoor living (required in theMDRS) could be required to be separate outdoor living per dwelling, but then any larger outdoor living area requirement should be allowed to be made up from shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO 2) To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.

Planning Maps: Wainoni Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 100 to 193 Wainoni Road (and further afield):

I WANT CCC TO 1) remove the Qualifying Matter of “Low Public Transport Accessibility Area” in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.
Bus 80 goes down Wainoni Road (all in Residential Suburban Zone), with regular bus stops on both sides of the road. Bus 80 comes every 15 minutes (e.g. 8:18am to 8:33am weekdays), from Waimari Beach to the Central City and back (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/). This seems to satisfy the need to be close to public transport that links to the central city.
For Comparison, Pages Road (running parallel to Wainoni Road), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 5, with regular bus stops on both sides of the road. Bus 5 also comes every 13 minutes (e.g. 8:32am to 8:45am weekdays), from New Brighton to the Central City and back (https://www.metroinfo.co.nz/timetables/5-rolleston-newbrighton/).
Bus 80 has the Qualifying Matter of “Low Public Transport Accessibility Area”, whereas Bus 5 does not have this issue, even though it is very similar to Bus 80.
Or for another comparison:

- 38 Lyndhurst Crescent, Wainoni (Medium Density Residential Zone) to Cathedral Square at 6pm would take 31mins on Bus 5, with 12min walk. No Qualifying Matter for Public Transport.
- 183 Wainoni Road, Avondale (Residential Suburban Zone) to Cathedral Square at 6pm would take 25mins on Bus 80, with 1min walk. Or worst case, would take 32mins on Bus 5, with 14min walk.

So it makes no sense to have a Qualifying Matter of “Low Public Transport Accessibility Area” on roads that have regular bus stops to the central city. E.g. Wainoni and Keyes Road. It makes no sense with relation to the District Plan Objectives or stated purpose of Qualifying Matters, and it is not fair when compared to nearby streets with similar or worse bus routes but have no Qualifying Matter of “Low Public Transport Accessibility Area”.

I seek the following decision from the Council

I WANT CCC TO 1) remove the Qualifying Matter of “Low Public Transport Accessibility Area” in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.

Planning Maps: Wainoni Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 157 to 193 Wainoni Road (and further afield):

I WANT CCC TO 2) rezone this area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” because the Qualifying Matter of “Tsunami Management Area” only applies to a small part of the properties, and is less of a risk than places like Marine Parade that are “Medium Density Residential Zone” with the Qualifying Matter of “Tsunami Management Area” applying to the whole property.
157 to 193 Wainoni Road (Residential Suburban Zone) have the Northern boundary back on to Chisnalwood School and a very minor network stream, with a small portion of the Northern boundary being lower lying. It is ONLY that small northern portion of these properties that have the Qualifying Matter of “Tsunami Management Area”.
This can be proven by looking at 189 Wainoni Road that is cut in half:

- 2/189 Wainoni Road, Wainoni - this is the Northern half, and is marked with the Qualifying Matter of “Tsunami Management Area”.
- 1/189 Wainoni Road, Wainoni - this is the Southern half, and is NOT marked with the Qualifying Matter of “Tsunami Management Area”.

Compare this to areas like Marine Parade and others that are Medium Density Residential Zone, yet they have a Qualifying Matter of “Tsunami Management Area” across the entire property, and in addition, some of them have “Coastal Hazard Medium Risk Management Area”.
So there are at least 2 problems with this:

1. Entire properties like 157 to 193 Wainoni Road should not be limited to Residential Suburban Zone based on Qualifying Matters that only apply to a small portion of their properties.
2. 157 to 193 Wainoni Road should be Medium Density Residential Zone, as they have less risks than existing Medium Density Residential Zones like Marine Parade and others, that not only have the risk across their whole property, but also have additional risks that 157 to 193 Wainoni Road does not have. NOTE: Public Transport is not a valid reason to limit 157 to 193 Wainoni Road - as addressed earlier, this area is as good or better Public Transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I WANT CCC TO 2) rezone this area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” because the Qualifying Matter of “Tsunami Management Area” only applies to a small part of the properties, and is less of a risk than places like Marine Parade that are “Medium Density Residential Zone” with the Qualifying Matter of “Tsunami Management Area” applying to the whole property.

Planning Maps: Wainoni Road: “Water body Setback”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 135 to 185 Wainoni Road (and further afield):

I WANT CCC TO 3) rezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” because the Qualifying Matter of “Water body Setback” only applies to a very small (5m wide) part of the properties, and is less of a risk than places like Marine Parade that are “Medium Density Residential Zone” with the Qualifying Matter of “Coastal Hazard Medium Risk Management Area” applying to the whole property.
135 to 185 Wainoni Road (Residential Suburban Zone) have the Northern boundary back on to a very small Network Stream, that the District Plan states should have a setback of 5m. The rest of the property unaffected by this setback is typically about 65m long.
Therefore, it does not seem fair to restrict all of these entire properties to Residential Suburban Zone when only 5m out of 65m is affected.
The Water body Setback is already protected by the 5m setback from the District Plan, and with good design, could be maximised and appreciated as an outdoor living greenspace, even in, or particularly in Medium Density Residential use.
The Water body Setback does not pose much of a flooding risk, as it is intended to actually mitigate flooding risk by draining flood waters away. If there is any flood risk, it is limited to the low area beside the Network Stream, otherwise it would be marked as “Floodplain Hazard Management Area”, which it is not.
NOTE: Public Transport is not a valid reason to limit 157 to 193 Wainoni Road - as addressed earlier, this area is as good or better Public Transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I WANT CCC TO 3) rezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” because the Qualifying Matter of “Water body Setback” only applies to a very small (5m wide) part of the properties, and is less of a risk than places like Marine Parade that are “Medium Density Residential Zone” with the Qualifying Matter of “Coastal Hazard Medium Risk Management Area” applying to the whole property.

Planning Maps: Wainoni Road: Should be MDRZ based on Enhanced Development Mechanism criteria

Seek Amendment

My submission is that

Regarding Planning Map for Properties from ~100 to ~300 Wainoni Road (and further afield):

I WANT CCC TO 4) rezone this area from ~100 to ~300 Wainoni Road (and further afield), to “Medium Density Residential Zone” because it is close to all required amenities - closer than many other areas that are already “Medium Density Residential Zone”.

It should be recognised that ~100 to ~300 Wainoni Road is close to all required amenities. The MDRS does not have such a good amenities list as the CCC District Plan 14.13 Enhanced Development Mechanism (EDM), which we will use as a comparison that passes on all 4 tests:

- 800 metres EDM walking distance of a supermarket: Yes, using Pak n Save Wainoni.
- 800 metres EDM walking distance of either a primary or intermediate school: Yes, using Chisnallwood Intermediate.
- 400 metres EDM walking distance of an Open Space Zone that has an area greater than 4000m²: Yes, using either Shortland Playground (6200sqm), or Wainoni Park (54,000sqm)
- 600 metres EDM walking distance of an EDM core public transport route: Yes, Bus route 80 travels down the full length of Wainoni Road (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/).

This can be compared to areas like around Niagara Street, Wainoni, which are “Medium Density Residential Zone”, but pass only 1 of the 4 EDM tests above: No close supermarket, No close school, No close Open Space Zone, has a close Bus Route.
Combined with previous issues discussed about Qualifying Matters being less than or equal to proposed “Medium Density Residential Zones”, there is a strong case that Properties from ~100 to ~300 Wainoni Road (and further afield) should also be “Medium Density Residential Zone”.

I seek the following decision from the Council

I WANT CCC TO 4) rezone this area from ~100 to ~300 Wainoni Road (and further afield), to “Medium Density Residential Zone” because it is close to all required amenities - closer than many other areas that are already “Medium Density Residential Zone”.

Planning Maps: Keyes Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for all of Keyes Road (and further afield):

I WANT CCC TO 5) remove the Qualifying Matter of “Low Public Transport Accessibility Area” on all of Keyes Road (and further afield), or on all roads on regular bus stops to the central city.
Bus 60 goes down Keyes Road (most of which is in Residential Suburban Zone), with regular bus stops on both sides of the road. Bus 60 comes every 15minutes, from New Brighton to the Central City and back (https://www.metroinfo.co.nz/timetables/60-hillmorton-southshore/). This seems to satisfy the need to be close to public transport that links to the central city.

For Comparison, Marine Parade (even North of Rawhiti Domain), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 135, with regular bus stops on both sides of the road. Bus 135 also comes much less frequently - every 60 minutes (e.g. 7:45am to 8:45am weekdays), from New Brighton to the Palms - it does NOT go to the central city (https://www.metroinfo.co.nz/timetables/135-new-brighton-the-palms/).
Bus 60 has the Qualifying Matter of "Low Public Transport Accessibility Area", whereas Bus 135 does not have this issue, even though it has far lower "Public Transport Accessibility" than Bus 80.
Or for another comparison:

- 17 Tonks Street, New Brighton (Medium Density Residential Zone) to Cathedral Square at 6pm would take 41mins on Bus 60, with 12min walk. No Qualifying Matter for Public Transport.
- 270 Keyes Road, New Brighton (Residential Suburban Zone) to Cathedral Square at 6pm would take 31mins on Bus 60, with 1min walk. Or worst case, would take 35mins on Bus 5, with 12min walk. Both options are better than 17 Tonks Street.

So it makes no sense to have a Qualifying Matter of "Low Public Transport Accessibility Area" on roads that have regular bus stops to the central city. E.g. Wainoni and Keyes Road. It makes no sense with relation to the District Plan Objectives or stated purpose of Qualifying Matters, and it is not fair when compared to nearby streets with similar or worse bus routes but have no Qualifying Matter of "Low Public Transport Accessibility Area".

I seek the following decision from the Council

I WANT CCC TO 5) remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road (and further afield), or on all roads on regular bus routes to the central city.

Planning Maps: Keyes Road: "Tsunami Management Area"

Seek Amendment

My submission is that

Regarding Planning Map for Properties for the Residential Suburban portion of Keyes Road (and further afield):

I WANT CCC TO 6) rezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone" because the Qualifying Matter of "Tsunami Management Area" is not sufficient risk by itself as it is less of a risk than places like Marine Parade and 286 to 388 Keyes Road that are "Medium Density Residential Zone" with the Qualifying Matter of "Tsunami Management Area" and also "Coastal Hazard Medium Risk Management Area" applying to the whole property.
NOTE: Public Transport is not a valid reason to limit Keyes Road - as addressed earlier, this area is as good or better Public Transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I WANT CCC TO 6) rezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone" because the Qualifying Matter of "Tsunami Management Area" is not sufficient risk by itself as it is less of a risk than places like Marine Parade and 286 to 388 Keyes Road that are "Medium

Density Residential Zone” with the Qualifying Matter of “Tsunami Management Area” and also “Coastal Hazard Medium Risk Management Area” applying to the whole property.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Jade **Last name:** McFarlane

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

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*:**
Amendments to wording in Clause 6.10A Tree Canopy Cover

My submission is that:

I will table an amendment to Chapter 6.10A for consideration, at the time this submission is heard, but in short, amendments proposed include:

1. Retain 20% as total amount for 'landscape initiatives', with a minimum of 15% of this being made up from Tree Canopy (consent notice), and the remaining 5% being made up from either Tree Canopy, Green Roof, Green wall (vertical area), or bio swale/ rain garden (with approved filtration species as per CCC recommendations) (not consent notice but inspected and approved by CCC at time of building subdivision signoff).
2. If 15% tree canopy not provided, financial contributions payable however cost reduced to $1000 per tree (This aligns with controls in Charlotte, NY. $2000 is far to expensive and is not realistic or appropriate). Council must attempt to plant trees using this money in the immediate vicinity of the new development (within 50m), otherwise the urban forest plan will not be achieved (heat island not reduced, environmental equity not chieved, visual mitigation of bulk not achieved etc).
3. If the remaining 5% is not provided, no rate rebate given. If 5% provided, an agreed rate rebate given to the landowner for the next 2 years to incentivise this additional 5%, and or an increase above the standard building site coverage of 5% if this additional 5% is planted.
4. No suggested amendments to Existing Development approach about for PC14 however this needs to be explored and implemented in order to achieve the goals of the Urban Forest Plan- the uptake from this will far outweigh the achievements for new builds and, through use of technology and apps, would create a groundswell of people acting to green our city, in the existing neighbourhoods that need it.

Attached Documents

Name
Submission

A new take on Tree Canopy

The current Proposed District Plan Change 14 states in consultation documentation that:

"We're proposing that anyone wishing to develop land may need to pay Financial Contributions to help mitigate some of the negative effects caused to our city's tree canopy. To avoid paying Financial Contributions those developing land must either plant at least 20 per cent tree-canopy cover on a site or retain existing trees. Any development creating new roads will need to ensure that at least 15 per cent of the road reserve has tree canopy. Financial Contributions will be used by us to plant trees on Council-owned land."

Firstly, some context on this submission.

I am a Registered Landscape Architect, and while submitting this as an individual, I work for a well-known multidisciplinary consultancy in Christchurch that is heavily involved with private plan changes, subdivisions and inner-city housing developments in the Christchurch district. We are in support of increased tree canopy cover for a number of reasons, with the primary ones being:

- Health. Shade can combat the health risks in socially deprived areas (shown in NZ social deprivation index mapping) in Christchurch, particularly in the central east. It is well documented of more fluctuating temperatures in these lower socioeconomic neighbourhoods, with less access to heating and cooling and poorer insulation leading to increased heat related hospital visits in summer that tree canopy cover and shade (in the right location) could help with.
- Visual aesthetic. Not only to tie into Christchurch's garden city aesthetic, but more importantly with the implementation of MDRS, taller, bulkier developments with less visual permeability and solar radiation due to new built form standards will be the norm. There is a need to offset/ mitigate the visual bulk of new development to retain a sense of spaciousness, quality of environment, and visual aesthetic.
- Stormwater management. Trees soak up huge amounts of water and the network is already pushed to the brink following the earthquakes. Trees help as critical green infrastructure.
- City scale. Reducing the heat island effect more broadly, an increasing the sequestration of CO2 in the city, will have more broad ranging positive (mostly health) benefits.
- Biodiversity. Increase canopy, can lead to corridors and pockets in the city of increased flora and fauna development.

Canopy Benefits	*Annual Value*
Stormwater Management (Runoff Reduction)	$62,909,790
Energy Savings	$5,463,356
Property Values	$239,969,791
Air Quality (CO^2 Removal)	$99,078
Air Quality (NO^2 Removal)	$219,678
Air Quality (O^3 Removal)	$7,932,540
Air Quality (SO^2 Removal)	$78,727
Air Quality (Dust, Soot, Particulate Removal)	$3,879,821
Carbon Sequestration	$8,599,490
Total Annual Benefit of Current Canopy	*$329,152,271*

Figure 1

The above is a snapshot of economic benefits across a city (USA). Food for thought. Tree canopy is the right idea- just needs correct implementation.

Penalising developers is a crude and overly simplistic approach that seems to lack full consideration of approach- it should be more flexible and combined with an incentive based approach. Developers, while sometimes painted as the villain, are what built Christchurch back from devastation and are, generally, pro- good urban design outcomes. The developers I have talked to are looking for high quality outcomes that have an acceptable return on investment. Most of them want to contribute. This needs to be an incentive, not penalty-based approach- which has been successfully implemented overseas.

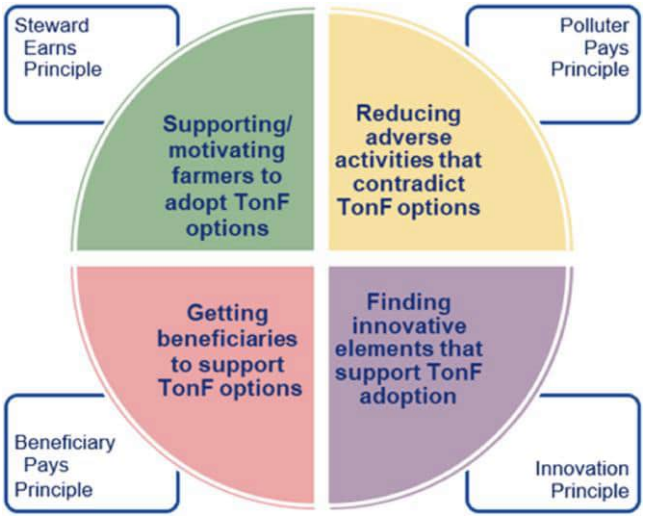
The CHCH Urban Forest Plan recently closed for submission made it clear -To be successful, we need to fund a large-scale tree planting programme across the city. Two methods **need** to be considered (not just for new development- although PC14 is applicable for new):

- **New development** – implement tree canopy percentage with more flexible terms than proposed in the Proposed PC14 framework through a mix of incentive and regulatory functions.
- **Existing development** – for quicker more radical change, that actually meets the objectives of a greener city, quickly, encourage existing allotments to plant trees within properties building setback to roads or other public open space interfaces through an direct incentive function coupled with sponsorship opportunities.

New Development

It is all about telling the right narrative here. Currently the narrative is 'punish the developer if they don't play ball'. This is the wrong approach, and only hits the below yellow sector (polluter pays principle) https://www.sciencedirect.com/science/article/pii/S2589811623000095.

The below sectors highlight 3 other alternatives to positively and proactively guide the development of incentive instruments as part of implementing policy strategies for integrated biodiversity conservation and sustainable development.



The four types of incentive opportunities based on the Ecosystem Services Opportunity methodology (Rode et al., 2016). Currently only the polluter pays principle is put forward. These should all be explored when proposing tree canopy for new development.

International research shows that the most effective direct incentives include tax concessions and favourable capital gains treatment. With capital gains off the table in NZ, a rates rebate should be explored alongside standard controls.

With regards to the proposal itself, we have modelled 20% on landscape plans and in some of the higher density developments (multi-unit) there are some shading (urban design) issues apparent at 20% that led to undesirable outcomes- and this is on two storey only developments, not the 3 storey that will be achieved in the new MDRZ. I can provide examples at a later date showing this.

The council in my view should consider 15% the minimum 'Tree Canopy' cover percentage for new builds, but retain the 20% as an 'overall' percentage, of which other innovative onsite solutions that contribute to best practice/ bio diversity/ heat island or insulation reduction such as green roofs, bio-swales (with vegetation of an approved mix), and green walls can be included in the remaining 5% of the 20%- not just tree canopy- given the benefits these techniques provide. This would be the perfect opportunity for this to be incentivised.

This aligns more closely with other successful precedents, such as Charlotte, NY, and Baltimore, MD in the USA (https://sustainablecitycode.org/brief/expand-tree-canopy-cover-5/) The controls however would only remain on the 15% tree canopy (consent notice on title), with the remaining either tree canopy or one of the other best practice methods above utilised (or even shrubs over 3.5m which are included in the urban forest plan dataset as 'tree canopy').

This takes a bit of heat off the 'pay if you don't' mechanism, but rather, combines that lower more appropriate percentage with positive incentives for the remaining 5% such as utilising funds, cooperatives, corporate or owner sponsorship. This means the landowner/ developer at least gets recognition for this contribution to the city environment- explained further below in 'existing development' section).

Reduction in the $2000 per tree financial contribution is necessary, as that value is astronomical. Suggest alignment with controls in Charlotte (refer above link), which is "If a developer fails to plant the required number of trees (percentage of 1% in this case), a $50 fine per tree (to reach that cover) is assessed. Each day constitutes a new violation until the required planting occurs, up to a maximum fine of $1,000."

Existing Development

PC14 is too limited in scope to create the level of change desired in the Urban Forest Plan. There is a need to create a Christchurch district wide trust that manages a fund for trees.

A fund with the benefit of compound interest is the path forward for sustainable implementation in existing neighbourhoods where, especially in lower social economic areas, will not be achieved in a piecemeal 'owner pays only' approach…

Implement a comprehensive cost-benefit analysis that should demonstrate the economic efficiency of tree purchase vouchers (issued by Council to private property owners) as a potential contributing solution to urban canopy loss. The Council could provide 1 voucher per allotment and start in those areas with the least cover (as outlined in red/ orange in the Urban Forest Plan).

This would not be regulated like the new build process but would create a groundswell of action and result ultimately in more benefit that what is being promoted currently as canopy associated with new builds only.

The governments billion-dollar tree fund could be explored for this mechanism.

Vouchers would be for nurseries (ideally CCC nursery, but all, initially), which would give control of type, size (could be small & cheap as is within allotments) and quality of tree, would be given strategically to those house/ landowners (residentially zoned initially due to maintenance requirements over first few years) in 'low canopy' areas identified as orange and red in the Urban Forest Plan.

Corporate sponsors and philanthropists would likely get on board with this given it is 'community enhancing', and there would be an ability to sponsor trees both on the vouchers themselves, or through block party/ planting events, as well as via a new online database set up for the CHCH Urban Forest website- where each tree planted would register a photo, attributed to a title or GPS coordinates, with who sponsored it highlighted. While the tree would remain the ownership of the landowner, sponsors could track where their sponsored trees ended up on a GIS based web map system.

https://digitalcommons.iwu.edu/cgi/viewcontent.cgi?article=1431&context=uer

Increases in canopy coverage yield highest returns in neighbourhoods with lowest average canopy levels, typically those with low average incomes. As a result, a program of targeted vouchers to families in low-income areas would be most efficient. In doing so, environmental equity would also be enhanced.

The transaction costs of establishing such a voucher program, operated in conjunction with local nurseries and home improvement centres, are likely to be minimal, and could be sponsored by corporates or trusts.

Due to heavy uptake, constraint mechanisms to keep up demand would be necessary. Due to potential high participation levels, a targeted voucher program for existing private properties, within the road/ building setback, appears a promising tool for addressing urban tree canopy loss. There could be a certain allocation per year budgeted for, for example.

Conclusion

I will table an amendment to Chapter 6.10A for consideration, at the time this submission is heard, but in short, amendments proposed include:

1. Retain 20% as total amount for 'landscape initiatives', with a minimum of 15% of this being made up from Tree Canopy (consent notice), and the remaining 5% being made up from either Tree Canopy, Green Roof, Green wall (vertical area), or bio swale/ rain garden (with approved filtration species as per CCC recommendations) (not consent notice but inspected and approved by CCC at time of building subdivision signoff).
2. If 15% tree canopy not provided, financial contributions payable however cost reduced to $1000 per tree (This aligns with controls in Charlotte, NY. $2000 is far to expensive and is not realistic or appropriate). Council must attempt to plant trees using this money in the immediate vicinity of the new development (within 50m), otherwise the urban forest plan will not be achieved (heat island not reduced, environmental equity not chieved, visual mitigation of bulk not achieved etc).
3. If the remaining 5% is not provided, no rate rebate given. If 5% provided, an agreed rate rebate given to the landowner for the next 2 years to incentivise this additional 5%, and or an increase above the standard building site coverage of 5% if this additional 5% is planted.
4. No suggested amendments to Existing Development approach about for PC14 however this needs to be explored and implemented in order to achieve the goals of the Urban Forest

Plan- the uptake from this will far outweigh the achievements for new builds and, through use of technology and apps, would create a groundswell of people acting to green our city, in the existing neighbourhoods that need it.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Marie **Last name:** Dysart

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

Support
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 support the Beckenham Loop proposal as it is.

My submission is that:

I support the Plan change 14 for the changes to density with the Character qualifying matters.

I support the sunlight rule changes

I support the proposal for the Beckenham Loop character area including the Tennyson St addition.

My submission in full is attached.

Attached Documents

Name
Submission of Marie Dysart 12 05 2023
Attachment 1 - Plan of the Beckenham Character Overlay - Submission of M Dysart 12 05 2023
Attachment 2 - Plan of Tennyson St Properties for inclusion in Character overlay - Submission of M Dysart 12 05 2023
Attachment 3 Photographs of Tennyson Properties including stone fences -Submission M Dysart 12 05 2023

SUBMISSION OF MARIE DYSART ON PLAN CHANGE 14 (PC 14)

Housing and Business Choice

Purposes of submission

1. I am the owner of 146 Tennyson St. The purposes of my submission are:
   (a) to support in principle the rules that central government has directed (allowing up to three dwellings of three storeys high) on most sections, subject to the imposition of limitations by allowing for "Qualifying Matters" as proposed by the Christchurch City Council (CCC) in Plan Change 14 ("PC 14") to the Christchurch City Plan.

   (b) to support in principle the proposal for new sunlight rules for the CCC plan.

   (c) to support the submission of the Beckenham Neighbourhood Association (BNA) (which supports the general intent of (PC 14) as it applies in the Beckenham Loop).

   (d) to support in particular PC 14 as described for Beckenham Loop to be a Character Area to the extent proposed and shown cross hatched in brown colour on the **attached** plan marked "**Attachment 1** *Plan of the Beckenham Character Overlay*."

   (e) to support in particular as part of the proposed Beckenham Character Area the amalgamation of the discrete part of Tennyson St with the Beckenham Character Area and for the same "Type 4" design parameters to apply as recommended in the section 32 Report prepared by Boffa Miskell [1] at clause 5.5.5.

2. I expand further below on my points at 1(b), 1(d) and 1(e) above.

[1] https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc14/; Section 32 Reports; Appendix 22 - Investigation of Qualifying Matters Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report - Boffa Miskell Section 5 *Evaluation of Character Areas and Recommended Design Parameters*. Part 5.5 entitled *Character Area: Tennyson Street (Beckenham*). However, because of the way the document is presented please start at the last page of the report which is the 32nd page of the document. Count back 5 pages to Section 5.5 entitled *Character Area: Tennyson Street (Beckenham)*; then see Clause [5.5.1] entitled *Overview,* and then [5.5.2] entitled *Key characteristics* (all on page marked 19); and then [5.5.3] entitled *Character Area Boundaries and Categorisation of Properties* (on page marked 20), and [5.5.4] entitled *Specific Assumptions and Analysis* (page marked 23) and [5.5.5] entitled *Tennyson St Recommended Design Parameters* last page of the document marked page 23. This refers to the report Investigation of Qualifying Matters Ōtautahi Christchurch Suburban Character Areas (June 2022).

Sunlight rules (1b)

3. I support the CCC proposed plan change for rules regarding sunlight. These address that the sun is lower in the sky here in Christchurch than in Auckland, so shaded areas are larger here especially in winter. I support that the current proposal of the CCC sets lower recession planes on the south side of sites throughout the whole city, in order to reduce shading on properties to the south. This will be beneficial for mental and physical health and wellbeing and reduce energy costs for citizens.

The proposal for the Beckenham Loop character area (1d)

4. I support the CCC's proposed rules for the Beckenham Loop that allow an increase in housing density (to support the Government aims of increasing housing supply). The proposal removes back sections from the Character Area that are currently included in the Character Area in the Operative Plan. The proposed increase in housing density within the back sections of the Beckenham Loop accords with the Government's intentions to increase the number of dwellings in the area. For the most part the back sections are not character residences. This is a legacy of their more recent development after conversion from historic horticultural land-use originally associated with the street-side houses.

5. I support the CCC's proposal to retain the Character Area attributes, for the Properties on street frontages in the Beckenham Loop as proposed in the Section 32 Report[2] and shown marked cross-hatched in brown colour on my **Attachment 1** being the *Plan of the Beckenham Character Overlay*.

6. The proposal reduces the size of the Beckenham Character Area by removing properties that are assessed as *Neutral* or *Invasive* with respect to character as assessed and recorded by Boffa Miskell.[3] The focus is on properties that make *a Primary* or *Contributary* contribution to the Character Area.

7. It is appropriate to facilitate intensive development in parts of the Beckenham Loop by allowing more intensive development as proposed. Being an older area this part of South Christchurch has a number of established businesses. These are for the most part concentrated west of the Loop. The Loop is close to Colombo Street to the west and the Beckenham Shops which include eateries, a medical centre,

[2] Ibid note 1.
[3] Report of Boffa Miskell *Investigation of Qualifying Matters* 24 2 2022.

veterinary practice, clothing shops, butcher, a retirement village and realistically more to come once the earthquake rebuild is fully realised. The South Christchurch Library is within walking distance of most of the Loop. Inside the Loop there is an eatery and a rest home in Birdwood Avenue, which itself contains intensive development. There are three schools within easy walking distance. The loop is otherwise essentially residential and bounded by the Heathcote River, with Beckenham Park also a significant asset in the centre. Both the River and the Park are within a walk of no more than minutes from every property. It is an area with good amenities.

8. A number of other character areas in Christchurch are by nature ribbon-like and with no geographical definition. Beckenham is a small suburb with the unique opportunity to retain a character area appearance along the street views, while allowing for intensification within the blocks.

Amalgamation of Tennyson St with Beckenham Character Area

Zoning consistency and history

9. It has been recommended in the Section 32 analysis[4] prepared by Boffa Miskell that part of Tennyson St be amalgamated with the proposed Character Area of the Beckenham Loop on the basis of only including the street-front houses on the south side of the road from number 102 to 154. This discrete section of Tennyson St forms a northern boundary of the Loop under the proposal. These properties have historically formed the northern boundary of the geographical area formed by the loop in the Heathcote River called the Beckenham Loop.

10. The relevant properties are identified on "**Attachment 2** - *Plan of Tennyson St properties for inclusion*". Please note this is overlain on a Boffa Miskell plan provided for the earlier consultation phase for the Character Area 4 Beckenham Loop (North) so the background colours have no relevance to the current proposal.

[4] Appendix 22 - Investigation of Qualifying Matters Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report - Boffa Miskell [PDF, 5.6 MB dated 17 October 2022 located at https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc14/ .

11. A series of photographs of the properties which I took last year is **attached** marked "**Attachment 3** - *Photographs of Tennyson St Properties*".

12. Bringing the character boundary out to Tennyson Street, from within the block bounded by Norwood St, Fisher Avenue and Eastern Terrace is consistent with the historic northern boundary of the neighbourhood, which was previously the centre of Tennyson St once known as Pipers Road. Historically it has always had the same planning zone classification as the rest of the Loop compared with the remainder of the houses on that Street.

Build environment houses and historic retaining walls

13. These homes date from early 1900s to the 1920s with one early 50s addition being a wooden house with a style sympathetic to the characteristics of the other houses.

14. At the river end of Tennyson Street there is a continual line of stone retaining walls interrupted only by driveways. They were built in the early 1920s extending from Eastern Terrace alongside the Heathcote River and around the corner into Tennyson St. They front 142, 146, 150 and 154 Tennyson Street. These walls remain in a good state of preservation. The stonemason who built them also built and lived in the stone house at 150 for many years. My **Attachment 3** includes photographs of the stone retaining walls. They are the last 4 photographs.

Changes over time

15. The decision to include the roadside houses in this length of Tennyson St is discussed in the *B*offa Miskell Report referred to above. The Boffa Miskell report discusses points for and against its inclusion and applied a methodology which I thought was fair, sensible and reasonable. They are looking for preservation of character and street visibility. While they note some properties are screened from the street by vegetation they acknowledge that this may change over time and it can be trimmed.

16. I am also mindful of the concern for the retention of green cover within the city as development intensifies. At present birdlife is abundant around the Tennyson St part of the Loop based on my observation. I do think residents would respond to balancing the need to contribute more street side ambience and to also sustaining the bird life in the neighbourhood if this was brought to their attention.

17. My family has owned 146 Tennyson since the 1930's and fences, trees and residents have come and gone in that time, but the houses have been the one constant.

Connectivity with the rest of the Loop - people and nature

18. In terms of retaining connectivity and identity of that location with the Beckenham Loop, as time goes on, I notice more recreational users exercising in a circuit including Eastern Terrace, the footpath on the south side of Tennyson Street and Norwood Street. There is a dedicated pedestrian and separate cycle path separated from the road along this stretch.

19. This is an example of what the section 32 report[5] is identifying when it raises how Tennyson Street can be connected to the Beckenham Character Area in such a way that the integrity of Beckenham remains sufficiently cohesive and it will form a sensible new boundary, i.e. via Norwood Street and/or Eastern Terrace.

20. In terms of connectivity, those leafy Tennyson St properties also provide a green finger connection to the botanical corridor of the Heathcote River at the east end of Tennyson St where it intersects with Eastern Tce at the bridge. The river corridor extends right around the other 3 sides of the loop. Those leafy properties provide enhancement to the botanical and habitat corridor provided by the river. The large trees in this part of Tennyson Street are habitat for birds that frequent the river corridor that extends through to St Martins and Opawa.

21. There is a sense of continuity with the character homes, the botanical setting and then the stone fences as you proceed north along Eastern Terrace from Beckenham Park into Tennyson St before turning south again at Norwood Street.

22. The other side of Tennyson St historically has always had a different zoning, smaller sections, fewer trees and I have always seen that the two sides were complementary, nothing feels unsettling about that difference. It marks the boundary between the suburbs of Beckenham and Sydenham.

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[5] Ibid 1 at part 4.0.

Further point – traffic safety

23. From a practical and safety perspective, having lesser density of housing right on the street front at that location in Tennyson St would be beneficial to the users of the cycle way and the footpath. Around that location is the intersection of Tennyson St and Eastern Terrace with Burnbrae and Palentine and just up the road is a busy T intersection with Southampton St. It is preferable for the more dense housing to be in the middle of the block as the access lanes into those areas from Tennyson St are quite generous and this keeps parking for visitors and deliveries off-road and avoids clashes with cyclists.

Conclusion

24. I endorse the reasoning of the section 32 analysis and support the Council's proposal as outlined in Plan Change 14 to amalgamate the part of Tennyson Street as identified above, into the Beckenham Loop Character Qualification.

25. The inclusion of those Tennyson Street properties would provide a consistent residential character and botanical environment to form a distinct northern boundary for the Character Area of the Beckenham Loop while also allowing intensification and more residents to enjoy being in this environment. The connectivity to Tennyson Street for residential character and botanical character is especially strong along Eastern Terrace.

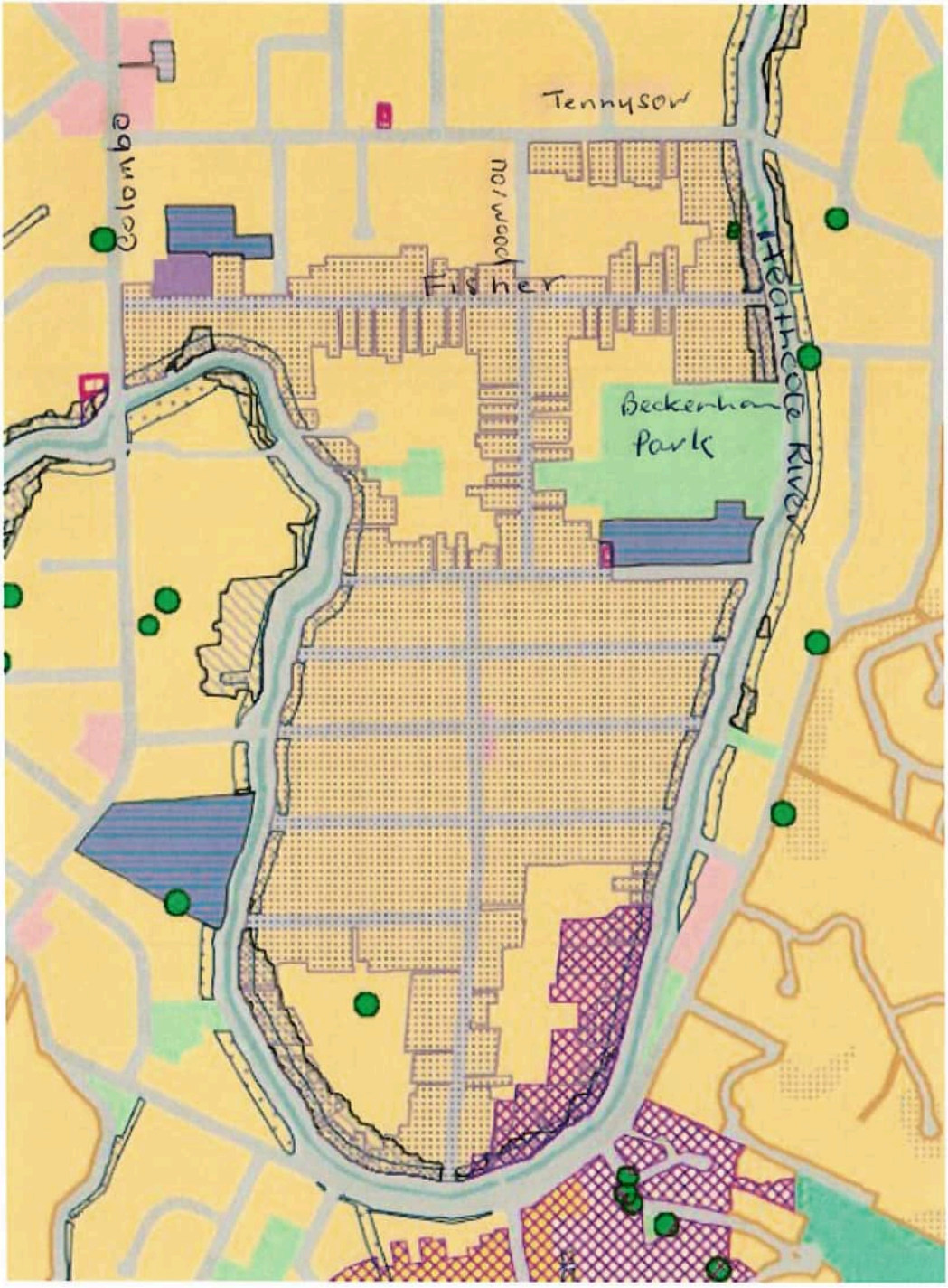
26. I wish to speak to my submission.

Thank you.

Dated 12 May 2023

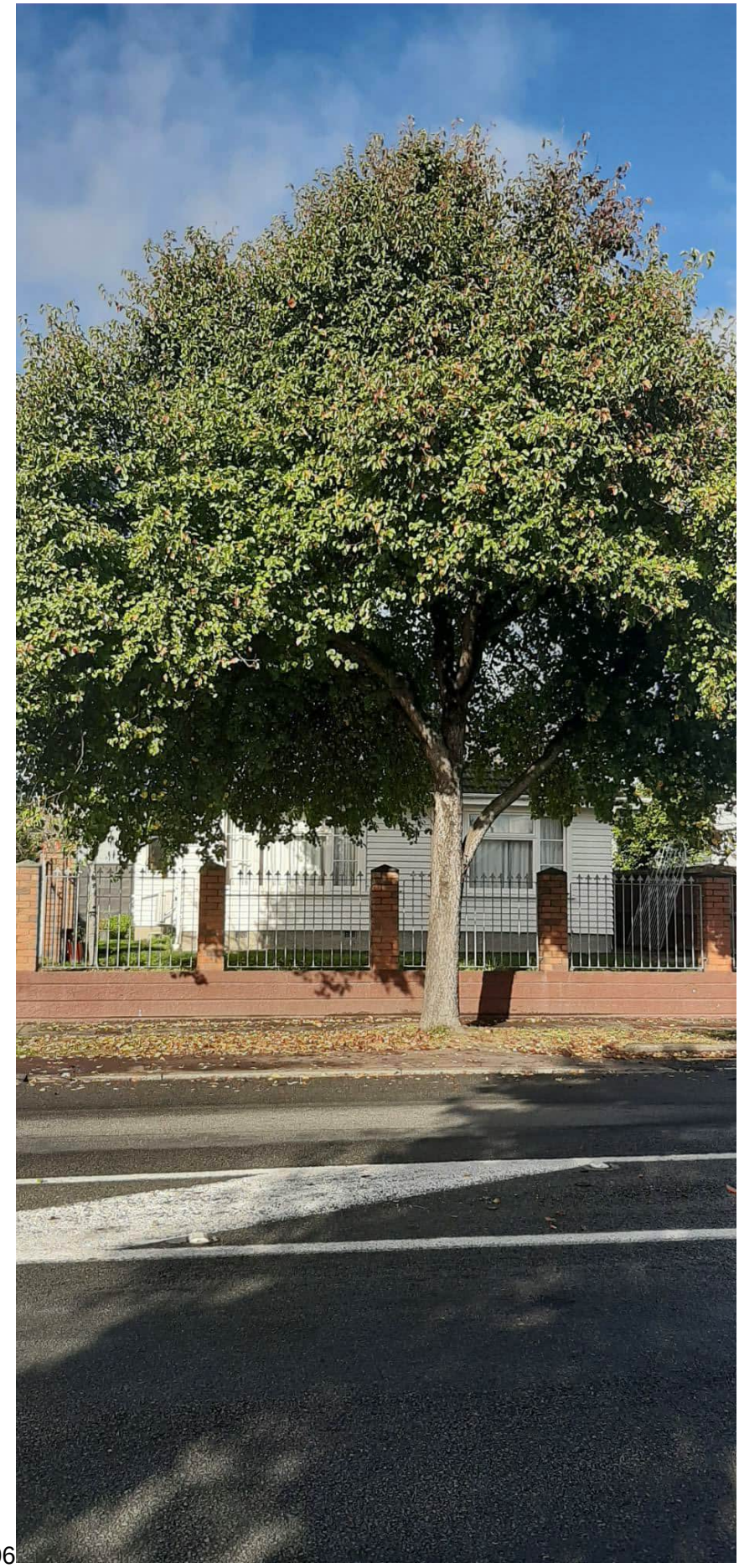
Marie Dysart

Beckenham Character Overlay



RECOMM
Reduce
Southampton St
TENNYSON ST
102
106
108
112
118
122
126
130
134
138
142
146
150
154
NORWOOD
EASTERN TCE
Back sections
yellow or red.

Number 102



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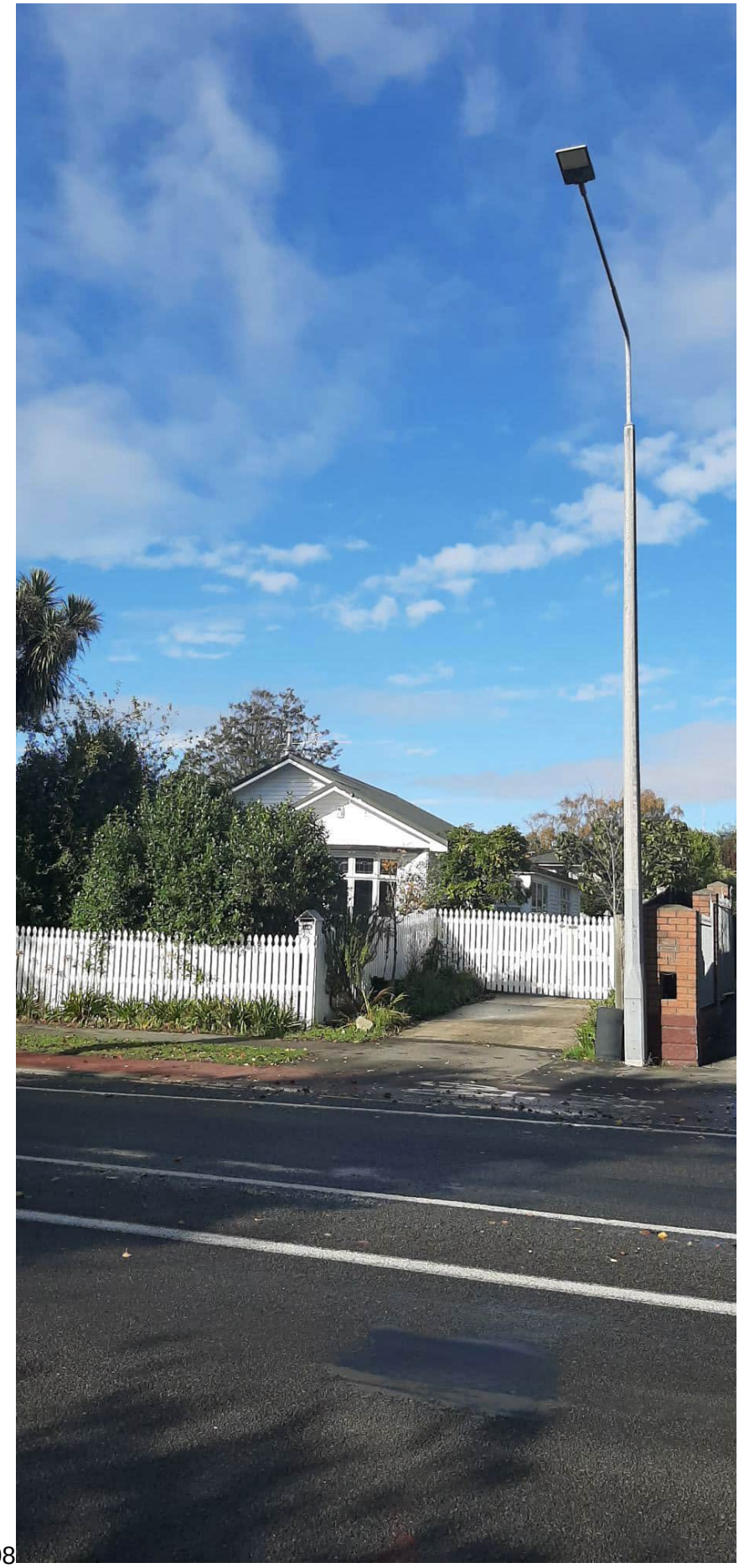

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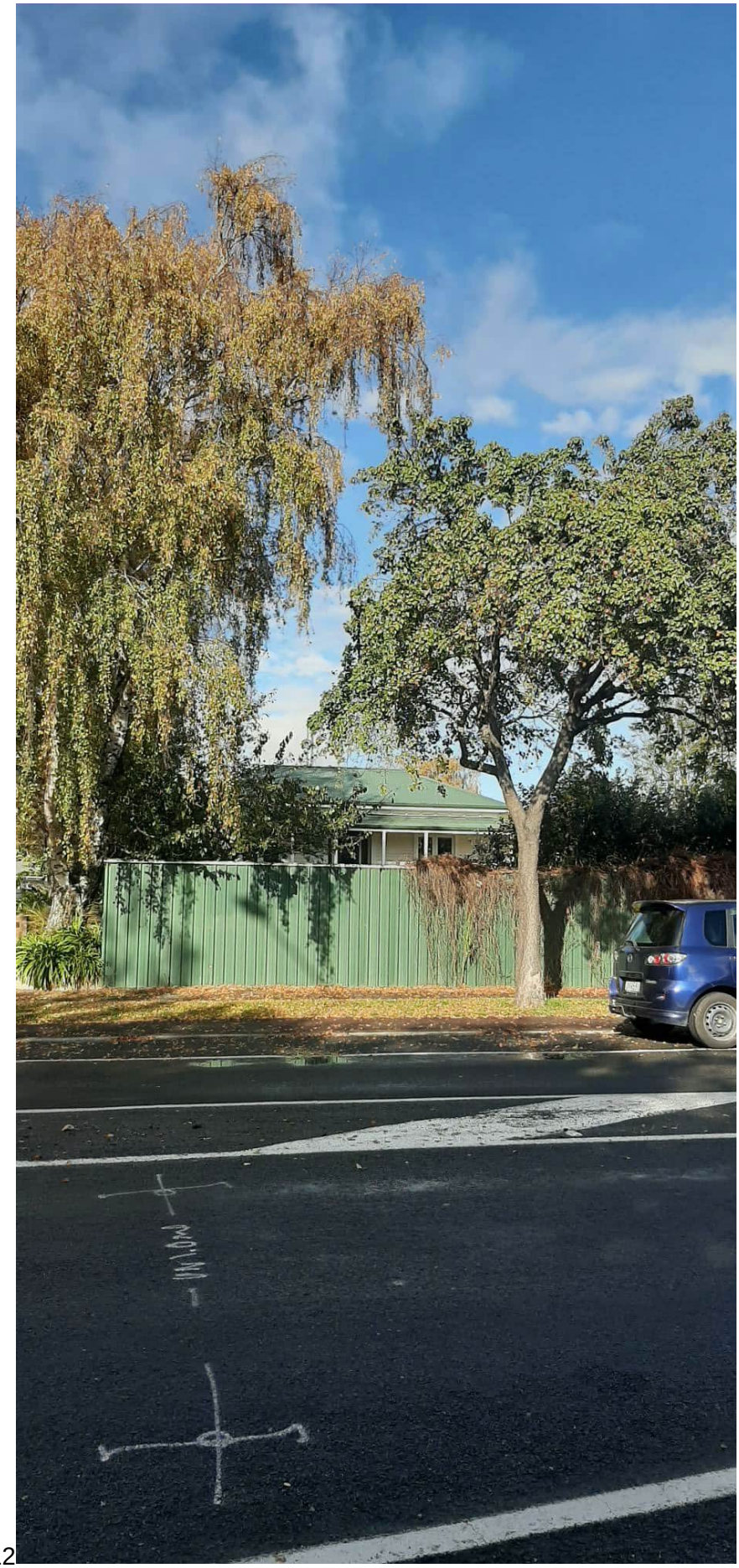

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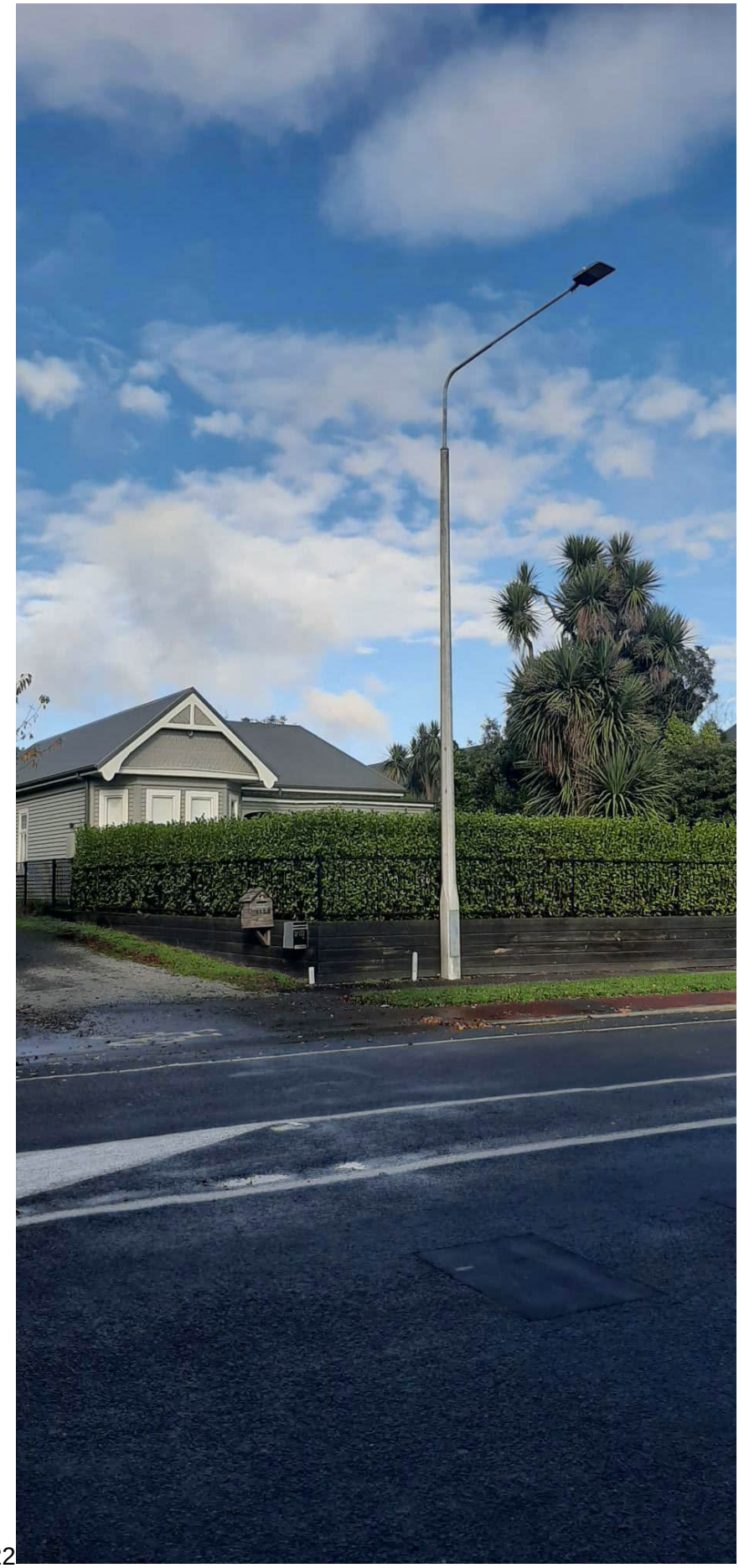
Number 118



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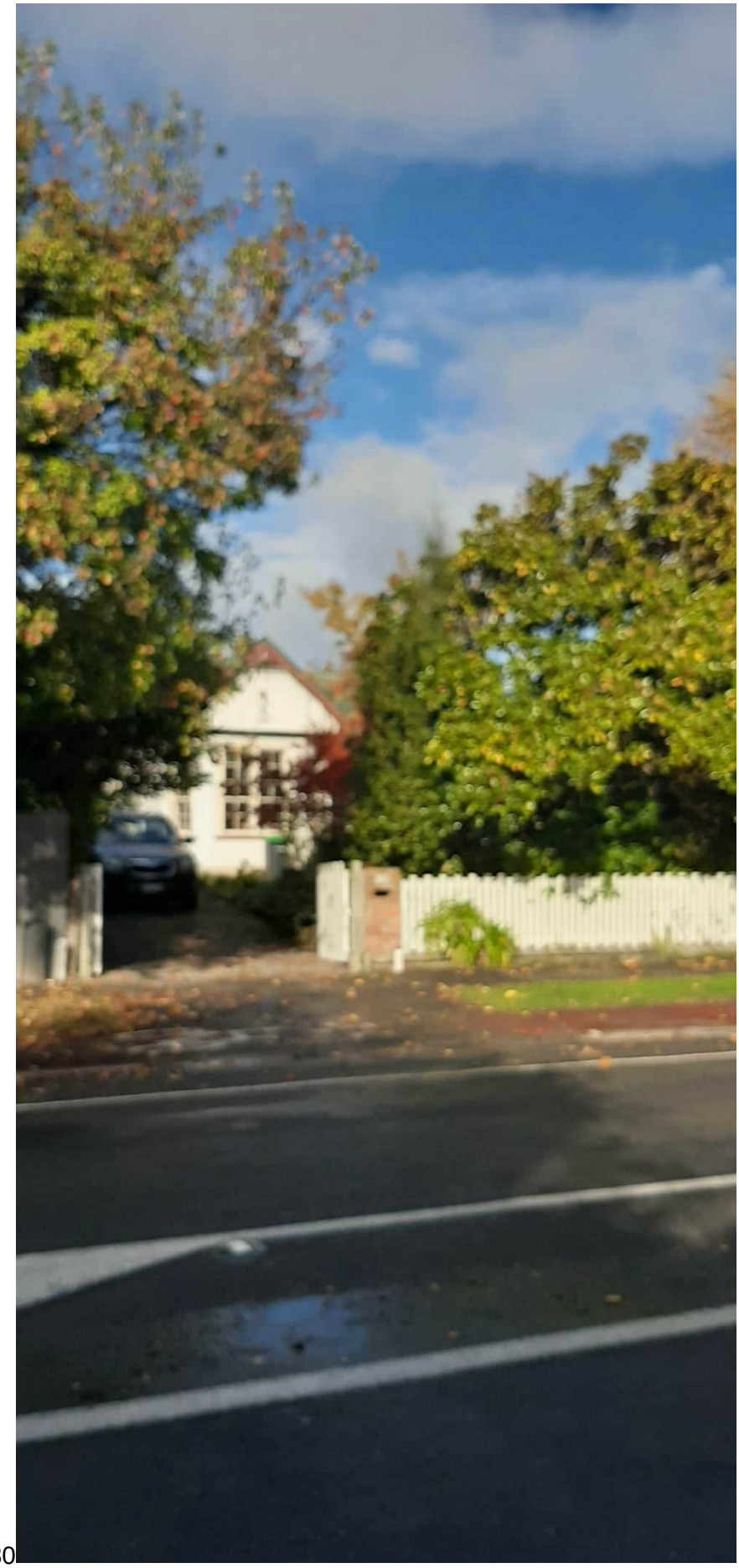
Number 126



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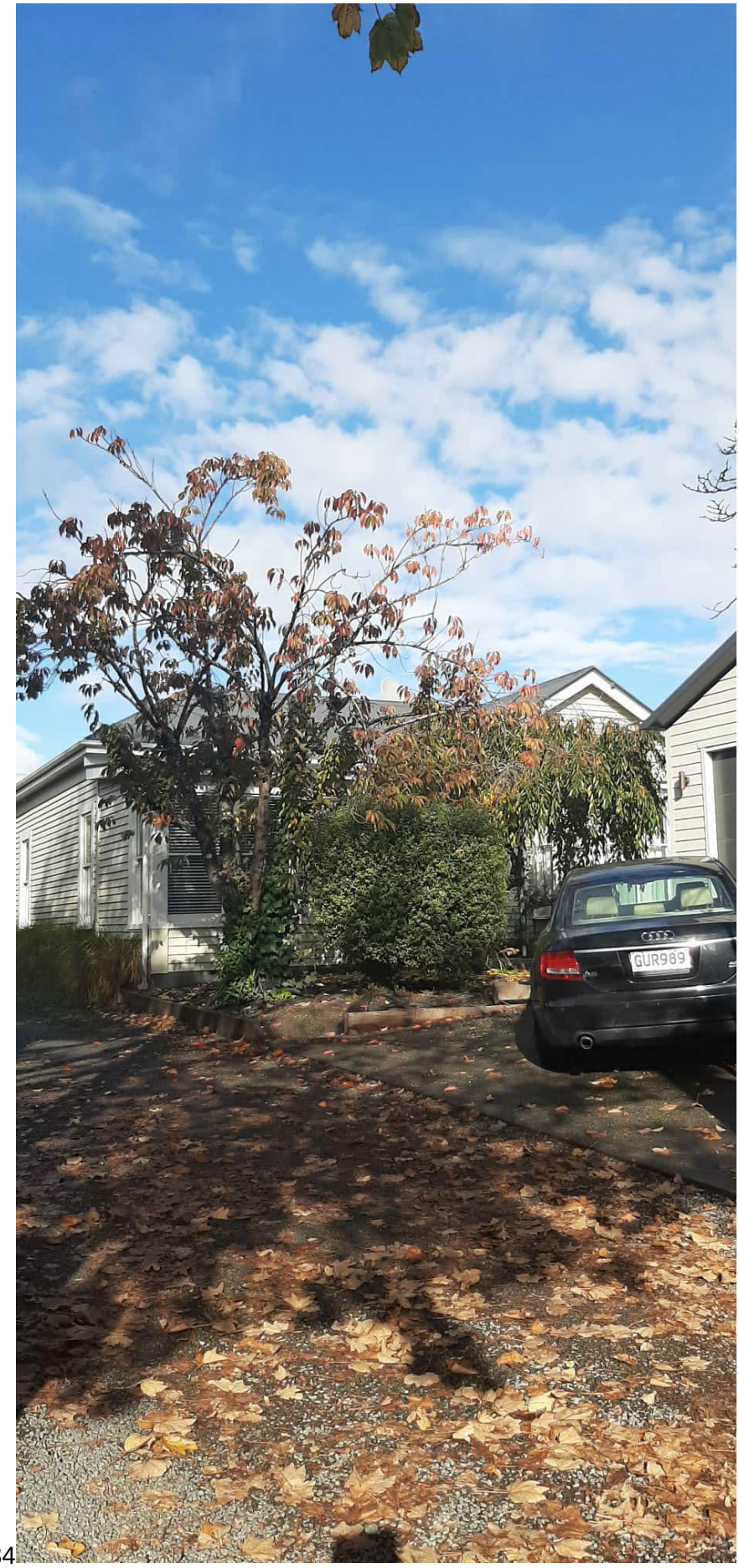

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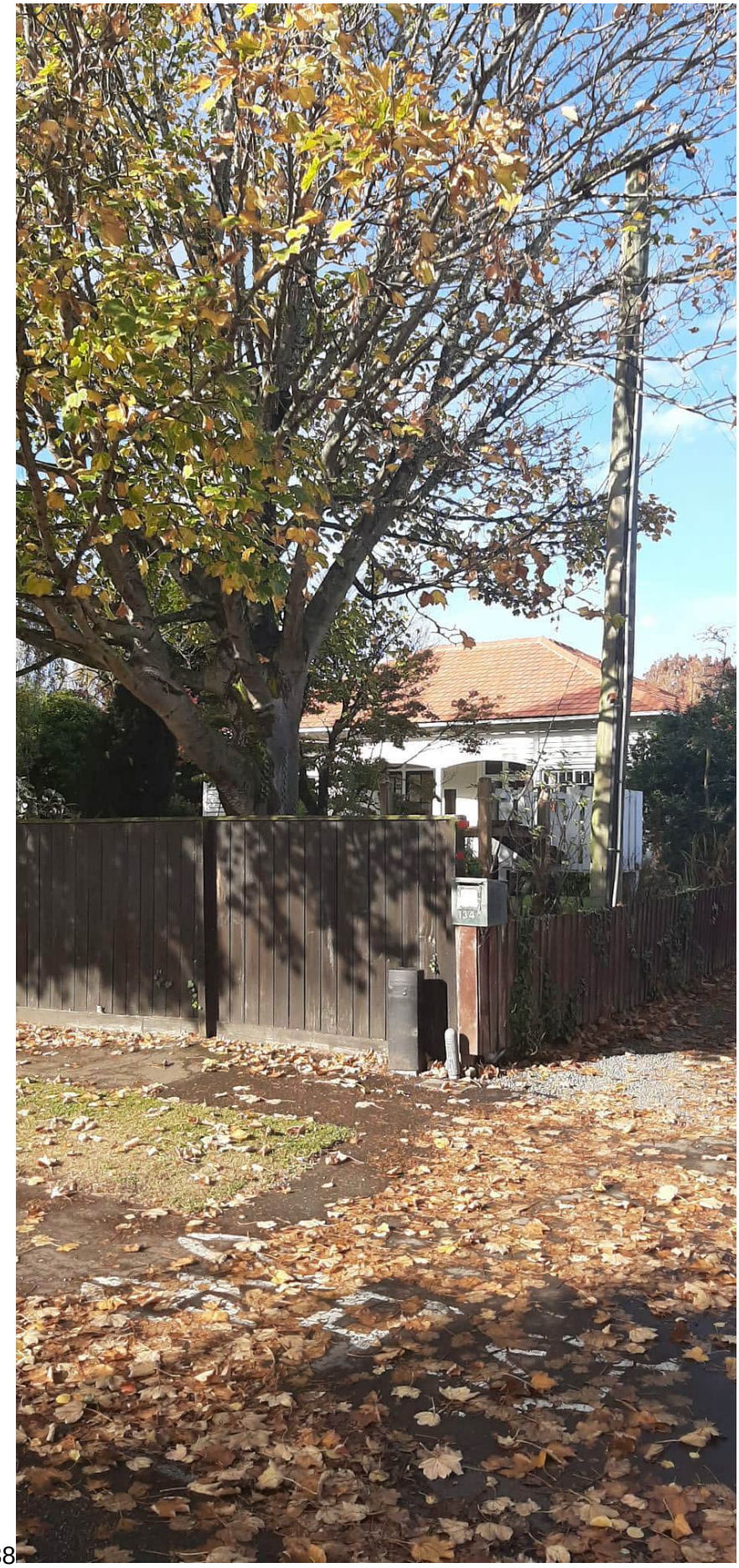

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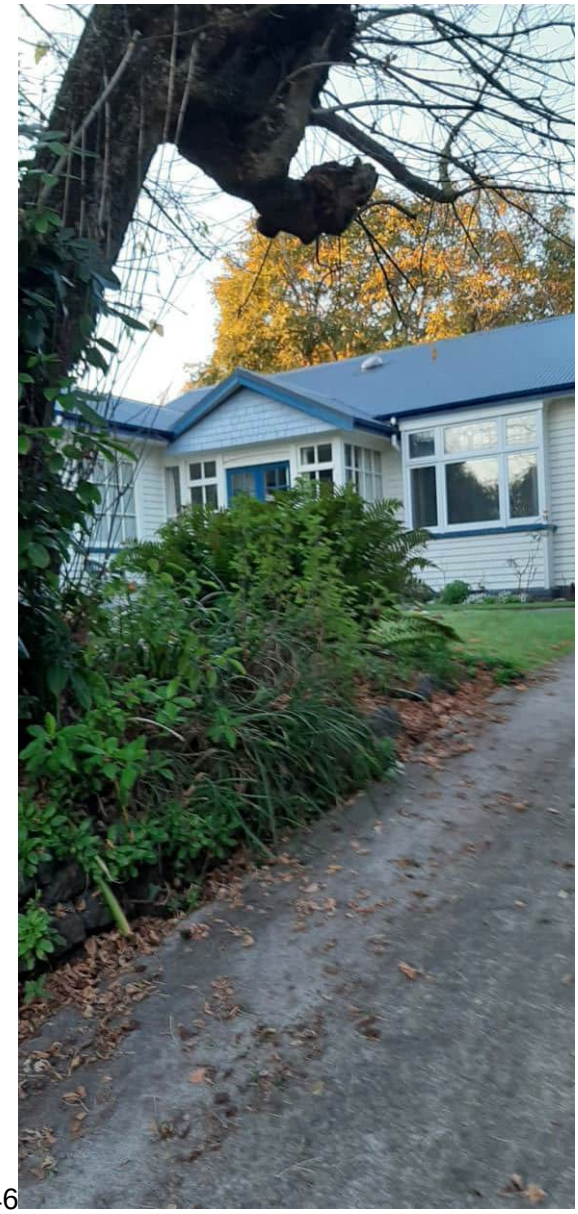
Number 142

Number 146 

Number 150

Number 154

Stone fences

Stone fences

Stone fence

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Carmel **Last name:** Woods

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**
Please see my submissions in the attached pdf.

My submission is that:
Please see my submissions in the attached pdf.

Attached Documents

Name
SUBMISSION PLAN CHANGE 14 CCC Carmel

Submissions:

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to reduce the net floor area requirements of homes by 33% in order to align with the MDRS, which has no such restrictions.

The current modifications to the District Plan made by CCC are inadequate as the current net floor area requirements are not consistent with the District Plan's objectives, which do not justify the need for such large requirements. A well-designed home can be smaller than the current requirements, as demonstrated by the popularity and affordability of Tiny Homes and Transportable Homes. The current restrictions prevent the placement of such homes on available land. The MDRS calls for smaller net floor areas and there is no valid reason not to allow them. The CCC District Plan Objectives also call for diversity in housing types, densities, and locations. Therefore, the aspect of the MDRS concerning smaller net floor areas should be incorporated into PC14. Examples of affordable and functional smaller homes are an 8x3m studio unit, a 12x4m unit with two large bedrooms and a full bathroom, and a 14x4m unit with three bedrooms, a full bathroom, and a generous kitchen.

This illustrates how, the current net floor area requirements do not meet the District Plan's Objectives, e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

I seek the following decision from the Council

I would like CCC to reduce the net floor area requirements of homes by 33% in order to align with the MDRS, which has no such restrictions.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO Make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.

The District Plan's objectives, specifically
"3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations."
call for a variety of housing opportunities to meet the diverse needs of Christchurch residents.

Some younger individuals may not be interested in the upkeep of their own outdoor living space and prefer a larger area that can be shared. This change in housing preferences has led to an interest in larger shared greenspaces, including community gardens, which should be accommodated by updating the District Plan. Although not everyone may want this option, enough people do. This is particularly relevant to the MDRS that requires 20 m2 of outdoor living space so the CCC has no valid reason not to require more, and should permit shared greenspaces to fulfill any additional requirements. Or a similar acceptable solution would be that the 20sqm outdoor living space per dwelling could be mandatory, but any larger outdoor living area requirement could be satisfied by shared outdoor living spaces.

I seek the following decision from the Council

I WANT CCC TO Make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

My request to CCC is to have permitted activity for up to 3 dwellings per 450sqm site in the Residential Suburban Zone. Currently, only 2 dwellings are allowed (1 residential unit and 1 minor dwelling). However, I suggest that the additional dwelling should only be limited to 1 storey or be no higher than 4-5m.

The current modifications made by CCC to their District Plan do not meet my expectations. I was hoping to see some conformity with the Multi-Dwelling Residential Standard (MDRS), which permits up to 3 dwellings per site of up to 3 storeys each. Though, I acknowledge that more than 1 storey can cause shading issues, 1 storey buildings would not pose the same concerns. Therefore, introducing a higher density of 1 storey dwellings into the zone would have minimal risks.

Moreover, limiting the dwellings to 1 storey would also restrict the extent of intensification, which means less attention is needed for public transport, etc. If combined with a decrease in net floor area requirements (such as by 33%), there will be ample space for 3 smaller single-storey dwellings on each site. The option for shared green spaces would also provide additional space for the additional dwelling.

I seek the following decision from the Council

My request to CCC is to have permitted activity for up to 3 dwellings per 450sqm site in the Residential Suburban Zone. Currently, only 2 dwellings are allowed (1 residential unit and 1 minor dwelling). However, I suggest that the additional dwelling should only be limited to 1 storey or be no higher than 4-5m.

Chapter 14 Residential: 14.4.2.3 Building height

Seek Amendment

My submission is that

Regarding 14.4.2.3 Building height (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I urge the CCC to consider reducing the maximum building height to 5 meters if there are three dwellings per 450 square meter site. 8 meters high for 3 dwellings has too much shading risk, but 5 meters high for 3 dwellings is fine.

The MDRS specifies that up to three-storey buildings may be constructed on each site accommodating three dwellings. Although buildings with more than one storey pose significant sunlight shading issues, those with only one storey do not. Therefore, the introduction of higher density through one-storey dwellings in this zone would carry far less risk. I support the CCC's cautious approach towards addressing sunlight shading issues in higher density areas, but such issues do not apply to smaller one-storey homes or buildings limited to 5 meters in height.

It appears unreasonable for the CCC to completely disregard the MDRS in Residential Suburban Zones and Residential Suburban Density Transition Zones, as some of its provisions, such as density, could be incorporated effectively provided that they do not affect sunlight shading issues caused by building height. Limiting buildings to one storey would restrict the extent of densification and reduce the need for careful consideration of public transportation and other factors.

I seek the following decision from the Council

I urge the CCC to consider reducing the maximum building height to 5 meters if there are three dwellings per 450 square meter site. 8 meters high for 3 dwellings has too much shading risk, but 5 meters high for 3 dwellings is fine.

Chapter 14 Residential: 14.4.2.5 Outdoor living space

Seek Amendment

My submission is that

Regarding 14.4.2.5 Outdoor living space (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO Make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.

The District Plan's objectives, specifically
"3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations."
call for a variety of housing opportunities to meet the diverse needs of Christchurch residents.

Some younger individuals may not be interested in the upkeep of their own outdoor living space and prefer a larger area that can be shared. This change in housing preferences has led to an interest in larger shared greenspaces, including community gardens, which should be accommodated by updating the District Plan. Although not everyone may want this option, enough people do. This is particularly relevant to the MDRS that requires 20 m2 of outdoor living space so the CCC has no valid reason not to require more, and should permit shared greenspaces to fulfill any additional requirements. Or a similar acceptable solution would be that the 20sqm outdoor living space per dwelling could be mandatory, but any larger outdoor living area requirement could be satisfied by shared outdoor living spaces.

I seek the following decision from the Council

I WANT CCC TO Make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.

Chapter 14 Residential: 14.4.2.9 Road boundary building setback

Seek Amendment

My submission is that

Regarding 14.4.2.9 Road boundary building setback (Residential Suburban Zone and Residential Suburban Density Transition Zone):

My request to CCC is to reduce the minimum building setback from 4.5m to 1.5m in the road boundary area, in line with the MDRS Front yard minimum. The height at that point will still be governed by the recession plane, so will not affect sunlight.

The current CCC modifications to their District Plan do not meet my expectations, as they do not attempt any alignment with the MDRS regulations in the Residential Suburban Zone.

I understand that CCC can only reject MDRS requirements if there is a valid concern, but I see no such concern in reducing the Front yard minimum to 1.5m. This setback does not have any impact on sunlight shading, as the recession plane dictates the height at that point. Additionally, this setback does not

affect any Qualifying Matters, such as "Low Public Transport Accessibility Area" or "Tsunami Management Area".

I seek the following decision from the Council

My request to CCC is to reduce the minimum building setback from 4.5m to 1.5m in the road boundary area, in line with the MDRS Front yard minimum. The height at that point will still be governed by the recession plane, so will not affect sunlight.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.1.1 Zoning qualifying standards (Enhanced Development Mechanism):

It is my belief that the location of Qualifying Sites for EDMs should be permitted in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone. I am urging CCC to reconsider their current policy regarding these sites.

Given the new requirements of the MRDS to increase density, I feel that the EDMs policy should be updated to better address these needs without compromising the CCC's Qualifying matters. The proposed change to allow Qualifying Sites in any Residential Suburban zone does not compromise the CCC's Qualifying matters, as it still ensures that EDMs are located close to Core Public Transport Routes and other essential services.

While I understand the need for EDMs to be located near functional services such as shopping malls, Open Space Zones, and Core Public Transport Routes, I do not believe that restricting them to the RSDT Zone is adding any value. This limitation does not have any positive impact on the availability of these services to residents.

I seek the following decision from the Council

It is my belief that the location of Qualifying Sites for EDMs should be permitted in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone. I am urging CCC to reconsider their current policy regarding these sites.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.5 Minimum unit size, and mix of units (Enhanced Development Mechanism):

I would like CCC to reduce the net floor area requirements of Enhanced Development Mechanism homes by 33% in order to align with the MDRS, which has no such restrictions.

The current modifications to the District Plan made by CCC are inadequate as the current net floor area requirements are not consistent with the District Plan's objectives, which do not justify the need for such large requirements. A well-designed home can be smaller than the current requirements, as demonstrated by the popularity and affordability of Tiny Homes and Transportable Homes. The current restrictions prevent the placement of such homes on available land. The MDRS calls for smaller net floor areas and there is no valid reason not to allow them. The CCC District Plan Objectives also call for diversity in housing types, densities, and locations. Therefore, the aspect of the MDRS concerning smaller net floor areas should be incorporated into PC14. Examples of affordable and functional smaller homes are an 8x3m studio unit, a 12x4m unit with two large bedrooms and a full bathroom, and a 14x4m unit with three bedrooms, a full bathroom, and a generous kitchen.

This illustrates how, the current net floor area requirements do not meet the District Plan's Objectives, e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

I seek the following decision from the Council

I would like CCC to reduce the net floor area requirements of Enhanced Development Mechanism homes by 33% in order to align with the MDRS, which has no such restrictions.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.7 Outdoor living space (Enhanced Development Mechanism):

I WANT CCC TO Make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.

The District Plan's objectives, specifically
"3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations."
call for a variety of housing opportunities to meet the diverse needs of Christchurch residents.

Some younger individuals may not be interested in the upkeep of their own outdoor living space and prefer a larger area that can be shared. This change in housing preferences has led to an interest in larger shared greenspaces, including community gardens, which should be accommodated by updating the District Plan. Although not everyone may want this option, enough people do. This is particularly relevant to the MDRS that requires 20 m2 of outdoor living space so the CCC has no valid reason not to require more, and should permit shared greenspaces to fulfill any additional requirements. Or a similar acceptable solution would be that the 20sqm outdoor living space per dwelling could be mandatory, but any larger outdoor living area requirement could be satisfied by shared outdoor living spaces.

I seek the following decision from the Council

I WANT CCC TO Make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.

Planning Maps: Wainoni Road: Inappropriate Qualifying Matter of "Low Public Transport Accessibility Area"

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 100 to 193 Wainoni Road (and further afield):

I request the CCC remove the "Low Public Transport Accessibility Area" designation in the area of 100 to 193 Wainoni Road and ideally other roads with regular bus stops to the central city.

The area is well-served by Bus 80, which runs every 15 minutes and has regular stops on both sides of the road. Below I compare this to Pages Road, which has a similar bus service but is not designated as a "Low Public Transport Accessibility Area". I believe this designation does not align with the stated objectives of PC14 and is unfair when compared to nearby streets with similar or worse bus routes that do not have the same designation.

Evidence (click the blue link for the website for proof):

- Bus 80 goes down Wainoni Road (all in Residential Suburban Zone), with regular bus stops on both sides of the road. Bus 80 comes every 15 minutes (e.g. 8:18am to 8:33am weekdays), from Waimari Beach to the Central City and back (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/). This seems to satisfy the need to be close to public transport that links to the central city.
- For Comparison, Pages Road (running parallel to Wainoni Road), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 5, with regular bus stops on both sides of the

road. Bus 5 also comes every 13 minutes (e.g. 8:32am to 8:45am weekdays), from New Brighton to the Central City and back (https://www.metroinfo.co.nz/timetables/5-rolleston-newbrighton/).

Bus 80 has the Qualifying Matter of “Low Public Transport Accessibility Area”, whereas Bus 5 does not have this issue, even though it is very similar to Bus 80.

So “Low Public Transport Accessibility Area” makes no sense.

I seek the following decision from the Council

I request the CCC remove the "Low Public Transport Accessibility Area" designation in the area of 100 to 193 Wainoni Road and ideally other roads with regular bus stops to the central city.

Planning Maps: Wainoni Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 157 to 193 Wainoni Road (and further afield):

I strongly urge the CCC to rezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone" because the Qualifying Matter of “Tsunami Management Area” only applies to a small part of the properties, and is less of a risk than places like Marine Parade.

It is clear that entire properties like 157 to 193 Wainoni Road should not be limited to Residential Suburban Zone based on Qualifying Matters that only apply to a small portion of their properties.

My evidence is that 157 to 193 Wainoni Road (Residential Suburban Zone) have the Northern boundary back on to Chisnalwood School and a very minor network stream, with a small portion of the Northern boundary being lower lying. It is ONLY that small northern portion of these properties that have the Qualifying Matter of “Tsunami Management Area”.
This can be proven by looking at 189 Wainoni Road that is cut in half:

- 2/189 Wainoni Road, Wainoni - this is the Northern half, and is marked with the Qualifying Matter of “Tsunami Management Area”.
- 1/189 Wainoni Road, Wainoni - this is the Southern half, and is NOT marked with the Qualifying Matter of “Tsunami Management Area”.

Furthermore, the current designation of "Residential Suburban Zone" unfairly restricts development opportunities for these properties, especially considering that the Qualifying Matter of "Tsunami Management Area" only applies to a small portion of the northern boundary. This restriction is not in line with the risks posed by other areas, such as Marine Parade, which is designated as a Medium Density Residential Zone despite having the Qualifying Matter of "Tsunami Management Area" across the entire property, and some even have "Coastal Hazard Medium Risk Management Area".

157 to 193 Wainoni Road should be allowed to develop as a Medium Density Residential Zone, as they have less risks than existing Medium Density Residential Zones like Marine Parade and others. It is

important to note that public transport is not a valid reason to limit development in this area, as it has comparable or better public transport options than existing Medium Density Residential Zones.

I implore the CCC to consider these factors and rezone this area to allow for much-needed development and growth, while still taking necessary safety measures into account.

I seek the following decision from the Council

I strongly urge the CCC to rezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone" because the Qualifying Matter of “Tsunami Management Area” only applies to a small part of the properties, and is less of a risk than places like Marine Parade.

Planning Maps: Wainoni Road: “Water body Setback”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 135 to 185 Wainoni Road (and further afield):

I would like CCC to rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone".

This is because the only qualifying matter of concern, "Water body Setback," applies to a small section (5m wide) of the properties. This setback poses less of a risk than areas like Marine Parade that have a "Coastal Hazard Medium Risk Management Area" qualification applying to the entire property. Currently, the properties are classified as Residential Suburban Zone, but this classification does not seem fair as only a small portion of the property is affected by the setback.

The District Plan requires a setback of 5m for the small Network Stream that runs along the Northern boundary of the properties. However, this setback only affects about 5m out of the typical 65m length of the properties. Thus, it is unfair to restrict the entire property to the Residential Suburban Zone.

The Water body Setback is already protected by the 5m setback from the District Plan, and with good design, could be used as an outdoor living greenspace, particularly in Medium Density Residential use. Additionally, the Water body Setback does not pose much of a flooding risk as it is intended to mitigate flood risk by draining flood waters away. If there is any flood risk, it is limited to the low area beside the Network Stream, which is not even marked as a "Floodplain Hazard Management Area."

I would like to note that Public Transport should not be a reason to limit 157 to 193 Wainoni Road as this area has as good or better Public Transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I would like CCC to rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone".

Planning Maps: Wainoni Road: Should be MDRZ based on Enhanced Development Mechanism criteria

Seek Amendment

My submission is that

Regarding Planning Map for Properties from ~100 to ~300 Wainoni Road (and further afield):

I WANT CCC TO rezone this area from approximately 100 to 300 Wainoni Road (and further afield), to "Medium Density Residential Zone" because it is close to all required amenities - closer than many other areas that are already "Medium Density Residential Zone".

It should be recognised that ~100 to ~300 Wainoni Road is close to all required amenities. The MDRS does not have such a good amenities list as the CCC District Plan 14.13 Enhanced Development Mechanism (EDM), which we will use as a comparison that passes on all 4 tests:

- 800 metres EDM walking distance of a supermarket: Yes, using Pak n Save Wainoni.
- 800 metres EDM walking distance of either a primary or intermediate school: Yes, using Chisnallwood Intermediate.
- 400 metres EDM walking distance of an Open Space Zone that has an area greater than 4000m²: Yes, using either Shortland Playground (6200sqm), or Wainoni Park (54,000sqm)
- 600 metres EDM walking distance of an EDM core public transport route: Yes, Bus route 80 travels down the full length of Wainoni Road (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/).

This can be compared to areas like around Niagara Street, Wainoni, which are "Medium Density Residential Zone", but pass only 1 of the 4 EDM tests above: No close supermarket, No close school, No close Open Space Zone, has a close Bus Route.
Combined with previous issues discussed about Qualifying Matters being less than or equal to proposed "Medium Density Residential Zones", there is a strong case that Properties from ~100 to ~300 Wainoni Road (and further afield) should also be "Medium Density Residential Zone".

I seek the following decision from the Council

I WANT CCC TO rezone this area from approximately 100 to 300 Wainoni Road (and further afield), to "Medium Density Residential Zone" because it is close to all required amenities - closer than many other areas that are already "Medium Density Residential Zone".

Planning Maps: Keyes Road: Inappropriate Qualifying Matter of "Low Public Transport Accessibility Area"

Seek Amendment

My submission is that

Regarding Planning Map for Properties for all of Keyes Road (and further afield):

I request the CCC remove the "Low Public Transport Accessibility Area" designation on all of Keyes Road and ideally other roads with regular bus stops to the central city.

The area is well-served by Bus 60, which runs every 15 minutes and has regular stops on both sides of the road. Below I compare this to Marine Parade, which has a similar bus service but is not designated as a "Low Public Transport Accessibility Area". I believe this designation does not align with the stated objectives of PC14 and is unfair when compared to nearby streets with similar or worse bus routes that do not have the same designation.

Evidence (click the blue link for the website for proof):

- Bus 60 goes down Keyes Road (most of which is in Residential Suburban Zone), with regular bus stops on both sides of the road. Bus 60 comes every 15 minutes, from New Brighton to the Central City and back (https://www.metroinfo.co.nz/timetables/60-hillmorton-southshore/). This seems to satisfy the need to be close to public transport that links to the central city.
- For Comparison, Marine Parade (even North of Rawhiti Domain), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 135, with regular bus stops on both sides of the road. Bus 135 also comes much less frequently - every 60 minutes (e.g. 7:45am to 8:45am weekdays), from New Brighton to the Palms - it does NOT go to the central city (https://www.metroinfo.co.nz/timetables/135-new-brighton-the-palms/).

Bus 60 has the Qualifying Matter of “Low Public Transport Accessibility Area”, whereas Bus 135 does not have this issue, even though it has far lower “Public Transport Accessibility” than Bus 60.

I seek the following decision from the Council

I request the CCC remove the "Low Public Transport Accessibility Area" designation on all of Keyes Road and ideally other roads with regular bus stops to the central city.

Planning Maps: Keyes Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for the Residential Suburban portion of Keyes Road (and further afield):

I am requesting that CCC consider rezoning the Residential Suburban section of Keyes Road to a "Medium Density Residential Zone." While the area is currently designated as a "Tsunami Management Area," I believe that this alone does not pose a sufficient risk compared to other areas such as Marine Parade and 286 to 388 Keyes Road, which are already designated as "Medium Density Residential Zones" with both "Tsunami Management Area" and "Coastal Hazard Medium Risk Management Area" designations applying to the entire property.

It is also worth noting that public transport accessibility should not be used as a reason to limit the development of 157 to 193 Wainoni Road. As previously stated, this area has comparable or better public transport options than existing Medium Density Residential Zones.

I seek the following decision from the Council

I am requesting that CCC consider rezoning the Residential Suburban section of Keyes Road to a "Medium Density Residential Zone." While the area is currently designated as a "Tsunami Management Area," I believe that this alone does not pose a sufficient risk compared to other areas such as Marine Parade and 286 to 388 Keyes Road, which are already designated as "Medium Density Residential Zones" with both "Tsunami Management Area" and "Coastal Hazard Medium Risk Management Area" designations applying to the entire property.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Fiona **Last name:** Bennetts

Prefered method of contact Email

Attached Documents

Name
PC14

Housing and Business Choice Plan Change 14 (PC 14)

Tēnā koutou team,

I agree that we need to build up not out. We are in a climate emergency and greenfield subdivisions are making it worse. Please learn from what has and hasn't worked in other cities. Please ensure there are more parks/gardens/walkways between medium- and high- density builds. Please protect existing tree canopy as much as is practicable. Please re-wild some parts of the city that flood every time we get heavy rainfall. We need more wetlands and plants to absorb the water.

We need to make sure the transport options align with the increase in density of living situations. Micro-mobility (e.g. cycleways) and public transport (trains, trams, buses) need to come a long way to support higher density car-free living. Buildings also need to provide secure facilities to store micro-mobility devices out of the weather (water is not a friend), and away from thieves.

Be brave! Ōtautahi/Christchurch will be unrecognisable in many ways in 50 years time. Imagine a vibrant city where everything you need is a 15 minute walk or cycle away, or a short bus/train ride away on a frequent service so you didn't need to rely on timetables. Now make it happen by making bold decisions now that enable the transformation that we need.

Ngā mihi,

Fiona Bennetts

Christchurch City Council

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date:	12/05/2023		
First name:	Greg	**Last name:**	Partridge
Prefered method of contact	Email		

Consultation Document Submissions

Provision: Chapter 1 Introduction

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*:**

South Richmond should be exempt from the Housing Intensification that the Government are pushing for. Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.

Please refer to the remainder of my submission for a greater appreciation of the thought process behind the reasons.

My submission is that:

Submission to the proposed Housing and Business Choice Plan Change (PC14)

From: Greg Partridge, Richmond, Christchurch

There is a national direction set by Central Government to bring the Christchurch District Plan in line with the governments directive to enable more development in the city's existing urban footprint, but do the proposed qualifying matters in the Christchurch City Council's Plan Change 14 adequately consider the natural forces that will impact our city in the future, and those which are at play both beneath our feet in terms of seismic activity, and all around us in terms of weather, climate, and environmental factors? Are they taking into account an inter-generational approach to safe and sustainable development that prioritises the social, economic, and cultural wellbeing of people and communities and above all the quality of the natural environment, now and into the future?

The deltaic and seismic history of Ōtautahi Christchurch hold the key to our future, in conjunction with the changes to climate and weather patterns, rather than a government directive.

It is therefore vital that we do not simply blindly follow an instruction, and keep repeating the mistakes of the past without questioning the directive, because if we fail to learn from the past and always do what we have always done, we will always get what we have always got.

Our growth challenge:

The Council has said that over the next 30 years it is predicted we will need more than 40,000 new houses in Ōtautahi Christchurch to ensure everyone has a place to live, but what if that prediction is over inflated and that volume of additional housing stock is not actually needed?

Are significant historical contributing factors and the forces of nature being given the serious consideration deserving of them, or is growth being based purely on the directive Central Government have issued and is growth simply being centred around the location of existing commercial centres?

The Councils website has stated that we need to protect and maintain areas of value, however there is no mention of the protection of the urban tree canopy at all, despite the fact the green infrastructure of our built environment is critical to the health, sustainability, and liveability of any city, including ours.

Ōtautahi Christchurch is a water city – a city that sits on what was naturally a delta – a wetland that formed as rivers and streams drained out to the ocean.

Ōtautahi Christchurch is a city that sits on and within close proximity to active seismic fault lines that have the propensity to generate significant widespread damage, both to the land itself, and to the built environment.

Ōtautahi Christchurch was the first major city in Aotearoa New Zealand to have declared not only a Climate Emergency, but an Ecological Emergency also: A city whose natural environment is requiring urgent support in order to prevent the reputation of "The Garden City" rapidly eroding to that of "The Concrete Jungle".

Ours is also a city facing climate stress, and that is only going to get worse if we do not implement immediate measures in order to push pause in tandem with thinking hard about long term planning.

The Water City

Prior to colonisation, much of Ōtautahi Christchurch resembled the verdant Travis Wetlands. Ōtautahi was an area flourishing with life: high in mauri – the life energy which binds and animates all things in the physical world. Without mauri, or life essence, mana cannot flow into a person or object. The actions we take can enhance or diminish mauri in the same way caring for our health enhances it, and neglecting our health degrades it.

Māori were able to travel in a mōkihi, a canoe woven from flax, across the waterways of the delta from Kaiapoi all the way to Taumutu Southbridge and out into Te Waihora Lake Ellesmere.

https://www.stuff.co.nz/national/131836566/tautahi-christchurch-the-water-city#:~:text=Otautahi%20Christchurch%20is%20naturally%20a%20delta%3A%20a%20wetland,a%20beautiful%20river%2C%20but%20dangerous%20in%20many%20ways.%E2%80%9D

Over time however as our city has grown, how the water source of life that runs underneath, through and around our city has it has been managed and cared for has changed dramatically. From the kaitiakitanga (guardianship) approach of te ao Māori and mahinga kai (food and resource gathering) networks, the waterways have been paved over today to make way for urban "development", urban development that results in greater volumes of pollutant

rich stormwater, rubbish, sediment and micro plastics discharging into our waterways.

Trees that were planted and green space that were able to flourish after the delta was drained are now rapidly vanishing from our environment as new development intensification is resulting in thousands of trees being clear-felled, and vast areas of green space being buried under concrete and asphalt, both of which is preventing pollutants from being filtered by the land through nature-based solutions.

Our city should be designed with the retention, protection, and regeneration of the natural environment first and foremost in order for people and nature to prosper, rather than being focused on accommodating the economic gains of developers whose businesses operate without an Environmental and Ecological Code of Ethics.

The Qualifying Matters of Plan Change 14 should be written to ensure our waterways are treated as a source of life and culture rather than enabling them to be polluted drains.

Seismic events

The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869.

https://www.canterbury.ac.nz/news/2014/christchurch-has-suffered-liquefaction-in-the-past.html

The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south.

Ōtautahi Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8.

https://www.gns.cri.nz/our-science/land-and-marine-geoscience/our-plate-boundary/alpine-fault/

On average, the Alpine fault moves 200 – 300mm a year.

https://af8.org.nz/af8-scenario

Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012.

Scientists have revealed in a study published in Nature Geoscience that a great earthquake, one of the biggest in New Zealand's modern history, is due.

There is a three in four chance of a large magnitude 7+ earthquake along the Alpine Fault within the next 45 years – a much likelier prospect than previously thought.

https://www.newshub.co.nz/home/new-zealand/2021/04/how-a-magnitude-8-alpine-fault-earthquake-would-impact-new-zealand-and-where-will-be-worst-affected.html

It is not a case of "If" but "When".

The research group calculated that when the Alpine Fault ruptures, there is an 82% chance it will be magnitude 8 or higher – meaning major damage is almost certain.

To put that into perspective with other destructive earthquakes here in New Zealand

- the 2011 Christchurch earthquake was 6.1 magnitude
- the Napier earthquake of 1931 was 7.4 magnitude
- A destructive 7.1 magnitude earthquake struck Wellington at night in 1848 during a storm
- and the largest recorded earthquake to hit New Zealand measured 8.2 on the Richter Scale violently shook Wellington in 1855 causing widespread damage.

Computer modelling indicates that when the fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread.

It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people.

Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact.

All these things mean that the Alpine Fault is a globally significant geological structure, yet it would seem that is being overlooked in areas of Christchurch that are being earmarked for far greater housing intensification, such as the southern half of Richmond for example which lies immediately adjacent to the Red Zone and the Avon River.

With that in mind, why has this been overlooked when there is evidence that land will suffer further significant damage events leading to significant land damage?

There do not appear to be any quantifying matters that are being tabled by the City Council to restrict development of these areas, which tends to indicate the Council consider these areas will in the future simply be discounted as collateral damage, rather than future proofing and part of a planned managed retreat.

https://youtu.be/uGWbjYy3to0

Flooding

Currently as little as 30mm of rainfall is all that is necessary before we see surface flooding building up in Christchurch.

The forces of nature are powerful and there is evidence the Ōtautahi delta is making a return to its natural state due to a combination of natural factors:

- The water table under the city is very high and will rise further as sea levels continue to increase
- The 2011 Christchurch earthquake caused 83% of eastern and central Christchurch to subside.78% of that land subsided by up to 300mm, with localized areas dropping more than 1 meter in elevation.That will happen again during future seismic events.

110mm of rain fell on Christchurch during 48 hours in July last year. It was the wettest July on record with 266mm of rainfall for the month.

Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.

https://www.stuff.co.nz/the-press/news/131711551/flooding-in-christchurch-impossible-to-fix-report-warns

https://www.stuff.co.nz/national/300647943/christchurchs-flood-defence-system-nearly-overwhelmed-in-storm?rm=a

https://www.stuff.co.nz/the-press/news/129815555/no-quick-fix-for-flooding-issues-on-christchurchs-edgeware-rd

https://www.stuff.co.nz/the-press/opinion/129441673/no-cheap-fix-for-christchurchs-flooding-troublespots?rm=a

Research into the May 2021 floods in Canterbury found that event was 10 to 15 percent more intense because of human influence on the climate and heavy rain events were also 20 percent more likely to occur now than in pre-industrialised times.

April 2017 saw the tail end of a tropical cyclone Debbie also dumping huge amounts of rainfall.

https://www.nzherald.co.nz/nz/2017-the-year-extreme-weather-ravaged-new-zealand/IXLAVC6QIIU65GUMVSJIHTFCIQ/

Did climate change have an impact? Did it make the flooding worse? According to a recent study that used a mathematic model to determining just how much blame could be attributed to anthropogenic climate change, the answer again was yes.

What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of

- Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands.
- Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage
- Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore

As global temperatures have increased ice sheets have started to melt. This has caused sea levels to rise, and as the temperature of the also increases it expands, further attributing to sea level rise and coastal inundation being more likely when storms hit.

Warmer seas are also the perfect breeding grounds for cyclones which go on to cause fluvial, pluvial, and coastal flooding, all of which Christchurch is highly susceptible to.

Auckland has suffered five several significant weather events during the first five months of 2023. The East Coast has also suffered significant damage in the aftermath of cyclone Gabrielle during which 400mm of rain was dumped on the region in a short space of time.

With climate change and sea level rise pushing our water table even higher what would happen to our city, homes, properties, businesses, and lives if a similar atmospheric river of rain dumped that that volume of rain on Christchurch?

With the ground already saturated and unable to absorb any more water more widespread flooding will occur across Christchurch when it rains.

Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgeware and St Albans are prone to flooding.

As a city we must learn from what has happened in Auckland. The qualifying matters of Plan Change 14 must consider those facts. It would be reckless and irresponsible for the Christchurch City Council to allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.

Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built.

The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in "resilient" parts of the city.

With Christchurch being flood prone **and** highly susceptible to significant seismic activity, surly the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of Ōtautahi actually is.

https://www.stuff.co.nz/national/politics/local-government/131806155/auckland-gets-an-extra-year-to-act-on-govts-housing-density-plan-after-floods#:~:text=Controversial%20plans%20to%20increase%20housing,where%20homes%20should%20be%20built.

Has that been done by the Council? Where in the Grow Christchurch plan are there quantifying matters that address that subject?

The Government are also giving the Auckland City Council extra time to preserve green space.

At the same time however the Ministry of Primary Enterprise is calling on submissions in reference to a discussion document which is proposing options to amend the Electricity (Hazards from Trees) regulations, which will no doubt mean the option of planting street trees will be reduced if the key stakeholders (ie the electricity sector) get their way.

https://www.stuff.co.nz/environment/300234668/auckland-trees-an-eyesore-after-being-cut-in-deep-v-shapes-to-avoid-power-lines

Tree Canopy Cover

The tree canopy coverage of our city is essential, and as green infrastructure it should be viewed by the City Council and Council policy as a "Priority #1 Must Have" rather than a "Nice to Have."

Not only should it be retained, but the tree canopy coverage of our entire city must be enhanced in order for the Council's declaration of a Climate and Ecological Emergency to be given any tangible meaning, and not just in the public parks of our city, but throughout every suburb and residential street of Christchurch.

Disappointingly however, since declaring a Climate and Ecological Emergency four years ago in May 2019, the Christchurch City Council have not added any additional trees the list of protected trees in our city in spite of the fact the City Council has been advised through academic reports and assessments that the percentage of tree canopy coverage has diminished across Christchurch and significant trees have been lost from our landscape.

A mapping report commissioned by the City Council through the University of Canterbury provided the Council with a snapshot of the tree canopy cover in Christchurch between 2018 and 2019. It revealed that since the previous mapping was completed in 2015 and 2016 tree canopy coverage had dropped from 15.59% down to 13.56% in less than three years.

That 2-percentage point reduction equates to a 13.02% decrease in the overall tree canopy coverage of our city.

In a city that has declared a Climate and Ecological Emergency, that should set off alarm bells, however given the fact again there appears to be no mention of the retention of our cities existing established trees in the Growing Christchurch Plan, it would appear the Council are either very much asleep at the wheel, disinterested or are disingenuous in terms of the declaration in spite of all the rhetoric.

The Councils Head of Parks Andrew Ruttledge has said trees are going to play an increasingly vital role in carbon sequestration as the Council tries to achieve its goal of becoming carbon neutral by 2045, and yet in the Ōtautahi Urban Forest Plan the Council have only set a target to increase the tree canopy coverage of Christchurch to 20%, and not until 2070 – that's 47 years away.

When compared to neighbouring cities in Australia, the aims of our City Council are lacking.

Melbourne has an existing tree canopy coverage of 22% (2% more than what our Council are aspiring to achieve). Melbourne City Council are aiming to increase the tree canopy coverage of their city up to 40% (double that of what our City Council are aiming for), and their goal date is 2040.

Unlike the Christchurch City Council, the City of Melbourne are acting at pace, and with urgency, in order to address the significant challenges of climate change, population growth and urban heating, along with the pressure on the built fabric, services and people of the city. They have recognised that a healthy urban forest will play a critical role in maintaining the health and livability of their city.

https://www.melbourne.vic.gov.au/community/greening-the-city/urban-forest/Pages/urban-forest-strategy.aspx

In Christchurch's Sister City, Adelaide, tree canopy cover in 2021 was 18.3%. This had fallen from 20.1% ten years earlier in 2011.

https://www.nearmap.com/au/en/recent-aerial-imagery-news/study-reveals-tree-canopy-decline-in-adelaide

That 2-percentage point reduction of tree canopy cover equates to an 8.95% decrease in the tree canopy cover of Adelaide. It has sparked a Parliamentary Inquiry and it is believed that legislative and regulatory changes to improve tree coverage are expected to be on the table.

Environmental groups in Adelaide, including the Conservation Council of South Australia have welcomed the Inquiry. They have said in terms of states that protect trees on private property, South Australia is way down the bottom of the list and they would love to see many the exemptions removed that allow trees to be clear felled by developers.

https://www.abc.net.au/news/2022-12-02/adelaide-tree-canopy-subject-of-new-parliamentary-inquiry/101723682

Our City Council's website has a lot of information that speaks to the benefits that trees provide to a city, and the Communications Team are very good at writing Newsline pieces that also speak to the benefits of tree.

https://newsline.ccc.govt.nz/news/story/new-policy-highlights-benefits-of-trees

https://ccc.govt.nz/environment/trees-and-vegetation

Over recent years, thousands of well-established trees have been clear felled by property developers who operate with no environmental code of ethics in their business. Their primary focus is on making money, which is understandable, however the commercial interests and short-term financial gains of a limited few should not be given preference over the long-term environmental gains of the masses, nor should it compromise the environment that will be inherited by generations of today's citizens, nor those of the future.

The Councils declaration of a Climate and Ecological Emergency was a call to action, but four years have passed and nothing has been done to protect and guarantee that the existing established trees of our city and suburbs are retained.

Elected members of the Council and Staff have given the excuse that due to government legislation it is very difficult to protect trees.

https://www.stuff.co.nz/the-press/news/300798384/decline-in-christchurchs-tree-canopy-could-be-reversed-under-new-city-plan

Auckland City Council however have managed to increase its number of protected trees over the same four years.

Why is the same not happening here in Ōtautahi Christchurch? Why is it not a critical component in the Growing Christchurch Plan to which the Council are asking for public feedback? Perhaps even more importantly is why are the Council doing so little to "stop the chop", to protect the trees of our city, and why is the Council not lobbying Central Government to conduct an official inquiry into the drastic loss of tree canopy that has occurred across our city, and for an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced in order to protect our urban forest from being decimated by property developers.

If our city is to grow and is to be a healthy sustainable city that functions well, a city that puts the wellbeing of its citizens, visitors and environment first, it must be well planned and well considered rather than blindly adhering to the edict and directives of political parties who have a vested interest in gaining political support.

The commercial gains and wants of a limited few should not be put first and enabled at the expense and wellbeing of those who live here, nor should the environment be compromised.

The Council have a duty of care to act responsibly, to be the guardians of our city, the Kaitiaki of this place, for the implications of decisions made today will impact the generations who call this place home in the future, well beyond the Government and the Council who govern today.

Attached Documents

Name
Submission - Growing ChCh 2023 - links to supporting documents

Submission to the proposed Housing and Business Choice Plan Change (PC14)

From: Greg Partridge, Richmond, Christchurch

There is a national direction set by Central Government to bring the Christchurch District Plan in line with the governments directive to enable more development in the city's existing urban footprint, but do the proposed qualifying matters in the Christchurch City Council's Plan Change 14 adequately consider the natural forces that will impact our city in the future, and those which are at play both beneath our feet in terms of seismic activity, and all around us in terms of weather, climate, and environmental factors? Are they taking into account an inter-generational approach to safe and sustainable development that prioritises the social, economic, and cultural wellbeing of people and communities and above all the quality of the natural environment, now and into the future?

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It is therefore vital that we do not simply blindly follow an instruction, and keep repeating the mistakes of the past without questioning the directive, because if we fail to learn from the past and always do what we have always done, we will always get what we have always got.

Our growth challenge:

The Council has said that over the next 30 years it is predicted we will need more than 40,000 new houses in Ōtautahi Christchurch to ensure everyone has a place to live, but what if that prediction is over inflated and that volume of additional housing stock is not actually needed?

Are significant historical contributing factors and the forces of nature being given the serious consideration deserving of them, or is growth being based purely on the directive Central Government have issued and is growth simply being centred around the location of existing commercial centres?

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Ours is also a city facing climate stress, and that is only going to get worse if we do not implement immediate measures in order to push pause in tandem with thinking hard about long term planning.

The Water City

Prior to colonisation, much of Ōtautahi Christchurch resembled the verdant Travis Wetlands. Ōtautahi was an area flourishing with life: high in mauri – the life energy which binds and animates all things in the physical world. Without mauri, or life essence, mana cannot flow into a person or object. The actions we take can enhance or diminish mauri in the same way caring for our health enhances it, and neglecting our health degrades it.

Māori were able to travel in a mōkihi, a canoe woven from flax, across the waterways of the delta from Kaiapoi all the way to Taumutu Southbridge and out into Te Waihora Lake Ellesmere.

https://www.stuff.co.nz/national/131836566/tautahi-christchurch-the-water-city#:~:text=Otautahi%20Christchurch%20is%20naturally%20a%20delta%3A%20a%20wetland,a%20beautiful%20river%2C%20but%20dangerous%20in%20many%20ways.%E2%80%9D

Over time however as our city has grown, how the water source of life that runs underneath, through and around our city has it has been managed and cared for has changed dramatically. From the kaitiakitanga (guardianship) approach of te ao Māori and mahinga kai (food and resource gathering) networks, the waterways have been paved over today to make way for urban "development", urban development that results in greater volumes of pollutant rich stormwater, rubbish, sediment and micro plastics discharging into our waterways.

Trees that were planted and green space that were able to flourish after the delta was drained are now rapidly vanishing from our environment as new development intensification is resulting in thousands of trees being clear-felled, and vast areas of green space being buried under concrete and asphalt, both of which is preventing pollutants from being filtered by the land through nature-based solutions.

Our city should be designed with the retention, protection, and regeneration of the natural environment first and foremost in order for people and nature to prosper, rather than being focused on accommodating the economic gains of developers whose businesses operate without an Environmental and Ecological Code of Ethics.

The Qualifying Matters of Plan Change 14 should be written to ensure our waterways are treated as a source of life and culture rather than enabling them to be polluted drains.

Seismic events

The Christchurch Fault is an active seismic fault that runs under the city from close to Riccarton through to the eastern suburbs and off the coast of New Brighton. It is believed to have been responsible for the series of earthquakes that rocked the city on Boxing Day 2010 and may have caused the damaging earthquake of 1869.

https://www.canterbury.ac.nz/news/2014/christchurch-has-suffered-liquefaction-in-the-past.html

The Christchurch Fault runs parallel to the more destructive Port Hills Fault which lies 5km to the south.

Ōtautahi Christchurch sits within relatively close proximity to the Alpine Fault, one of the most active fault lines in the world, and one that has a history of sudden movement. The fault has ruptured four times in the past 900 years, each time producing an earthquake of about magnitude 8.

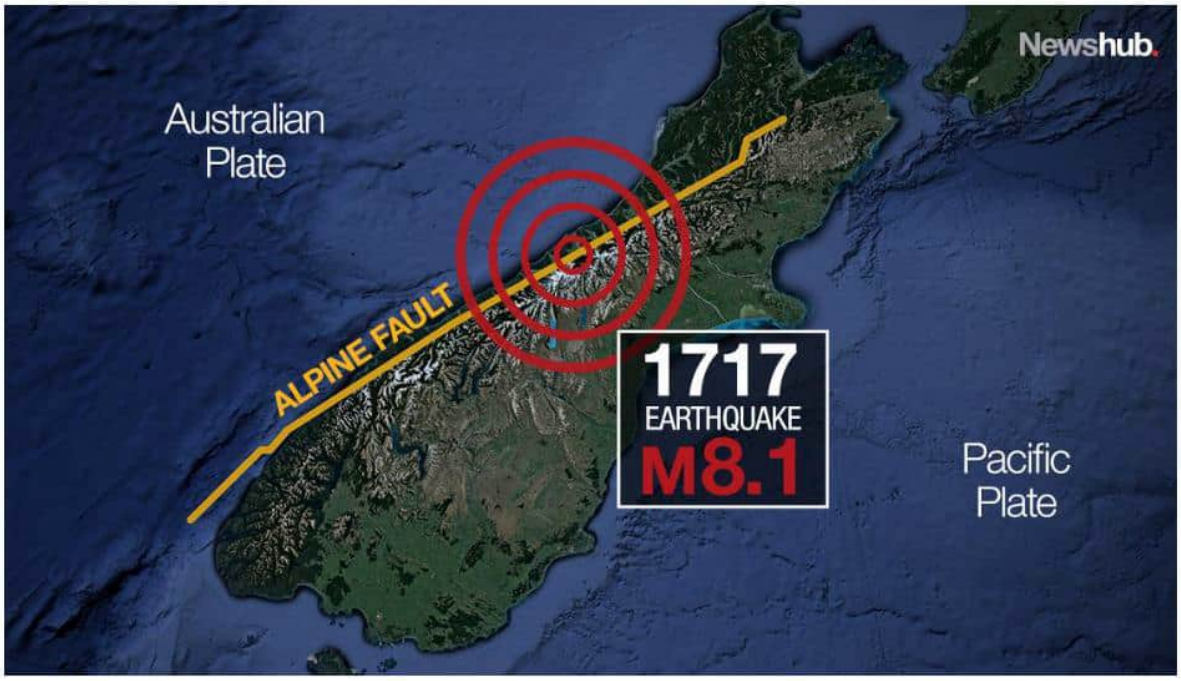
https://www.gns.cri.nz/our-science/land-and-marine-geoscience/our-plate-boundary/alpine-fault/

On average, the Alpine fault moves 200 – 300mm a year.

https://af8.org.nz/af8-scenario

Seismic activity caused a lot of land in Christchurch to subside during the destructive Canterbury earthquakes of 2011 and 2012.

Scientists have revealed in a study published in Nature Geoscience that a great earthquake, one of the biggest in New Zealand's modern history, is due.
There is a three in four chance of a large magnitude 7+ earthquake along the Alpine Fault within the next 45 years – a much likelier prospect than previously thought.



An Alpine Fault earthquake in 1717 moved the fault line by about eight metres. Photo credit: Newshub.

https://www.newshub.co.nz/home/new-zealand/2021/04/how-a-magnitude-8-alpine-fault-earthquake-would-impact-new-zealand-and-where-will-be-worst-affected.html

It is not a case of "If" but "When".

The research group calculated that when the Alpine Fault ruptures, there is an 82% chance it will be magnitude 8 or higher – meaning major damage is almost certain.

To put that into perspective with other destructive earthquakes here in New Zealand

- the 2011 Christchurch earthquake was 6.1 magnitude
- the Napier earthquake of 1931 was 7.4 magnitude
- A destructive 7.1 magnitude earthquake struck Wellington at night in 1848 during a storm
- and the largest recorded earthquake to hit New Zealand measured 8.2 on the Richter Scale violently shook Wellington in 1855 causing widespread damage.

Computer modelling indicates that when the fault ruptures it will cause significant levels of peak ground velocity – the trampolining effect – meaning major structural damage to houses, commercial buildings and land here in Christchurch is almost certain, and will be widespread.

It will produce one of the biggest earthquakes since European settlement of New Zealand, and it will have a major impact on the lives of many people.

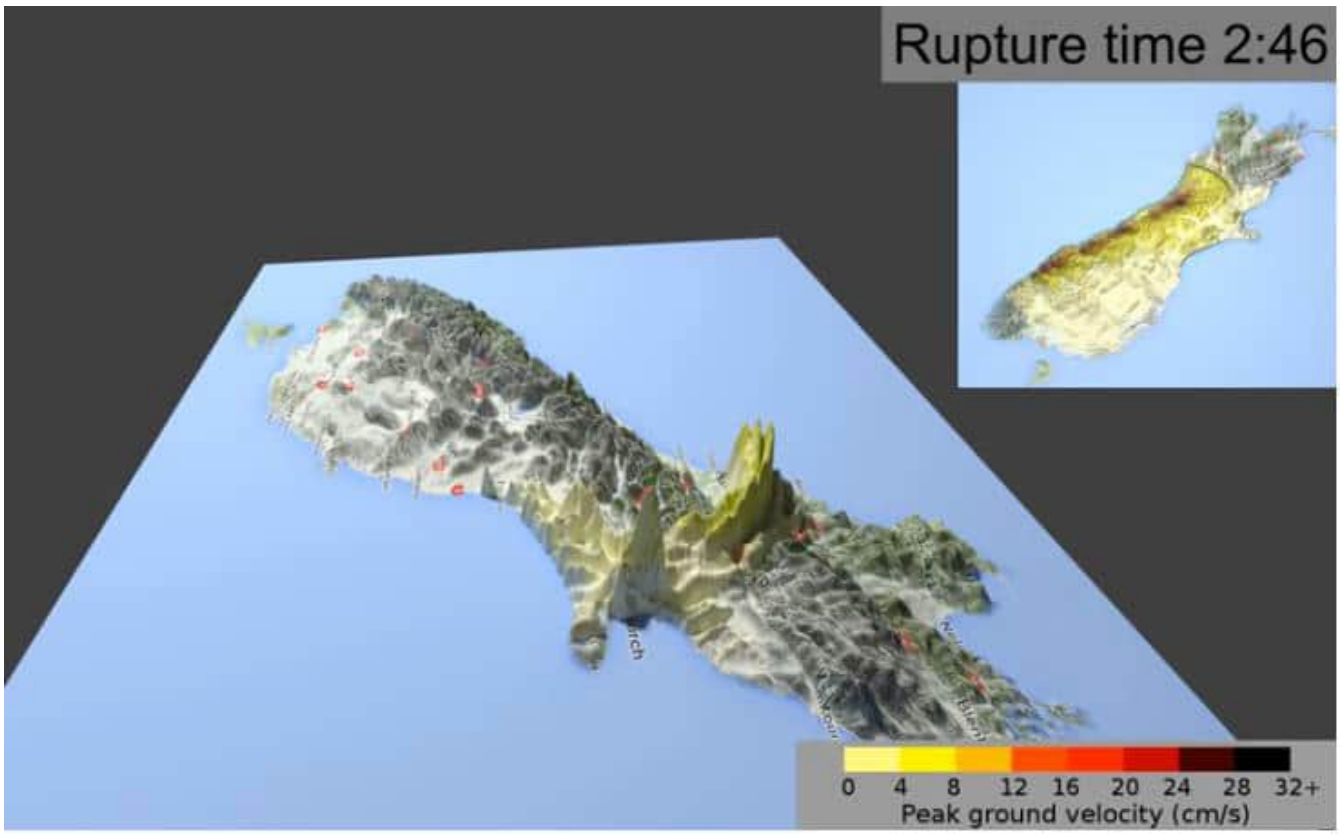
Christchurch will be impacted by widespread liquefaction, the land will further subside, roading and bridges will be left damaged or impassable and the underground infrastructure will not be left intact.

All these things mean that the Alpine Fault is a globally significant geological structure, yet it would seem that is being overlooked in areas of Christchurch that are being earmarked for far greater housing intensification, such as the southern half of Richmond for example which lies immediately adjacent to the Red Zone and the Avon River.

With that in mind, why has this been overlooked when there is evidence that land will suffer further significant damage events leading to significant land damage?

There do not appear to be any quantifying matters that are being tabled by the City Council to restrict development of these areas, which tends to indicate the Council consider these areas will in the future simply be discounted as collateral damage, rather than future proofing and part of a planned managed retreat.

https://youtu.be/uGWbjYy3to0



Flooding

Currently as little as 30mm of rainfall is all that is necessary before we see surface flooding building up in Christchurch.

The forces of nature are powerful and there is evidence the Ōtautahi delta is making a return to its natural state due to a combination of natural factors:

- The water table under the city is very high and will rise further as sea levels continue to increase
- The 2011 Christchurch earthquake caused 83% of eastern and central Christchurch to subside. 78% of that land subsided by up to 300mm, with localized areas dropping more than 1 meter in elevation. That will happen again during future seismic events.

110mm of rain fell on Christchurch during 48 hours in July last year. It was the wettest July on record with 266mm of rainfall for the month.

Niwa meteorologists have indicated that climate change is making rain more intense and more frequent in Christchurch because of a warming atmosphere holds more moisture.
https://www.stuff.co.nz/the-press/news/131711551/flooding-in-christchurch-impossible-to-fix-report-warns

https://www.stuff.co.nz/national/300647943/christchurchs-flood-defence-system-nearly-overwhelmed-in-storm?rm=a

https://www.stuff.co.nz/the-press/news/129815555/no-quick-fix-for-flooding-issues-on-christchurchs-edgeware-rd

https://www.stuff.co.nz/the-press/opinion/129441673/no-cheap-fix-for-christchurchs-flooding-troublespots?rm=a

Research into the May 2021 floods in Canterbury found that event was 10 to 15 percent more intense because of human influence on the climate and heavy rain events were also 20 percent more likely to occur now than in pre-industrialised times.

April 2017 saw the tail end of a tropical cyclone Debbie also dumping huge amounts of rainfall.

https://www.nzherald.co.nz/nz/2017-the-year-extreme-weather-ravaged-new-zealand/IXLAVC6QIIU65GUMVSJIHTFCIQ/

Did climate change have an impact? Did it make the flooding worse? According to a recent study that used a mathematic model to determining just how much blame could be attributed to anthropogenic climate change, the answer again was yes.

What climate change has done is beef up the weather making bad flooding more likely, and more frequent due to the effects of

- Fluvial, or river floods – which occur when rivers burst their banks and flood the nearby lands.
- Pluvial, or surface flooding - when the rain is just so heavy that it overwhelms local drainage
- Coastal flooding, or storm surges – an occurrence when strong winds fling water onshore

As global temperatures have increased ice sheets have started to melt. This has caused sea levels to rise, and as the temperature of the also increases it expands, further attributing to sea level rise and coastal inundation being more likely when storms hit.

Warmer seas are also the perfect breeding grounds for cyclones which go on to cause fluvial, pluvial, and coastal flooding, all of which Christchurch is highly susceptible to.

Auckland has suffered five several significant weather events during the first five months of 2023. The East Coast has also suffered significant damage in the aftermath of cyclone Gabrielle during which 400mm of rain was dumped on the region in a short space of time.

With climate change and sea level rise pushing our water table even higher what would happen to our city, homes, properties, businesses, and lives if a similar atmospheric river of rain dumped that that volume of rain on Christchurch?

With the ground already saturated and unable to absorb any more water more widespread flooding will occur across Christchurch when it rains.

Current projections show that in less than 80 years about 35% of Christchurch will be inundated and vulnerable to regular flooding. Low-lying areas of the city – areas that used to be wetlands prior to European settlement – are most at risk, and they are not just coastal areas. Suburbs in central Christchurch that are earmarked for accelerated intensification, such as Edgeware and St Albans are prone to flooding.

As a city we must learn from what has happened in Auckland. The qualifying matters of Plan Change 14 must consider those facts. It would be reckless and irresponsible for the Christchurch City Council to allowing development to occur in flood prone areas and those that will flood in the future. Increasing the height of foundations and floor levels will not protect residents from having to be rescued from flood-stricken properties nor the massive costs of repairing flood damaged properties.

Controversial plans to increase housing density across Auckland have been delayed by a year, so that Auckland Council can assess the impact of the recent floods and decide where homes should be built.

The government has given the council the extra time, but also wants Auckland to consider how more intensification might be possible in “resilient” parts of the city.

With Christchurch being flood prone **and** highly susceptible to significant seismic activity, surly the Christchurch City Council should be pointing that out to Central Government and asking them to quantify how resilient any part of Ōtautahi actually is.

https://www.stuff.co.nz/national/politics/local-government/131806155/auckland-gets-an-extra-year-to-act-on-govts-housing-density-plan-after-floods#:~:text=Controversial%20plans%20to%20increase%20housing,where%20homes%20should%20be%20built.

Has that been done by the Council? Where in the Grow Christchurch plan are there quantifying matters that address that subject?

The Government are also giving the Auckland City Council extra time to preserve green space.

At the same time however the Ministry of Primary Enterprise is calling on submissions in reference to a discussion document which is proposing options to amend the Electricity (Hazards from Trees) regulations, which will no doubt mean the option of planting street trees will be reduced if the key stakeholders (ie the electricity sector) get their way.

https://www.stuff.co.nz/environment/300234668/auckland-trees-an-eyesore-after-being-cut-in-deep-v-shapes-to-avoid-power-lines

Tree Canopy Cover

The tree canopy coverage of our city is essential, and as green infrastructure it should be viewed by the City Council and Council policy as a “Priority #1 Must Have” rather than a “Nice to Have.”

Not only should it be retained, but the tree canopy coverage of our entire city must be enhanced in order for the Council’s declaration of a Climate and Ecological Emergency to be given any tangible meaning, and not just in the public parks of our city, but throughout every suburb and residential street of Christchurch.

Disappointingly however, since declaring a Climate and Ecological Emergency four years ago in May 2019, the Christchurch City Council have not added any additional trees the list of protected trees in our city in spite of the fact the City Council has been advised through academic reports and assessments that the percentage of tree canopy coverage has diminished across Christchurch and significant trees have been lost from our landscape.

A mapping report commissioned by the City Council through the University of Canterbury provided the Council with a snapshot of the tree canopy cover in Christchurch between 2018 and 2019. It revealed that since the previous mapping was completed in 2015 and 2016 tree canopy coverage had dropped from 15.59% down to 13.56% in less than three years.

That 2-percentage point reduction equates to a 13.02% decrease in the overall tree canopy coverage of our city.

In a city that has declared a Climate and Ecological Emergency, that should set off alarm bells, however given the fact again there appears to be no mention of the retention of our cities existing established trees in the Growing Christchurch Plan, it would appear the Council are either very much asleep at the wheel, disinterested or are disingenuous in terms of the declaration in spite of all the rhetoric.

The Councils Head of Parks Andrew Ruttledge has said trees are going to play an increasingly vital role in carbon sequestration as the Council tries to achieve its goal of becoming carbon neutral by 2045, and yet in the Ōtautahi Urban Forest Plan the Council have only set a target to increase the tree canopy coverage of Christchurch to 20%, and not until 2070 – that's 47 years away.

When compared to neighbouring cities in Australia, the aims of our City Council are lacking.

Melbourne has an existing tree canopy coverage of 22% (2% more than what our Council are aspiring to achieve). Melbourne City Council are aiming to increase the tree canopy coverage of their city up to 40% (double that of what our City Council are aiming for), and their goal date is 2040.

Unlike the Christchurch City Council, the City of Melbourne are acting at pace, and with urgency, in order to address the significant challenges of climate change, population growth and urban heating, along with the pressure on the built fabric, services and people of the city. They have recognised that a healthy urban forest will play a critical role in maintaining the health and liveability of their city.

https://www.melbourne.vic.gov.au/community/greening-the-city/urban-forest/Pages/urban-forest-strategy.aspx

In Christchurch's Sister City, Adelaide, tree canopy cover in 2021 was 18.3%. This had fallen from 20.1% ten years earlier in 2011.

https://www.nearmap.com/au/en/recent-aerial-imagery-news/study-reveals-tree-canopy-decline-in-adelaide

That 2-percentage point reduction of tree canopy cover equates to an 8.95% decrease in the tree canopy cover of Adelaide. It has sparked a Parliamentary Inquiry and it is believed that legislative and regulatory changes to improve tree coverage are expected to be on the table.

Environmental groups in Adelaide, including the Conservation Council of South Australia have welcomed the Inquiry. They have said in terms of states that protect trees on private property, South Australia is way down the bottom of the list and they would love to see many the exemptions removed that allow trees to be clear felled by developers.

https://www.abc.net.au/news/2022-12-02/adelaide-tree-canopy-subject-of-new-parliamentary-inquiry/101723682

Our City Council's website has a lot of information that speaks to the benefits that trees provide to a city, and the Communications Team are very good at writing Newsline pieces that also speak to the benefits of tree.

https://newsline.ccc.govt.nz/news/story/new-policy-highlights-benefits-of-trees

https://ccc.govt.nz/environment/trees-and-vegetation

Over recent years, thousands of well-established trees have been clear felled by property developers who operate with no environmental code of ethics in their business. Their primary focus is on making money, which is understandable, however the commercial interests and short-term financial gains of a limited few should not be given preference over the long-term environmental gains of the masses, nor should it compromise the environment that will be inherited by generations of today's citizens, nor those of the future.

The Councils declaration of a Climate and Ecological Emergency was a call to action, but four years have passed and nothing has been done to protect and guarantee that the existing established trees of our city and suburbs are retained.

Elected members of the Council and Staff have given the excuse that due to government legislation it is very difficult to protect trees.

https://www.stuff.co.nz/the-press/news/300798384/decline-in-christchurchs-tree-canopy-could-be-reversed-under-new-city-plan

Auckland City Council however have managed to increase its number of protected trees over the same four years.

Why is the same not happening here in Ōtautahi Christchurch? Why is it not a critical component in the Growing Christchurch Plan to which the Council are asking for public feedback? Perhaps even more importantly is why are the Council doing so little to "stop the chop", to protect the trees of our city, and why is the Council not lobbying Central Government to conduct an official inquiry into the drastic loss of tree canopy that has occurred across our city, and for an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced in order to protect our urban forest from being decimated by property developers.

If our city is to grow and is to be a healthy sustainable city that functions well, a city that puts the wellbeing of its citizens, visitors and environment first, it must be well planned and well considered rather than blindly adhering to the edict and directives of political parties who have a vested interest in gaining political support.
The commercial gains and wants of a limited few should not be put first and enabled at the expense and wellbeing of those who live here, nor should the environment be compromised.

The Council have a duty of care to act responsibly, to be the guardians of our city, the Kaitiaki of this place, for the implications of decisions made today will impact the generations who call this place home in the future, well beyond the Government and the Council who govern today.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Andrew **Last name:** Stevenson

Prefered method of contact Email

Consultation Document Submissions

Provision: Planning Maps

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*:**
Please see my submissions in the attached doc.

My submission is that:
Please see my submissions in the attached doc.

Attached Documents

Name
SUBMISSION PC14 CCC 2023-05-12 Andrew

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Andrew **Last name:** Stevenson

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**
Please see my submissions in the attached pdf.

My submission is that:
Please see my submissions in the attached pdf.

Attached Documents

Name
SUBMISSION PC14 CCC 2023-05-12 Andrew

Submissions:

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to eliminate the net floor area requirements of homes such as minor dwellings.

The current modifications to the District Plan made by CCC need further ammendments.

Examples of affordable and functional smaller homes are an 8x3m studio unit, a 12x4m unit with two large bedrooms and a full bathroom, and a 14x4m unit with three bedrooms, a full bathroom, and a generous kitchen. The current restrictions prevent the placement of such homes on available land. That disadvantages people that need them.

That is also not consistent with the District Plan's objectives,

> e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Neither the MDRS or District Plan's objectives justify the need for such large floor area requirements. A well-designed home can be smaller than the current requirements, as demonstrated by the popularity and affordability of Tiny Homes and Transportable Homes. The MDRS calls for smaller net floor areas and there is no valid reason not to allow them. The CCC District Plan Objectives also call for diversity in housing types, densities, and locations. Therefore, the aspect of the MDRS concerning smaller net floor areas should be incorporated into PC14.

I seek the following decision from the Council

I would like CCC to eliminate the net floor area requirements of homes such as minor dwellings.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density

Transition Zone):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

The MDRS currently requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.
e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available.

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO reconsider its current approach of keeping Residential Suburban Zone density of homes essentially unchanged, largely due to sunlight blocking. This is akin to throwing the baby out with the bathwater. It is 3 storeys that is the problem, not 3x homes per site (as long as they were 1 storey) So this intermediate solution of 3x 1 storey homes per site would be much better.

I feel that the current modifications made by CCC to their District Plan are not sufficient. I had expected to see some alignment with the MDRS in the Residential Suburban Zone, but there was no such provision.

While three smaller, single-storey dwellings on each site could be seen to take up more room, by reducing the net floor area requirements by ~33% and incorporating shared green spaces, there would be sufficient space.

The MDRS allows for 3 dwellings per site of up to 3 storeys each, but I recognize that building more than 1 storey can result in issues with sunlight shading. By limiting the buildings to only 1 storey, the risks

associated with higher density are minimized. Furthermore, this approach would not require as much attention to be paid to public transport and related infrastructure.

I seek the following decision from the Council

I WANT CCC TO reconsider its current approach of keeping Residential Suburban Zone density of homes essentially unchanged, largely due to sunlight blocking. This is akin to throwing the baby out with the bathwater. It is 3 storeys that is the problem, not 3x homes per site (as long as they were 1 storey) So this intermediate solution of 3x 1 storey homes per site would be much better.

Chapter 14 Residential: 14.4.2.3 Building height

Seek Amendment

My submission is that

Regarding 14.4.2.3 Building height (Residential Suburban Zone and Residential Suburban Density Transition Zone):

My preference is for CCC to lower the maximum building height to 5 meters if there are three dwellings on a 450 square meter site (which should also be introduced in combination with this).

The current MDRS calls for three dwellings per site of up to three storeys each. While I support that more than one storey can cause issues with sunlight shading, one-storey homes do not have this problem. Thus, introducing higher density with one-storey homes in this zone poses less risk. I support CCC's cautious approach to sunlight shading issues for higher density areas (i.e., three dwellings per site), but smaller, separate, one-storey homes (or 5 meters maximum height) do not raise these concerns.

Therefore, it seems unreasonable for CCC to reject the entire MDRS in the Residential Suburban Zone and Residential Suburban Density Transition Zones, as some of its provisions on density could be effectively incorporated as long as they do not affect sunlight shading issues caused by building height. Limiting the height to one storey would also limit the extent of intensification, so it would not require the same level of careful consideration of public transport and other factors.

I seek the following decision from the Council

My preference is for CCC to lower the maximum building height to 5 meters if there are three dwellings on a 450 square meter site (which should also be introduced in combination with this).

Chapter 14 Residential: 14.4.2.5 Outdoor living space

Seek Amendment

My submission is that

Regarding 14.4.2.5 Outdoor living space (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

The MDRS currently requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.
e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available.

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Chapter 14 Residential: 14.4.2.9 Road boundary building setback

Seek Amendment

My submission is that

Regarding 14.4.2.9 Road boundary building setback (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to decrease the minimum setback for building boundaries from its current standard of 4.5m to match the MDRS Front yard minimum of 1.5m, where sunlight issues are regulated by the recession plane.

The current modifications made by CCC to their District Plan are inadequate- I was hoping to see some impact from the MDRS in the Residential Suburban Zone, but no such attempt was made.

To my understanding, CCC can only refuse to comply with MDRS requirements if there is a valid concern to be addressed. There is no such valid concern to reject the MDRS Front yard minimum of 1.5m, as the setback does not affect sunlight shading since height at that point is controlled by the recession plane. The setback also does not impact Qualifying Matters such as "Low Public Transport Accessibility Area" or "Tsunami Management Area," etc.

I seek the following decision from the Council

I would like CCC to decrease the minimum setback for building boundaries from its current standard of 4.5m to match the MDRS Front yard minimum of 1.5m, where sunlight issues are regulated by the recession plane.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.1.1 Zoning qualifying standards (Enhanced Development Mechanism):

I wish for CCC to allow Qualifying Sites not only in Residential Suburban Density Transition Zone, but also in any Residential Suburban Zone.

Due to the new requirements of MRDS to increase density, I believe that EDMs should be modified to meet the needs of MRDS without compromising CCCs qualifying matters. The above-mentioned change does not compromise CCCs qualifying matters as it ensures that EDMs are still close to core public transport routes, etc.

EDMs are already limited by location in 14.13.1.4 to be near functional services such as shopping malls, open space zones, and core public transport routes. These services are important as they provide higher functionality to residents. Thus, EDMs should not be restricted to the RSDT zone as it does not improve functional services available to residents.

I seek the following decision from the Council

I wish for CCC to allow Qualifying Sites not only in Residential Suburban Density Transition Zone, but also in any Residential Suburban Zone.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.5 Minimum unit size, and mix of units (Enhanced Development Mechanism):

I would like CCC to eliminate the net floor area requirements of EDM homes.

The current modifications to the District Plan made by CCC need further ammendments.

Examples of affordable and functional smaller homes are an 8x3m studio unit, a 12x4m unit with two large bedrooms and a full bathroom, and a 14x4m unit with three bedrooms, a full bathroom, and a generous kitchen. The current restrictions prevent the placement of such homes on available land. That disadvantages people that need them.

That is also not consistent with the District Plan's objectives,

> e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Neither the MDRS or District Plan's objectives justify the need for such large floor area requirements. A well-designed home can be smaller than the current requirements, as demonstrated by the popularity and affordability of Tiny Homes and Transportable Homes. The MDRS calls for smaller net floor areas and there is no valid reason not to allow them. The CCC District Plan Objectives also call for diversity in housing types, densities, and locations. Therefore, the aspect of the MDRS concerning smaller net floor areas should be incorporated into PC14.

I seek the following decision from the Council

I would like CCC to eliminate the net floor area requirements of EDM homes.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.7 Outdoor living space (Enhanced Development Mechanism):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

The MDRS currently requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.

e.g. “3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.”.

Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available.

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Planning Maps: Wainoni Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 100 to 193 Wainoni Road (and further afield):

I urge CCC to reconsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, or on all roads with regular bus stops to the central city.

It is concerning that Bus 80, which runs down Wainoni Road with regular bus stops on both sides of the road and comes every 15 minutes, has been deemed as having low public transport accessibility. This seems to contradict the PC14 need to be close to public transport that links to the central city, as it fulfills this requirement.

In comparison, Pages Road, which runs parallel to Wainoni Road, is classified as Medium Density Residential Zone and is also serviced by a single bus, Bus 5, with regular bus stops on both sides of the road. Bus 5 comes every 13 minutes and does not have the Qualifying Matter of "Low Public Transport Accessibility Area," despite being very similar to Bus 80.

Furthermore, when comparing travel times to Cathedral Square at 6 pm, 38 Lyndhurst Crescent in Wainoni, which is in the Medium Density Residential Zone, takes **31 minutes** on Bus 5 with a **12-minute walk** and **has no Qualifying Matter for Public Transport**. Meanwhile, 183 Wainoni Road in the Residential Suburban Zone takes **25 minutes** on Bus 80 with a **1-minute walk**, or worst case, 32 minutes on Bus 5 with a 14-minute walk, **yet has a Qualifying Matter for Public Transport**.

Therefore, it is unreasonable to have the Qualifying Matter of "Low Public Transport Accessibility Area" on roads that have regular bus stops to the central city, such as Wainoni and Keyes Road.

I urge CCC to review PC14 and the stated purpose of Qualifying Matters as it seems to make no sense with regards to these objectives. Additionally, it is not fair to nearby streets with similar or worse bus routes that do not have the Qualifying Matter of "Low Public Transport Accessibility Area.".
Thank you for considering this matter seriously.

I seek the following decision from the Council

I urge CCC to reconsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, or on all roads with regular bus stops to the central city.

Planning Maps: Wainoni Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 157 to 193 Wainoni Road (and further afield):

I am requesting that CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone." This is because the "Tsunami Management Area" qualification only applies along one small edge of the properties, and the risk is lower than areas such as Marine Parade, which are already designated as "Medium Density Residential Zone" with the entire property under the "Tsunami Management Area" qualification.

The Northern boundary of 157 to 193 Wainoni Road is adjacent to Chisnalwood School and a minor network stream, with only a small part of the Northern boundary being lower lying and qualifying for the "Tsunami Management Area" designation. This can be observed by examining 189 Wainoni Road, which is split in two, with only the Northern half designated as a "Tsunami Management Area."

By comparison, areas such as Marine Parade are designated as "Medium Density Residential Zone," with the "Tsunami Management Area" qualification applying to the entire property, and some even being designated as a "Coastal Hazard Medium Risk Management Area."

There are two issues with this situation. Firstly, entire properties like 157 to 193 Wainoni Road should not be restricted to the Residential Suburban Zone based solely on a qualification that only applies to a small part of the property.
Secondly, 157 to 193 Wainoni Road should be designated as a Medium Density Residential Zone because they have less risk than other Medium Density Residential Zones such as Marine Parade, which not only have the risk across the entire property but also have additional hazards that are not present in the 157 to 193 Wainoni Road area.

It should be noted that the public transport in this area is as good as, if not better than, the existing Medium Density Residential Zones and is not a valid reason for restricting the zone designation.

I seek the following decision from the Council

I am requesting that CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone." This is because the "Tsunami Management Area" qualification only applies along one small edge of the properties, and the risk is lower than areas such as Marine Parade, which are already designated as "Medium Density Residential Zone" with the entire property under the "Tsunami Management Area" qualification.

Planning Maps: Wainoni Road: “Water body Setback”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 135 to 185 Wainoni Road (and further afield):

I would like to request that CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone". I believe this is necessary because the current Residential Suburban Zone unfairly restricts the use of these properties based on a qualifying matter that only applies to less than 10% of each of the properties.

The qualifying matter of "Water body Setback" only applies to a narrow strip of land, 5 metres wide, that runs along the Northern boundary of these properties and is next to a small Network Stream. The rest of the property, which is typically around 65 metres long, is not affected by this setback. It does not seem reasonable to limit the use of the entire property to Residential Suburban Zone when only a small part of it is impacted.

Furthermore, the Water body Setback is already protected by the 5-metre setback from the District Plan. With good design, this area could be maximised and appreciated as an outdoor living green space, even in Medium Density Residential use. Additionally, the Water body Setback does not pose a significant flooding risk, as it is intended to mitigate flooding risk by draining flood waters away. Any flooding risk is limited to the low area beside the Network Stream and is not a cause for concern.

I would like to point out that public transport is not a valid reason to limit the use of 157 to 193 Wainoni Road. As previously mentioned, this area has as good or better public transport than existing Medium Density Residential Zones.

Therefore, I urge CCC to consider rezoning this area to "Medium Density Residential Zone" so that its full potential can be realised without undue restriction.

I seek the following decision from the Council

I would like to request that CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone". I believe this is necessary because the current Residential Suburban Zone unfairly restricts the use of these properties based on a qualifying matter that only applies to less than 10% of each of the properties.

Planning Maps: Wainoni Road: Should be MDRZ based on Enhanced Development Mechanism criteria

Seek Amendment

My submission is that

Regarding Planning Map for Properties from ~100 to ~300 Wainoni Road (and further afield):

I feel strongly that the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone". This area is in close proximity to all necessary amenities, even closer than many other areas that have already been designated as "Medium Density Residential Zone". This decision is appropriate for increasing housing affordability in our community.

It should be recognised that ~100 to ~300 Wainoni Road is close to all required amenities. The MDRS does not have such a good amenities list as the CCC District Plan 14.13 Enhanced Development Mechanism (EDM), which we will use as a comparison that passes on all 4 tests:

- 800 metres EDM walking distance of a supermarket: Yes, using Pak n Save Wainoni.
- 800 metres EDM walking distance of either a primary or intermediate school: Yes, using Chisnallwood Intermediate.
- 400 metres EDM walking distance of an Open Space Zone that has an area greater than 4000m²: Yes, using either Shortland Playground (6200sqm), or Wainoni Park (54,000sqm)
- 600 metres EDM walking distance of an EDM core public transport route: Yes, Bus route 80 travels down the full length of Wainoni Road (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/).

This can be compared to areas like around Niagara Street, Wainoni, which are “Medium Density Residential Zone”, but pass only 1 of the 4 EDM tests above: No close supermarket, No close school, No close Open Space Zone, has a close Bus Route.
Combined with previous issues discussed about Qualifying Matters being less than or equal to proposed “Medium Density Residential Zones”, there is a strong case that Properties from ~100 to ~300 Wainoni Road (and further afield) should also be “Medium Density Residential Zone”.

I seek the following decision from the Council

I feel strongly that the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone". This area is in close proximity to all necessary amenities, even closer than many other areas that have already been designated as "Medium Density Residential Zone". This decision is appropriate for increasing housing affordability in our community.

Planning Maps: Keyes Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for all of Keyes Road (and further afield):

I urge CCC to reconsider the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road and beyond, or on all roads with regular bus stops to the central city.

It is concerning that Bus 60, which runs down Keyes Road with regular bus stops on both sides of the road and comes every 15 minutes (https://www.metroinfo.co.nz/timetables/60-hillmorton-southshore/), has been deemed as having low public transport accessibility. This seems to contradict the PC14 need to be close to public transport that links to the central city, as it fulfills this requirement.

In comparison, Marine Parade (even North of Rawhiti Domain), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 135, with regular bus stops on both sides of the road. Bus 135 also comes much less frequently - every 60 minutes (e.g. 7:45am to 8:45am weekdays), from New Brighton to the Palms - it does NOT go to the central city (https://www.metroinfo.co.nz/timetables/135-new-brighton-the-palms/).
Bus 60 has the Qualifying Matter of “Low Public Transport Accessibility Area”, whereas Bus 135 does not have this issue, even though it has far lower “Public Transport Accessibility” than Bus 60.

Furthermore, when comparing travel times to Cathedral Square at 6 pm,

- 17 Tonks Street, New Brighton (**Medium Density Residential Zone**) would take **41mins** on Bus 60, with **12min walk**. **No Qualifying Matter for Public Transport**.
- 270 Keyes Road, New Brighton (**Residential Suburban Zone**) would take **31mins** on Bus 60, with **1min walk**. Or worst case, would take 35mins on Bus 5, with 12min walk. Both options are better than 17 Tonks Street. And **HAS a Qualifying Matter for Public Transport.**

Therefore, it is unreasonable to have the Qualifying Matter of "Low Public Transport Accessibility Area" on roads that have regular bus stops to the central city, such as Wainoni and Keyes Road.

I urge CCC to review PC14 and the stated purpose of Qualifying Matters as it seems to make no sense with regards to these objectives. Additionally, it is not fair to nearby streets with similar or worse bus routes that do not have the Qualifying Matter of "Low Public Transport Accessibility Area.".
Thank you for considering this matter seriously.

I seek the following decision from the Council

I urge CCC to reconsider the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road and beyond, or on all roads with regular bus stops to the central city.

Planning Maps: Keyes Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for the Residential Suburban portion of Keyes Road (and further afield):

I request that CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".
This is because the current risk level of "Tsunami Management Area" is not sufficient to justify the current zoning, especially considering that other areas, such as Marine Parade and 286 to 388 Keyes Road, are already designated as "Medium Density Residential Zone" with additional qualifying factors like "Tsunami Management Area" and "Coastal Hazard Medium Risk Management Area".

Furthermore, I would like to clarify that the availability of public transportation should not be a reason to limit the zoning of 157 to 193 Wainoni Road, as this area has comparable or better public transportation options than existing Medium Density Residential Zones.

I seek the following decision from the Council

I request that CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".

Submissions:

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to eliminate the net floor area requirements of homes such as minor dwellings.

The current modifications to the District Plan made by CCC need further ammendments.

Examples of affordable and functional smaller homes are an 8x3m studio unit, a 12x4m unit with two large bedrooms and a full bathroom, and a 14x4m unit with three bedrooms, a full bathroom, and a generous kitchen. The current restrictions prevent the placement of such homes on available land. That disadvantages people that need them.

That is also not consistent with the District Plan's objectives,

> e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Neither the MDRS or District Plan's objectives justify the need for such large floor area requirements. A well-designed home can be smaller than the current requirements, as demonstrated by the popularity and affordability of Tiny Homes and Transportable Homes. The MDRS calls for smaller net floor areas and there is no valid reason not to allow them. The CCC District Plan Objectives also call for diversity in housing types, densities, and locations. Therefore, the aspect of the MDRS concerning smaller net floor areas should be incorporated into PC14.

I seek the following decision from the Council

I would like CCC to eliminate the net floor area requirements of homes such as minor dwellings.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density

Transition Zone):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

The MDRS currently requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.
e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available.

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO reconsider its current approach of keeping Residential Suburban Zone density of homes essentially unchanged, largely due to sunlight blocking. This is akin to throwing the baby out with the bathwater. It is 3 storeys that is the problem, not 3x homes per site (as long as they were 1 storey) So this intermediate solution of 3x 1 storey homes per site would be much better.

I feel that the current modifications made by CCC to their District Plan are not sufficient. I had expected to see some alignment with the MDRS in the Residential Suburban Zone, but there was no such provision.

While three smaller, single-storey dwellings on each site could be seen to take up more room, by reducing the net floor area requirements by ~33% and incorporating shared green spaces, there would be sufficient space.

The MDRS allows for 3 dwellings per site of up to 3 storeys each, but I recognize that building more than 1 storey can result in issues with sunlight shading. By limiting the buildings to only 1 storey, the risks

associated with higher density are minimized. Furthermore, this approach would not require as much attention to be paid to public transport and related infrastructure.

I seek the following decision from the Council

I WANT CCC TO reconsider its current approach of keeping Residential Suburban Zone density of homes essentially unchanged, largely due to sunlight blocking. This is akin to throwing the baby out with the bathwater. It is 3 storeys that is the problem, not 3x homes per site (as long as they were 1 storey) So this intermediate solution of 3x 1 storey homes per site would be much better.

Chapter 14 Residential: 14.4.2.3 Building height

Seek Amendment

My submission is that

Regarding 14.4.2.3 Building height (Residential Suburban Zone and Residential Suburban Density Transition Zone):

My preference is for CCC to lower the maximum building height to 5 meters if there are three dwellings on a 450 square meter site (which should also be introduced in combination with this).

The current MDRS calls for three dwellings per site of up to three storeys each. While I support that more than one storey can cause issues with sunlight shading, one-storey homes do not have this problem. Thus, introducing higher density with one-storey homes in this zone poses less risk. I support CCC's cautious approach to sunlight shading issues for higher density areas (i.e., three dwellings per site), but smaller, separate, one-storey homes (or 5 meters maximum height) do not raise these concerns.

Therefore, it seems unreasonable for CCC to reject the entire MDRS in the Residential Suburban Zone and Residential Suburban Density Transition Zones, as some of its provisions on density could be effectively incorporated as long as they do not affect sunlight shading issues caused by building height. Limiting the height to one storey would also limit the extent of intensification, so it would not require the same level of careful consideration of public transport and other factors.

I seek the following decision from the Council

My preference is for CCC to lower the maximum building height to 5 meters if there are three dwellings on a 450 square meter site (which should also be introduced in combination with this).

Chapter 14 Residential: 14.4.2.5 Outdoor living space

Seek Amendment

My submission is that

Regarding 14.4.2.5 Outdoor living space (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

The MDRS currently requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.
e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available.

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Chapter 14 Residential: 14.4.2.9 Road boundary building setback

Seek Amendment

My submission is that

Regarding 14.4.2.9 Road boundary building setback (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to decrease the minimum setback for building boundaries from its current standard of 4.5m to match the MDRS Front yard minimum of 1.5m, where sunlight issues are regulated by the recession plane.

The current modifications made by CCC to their District Plan are inadequate- I was hoping to see some impact from the MDRS in the Residential Suburban Zone, but no such attempt was made.

To my understanding, CCC can only refuse to comply with MDRS requirements if there is a valid concern to be addressed. There is no such valid concern to reject the MDRS Front yard minimum of 1.5m, as the setback does not affect sunlight shading since height at that point is controlled by the recession plane. The setback also does not impact Qualifying Matters such as "Low Public Transport Accessibility Area" or "Tsunami Management Area," etc.

I seek the following decision from the Council

I would like CCC to decrease the minimum setback for building boundaries from its current standard of 4.5m to match the MDRS Front yard minimum of 1.5m, where sunlight issues are regulated by the recession plane.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.1.1 Zoning qualifying standards (Enhanced Development Mechanism):

I wish for CCC to allow Qualifying Sites not only in Residential Suburban Density Transition Zone, but also in any Residential Suburban Zone.

Due to the new requirements of MRDS to increase density, I believe that EDMs should be modified to meet the needs of MRDS without compromising CCCs qualifying matters. The above-mentioned change does not compromise CCCs qualifying matters as it ensures that EDMs are still close to core public transport routes, etc.

EDMs are already limited by location in 14.13.1.4 to be near functional services such as shopping malls, open space zones, and core public transport routes. These services are important as they provide higher functionality to residents. Thus, EDMs should not be restricted to the RSDT zone as it does not improve functional services available to residents.

I seek the following decision from the Council

I wish for CCC to allow Qualifying Sites not only in Residential Suburban Density Transition Zone, but also in any Residential Suburban Zone.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.5 Minimum unit size, and mix of units (Enhanced Development Mechanism):

I would like CCC to eliminate the net floor area requirements of EDM homes.

The current modifications to the District Plan made by CCC need further ammendments.

Examples of affordable and functional smaller homes are an 8x3m studio unit, a 12x4m unit with two large bedrooms and a full bathroom, and a 14x4m unit with three bedrooms, a full bathroom, and a generous kitchen. The current restrictions prevent the placement of such homes on available land. That disadvantages people that need them.

That is also not consistent with the District Plan's objectives,

> e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Neither the MDRS or District Plan's objectives justify the need for such large floor area requirements. A well-designed home can be smaller than the current requirements, as demonstrated by the popularity and affordability of Tiny Homes and Transportable Homes. The MDRS calls for smaller net floor areas and there is no valid reason not to allow them. The CCC District Plan Objectives also call for diversity in housing types, densities, and locations. Therefore, the aspect of the MDRS concerning smaller net floor areas should be incorporated into PC14.

I seek the following decision from the Council

I would like CCC to eliminate the net floor area requirements of EDM homes.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.7 Outdoor living space (Enhanced Development Mechanism):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

The MDRS currently requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.

e.g. “3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.”.

Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available.

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Planning Maps: Wainoni Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 100 to 193 Wainoni Road (and further afield):

I urge CCC to reconsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, or on all roads with regular bus stops to the central city.

It is concerning that Bus 80, which runs down Wainoni Road with regular bus stops on both sides of the road and comes every 15 minutes, has been deemed as having low public transport accessibility. This seems to contradict the PC14 need to be close to public transport that links to the central city, as it fulfills this requirement.

In comparison, Pages Road, which runs parallel to Wainoni Road, is classified as Medium Density Residential Zone and is also serviced by a single bus, Bus 5, with regular bus stops on both sides of the road. Bus 5 comes every 13 minutes and does not have the Qualifying Matter of "Low Public Transport Accessibility Area," despite being very similar to Bus 80.

Furthermore, when comparing travel times to Cathedral Square at 6 pm, 38 Lyndhurst Crescent in Wainoni, which is in the Medium Density Residential Zone, takes **31 minutes** on Bus 5 with a **12-minute walk** and **has no Qualifying Matter for Public Transport**. Meanwhile, 183 Wainoni Road in the Residential Suburban Zone takes **25 minutes** on Bus 80 with a **1-minute walk**, or worst case, 32 minutes on Bus 5 with a 14-minute walk, **yet has a Qualifying Matter for Public Transport**.

Therefore, it is unreasonable to have the Qualifying Matter of "Low Public Transport Accessibility Area" on roads that have regular bus stops to the central city, such as Wainoni and Keyes Road.

I urge CCC to review PC14 and the stated purpose of Qualifying Matters as it seems to make no sense with regards to these objectives. Additionally, it is not fair to nearby streets with similar or worse bus routes that do not have the Qualifying Matter of "Low Public Transport Accessibility Area.".
Thank you for considering this matter seriously.

I seek the following decision from the Council

I urge CCC to reconsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, or on all roads with regular bus stops to the central city.

Planning Maps: Wainoni Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 157 to 193 Wainoni Road (and further afield):

I am requesting that CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone." This is because the "Tsunami Management Area" qualification only applies along one small edge of the properties, and the risk is lower than areas such as Marine Parade, which are already designated as "Medium Density Residential Zone" with the entire property under the "Tsunami Management Area" qualification.

The Northern boundary of 157 to 193 Wainoni Road is adjacent to Chisnalwood School and a minor network stream, with only a small part of the Northern boundary being lower lying and qualifying for the "Tsunami Management Area" designation. This can be observed by examining 189 Wainoni Road, which is split in two, with only the Northern half designated as a "Tsunami Management Area."

By comparison, areas such as Marine Parade are designated as "Medium Density Residential Zone," with the "Tsunami Management Area" qualification applying to the entire property, and some even being designated as a "Coastal Hazard Medium Risk Management Area."

There are two issues with this situation. Firstly, entire properties like 157 to 193 Wainoni Road should not be restricted to the Residential Suburban Zone based solely on a qualification that only applies to a small part of the property.
Secondly, 157 to 193 Wainoni Road should be designated as a Medium Density Residential Zone because they have less risk than other Medium Density Residential Zones such as Marine Parade, which not only have the risk across the entire property but also have additional hazards that are not present in the 157 to 193 Wainoni Road area.

It should be noted that the public transport in this area is as good as, if not better than, the existing Medium Density Residential Zones and is not a valid reason for restricting the zone designation.

I seek the following decision from the Council

I am requesting that CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone." This is because the "Tsunami Management Area" qualification only applies along one small edge of the properties, and the risk is lower than areas such as Marine Parade, which are already designated as "Medium Density Residential Zone" with the entire property under the "Tsunami Management Area" qualification.

Planning Maps: Wainoni Road: “Water body Setback”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 135 to 185 Wainoni Road (and further afield):

I would like to request that CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone". I believe this is necessary because the current Residential Suburban Zone unfairly restricts the use of these properties based on a qualifying matter that only applies to less than 10% of each of the properties.

The qualifying matter of "Water body Setback" only applies to a narrow strip of land, 5 metres wide, that runs along the Northern boundary of these properties and is next to a small Network Stream. The rest of the property, which is typically around 65 metres long, is not affected by this setback. It does not seem reasonable to limit the use of the entire property to Residential Suburban Zone when only a small part of it is impacted.

Furthermore, the Water body Setback is already protected by the 5-metre setback from the District Plan. With good design, this area could be maximised and appreciated as an outdoor living green space, even in Medium Density Residential use. Additionally, the Water body Setback does not pose a significant flooding risk, as it is intended to mitigate flooding risk by draining flood waters away. Any flooding risk is limited to the low area beside the Network Stream and is not a cause for concern.

I would like to point out that public transport is not a valid reason to limit the use of 157 to 193 Wainoni Road. As previously mentioned, this area has as good or better public transport than existing Medium Density Residential Zones.

Therefore, I urge CCC to consider rezoning this area to "Medium Density Residential Zone" so that its full potential can be realised without undue restriction.

I seek the following decision from the Council

I would like to request that CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone". I believe this is necessary because the current Residential Suburban Zone unfairly restricts the use of these properties based on a qualifying matter that only applies to less than 10% of each of the properties.

Planning Maps: Wainoni Road: Should be MDRZ based on Enhanced Development Mechanism criteria

Seek Amendment

My submission is that

Regarding Planning Map for Properties from ~100 to ~300 Wainoni Road (and further afield):

I feel strongly that the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone". This area is in close proximity to all necessary amenities, even closer than many other areas that have already been designated as "Medium Density Residential Zone". This decision is appropriate for increasing housing affordability in our community.

It should be recognised that ~100 to ~300 Wainoni Road is close to all required amenities. The MDRS does not have such a good amenities list as the CCC District Plan 14.13 Enhanced Development Mechanism (EDM), which we will use as a comparison that passes on all 4 tests:

- 800 metres EDM walking distance of a supermarket: Yes, using Pak n Save Wainoni.
- 800 metres EDM walking distance of either a primary or intermediate school: Yes, using Chisnallwood Intermediate.
- 400 metres EDM walking distance of an Open Space Zone that has an area greater than 4000m²: Yes, using either Shortland Playground (6200sqm), or Wainoni Park (54,000sqm)
- 600 metres EDM walking distance of an EDM core public transport route: Yes, Bus route 80 travels down the full length of Wainoni Road (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/).

This can be compared to areas like around Niagara Street, Wainoni, which are “Medium Density Residential Zone”, but pass only 1 of the 4 EDM tests above: No close supermarket, No close school, No close Open Space Zone, has a close Bus Route.
Combined with previous issues discussed about Qualifying Matters being less than or equal to proposed “Medium Density Residential Zones”, there is a strong case that Properties from ~100 to ~300 Wainoni Road (and further afield) should also be “Medium Density Residential Zone”.

I seek the following decision from the Council

I feel strongly that the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone". This area is in close proximity to all necessary amenities, even closer than many other areas that have already been designated as "Medium Density Residential Zone". This decision is appropriate for increasing housing affordability in our community.

Planning Maps: Keyes Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for all of Keyes Road (and further afield):

I urge CCC to reconsider the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road and beyond, or on all roads with regular bus stops to the central city.

It is concerning that Bus 60, which runs down Keyes Road with regular bus stops on both sides of the road and comes every 15 minutes (https://www.metroinfo.co.nz/timetables/60-hillmorton-southshore/), has been deemed as having low public transport accessibility. This seems to contradict the PC14 need to be close to public transport that links to the central city, as it fulfills this requirement.

In comparison, Marine Parade (even North of Rawhiti Domain), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 135, with regular bus stops on both sides of the road. Bus 135 also comes much less frequently - every 60 minutes (e.g. 7:45am to 8:45am weekdays), from New Brighton to the Palms - it does NOT go to the central city (https://www.metroinfo.co.nz/timetables/135-new-brighton-the-palms/).
Bus 60 has the Qualifying Matter of “Low Public Transport Accessibility Area”, whereas Bus 135 does not have this issue, even though it has far lower “Public Transport Accessibility” than Bus 60.

Furthermore, when comparing travel times to Cathedral Square at 6 pm,

- 17 Tonks Street, New Brighton (**Medium Density Residential Zone**) would take **41mins** on Bus 60, with **12min walk**. **No Qualifying Matter for Public Transport**.
- 270 Keyes Road, New Brighton (**Residential Suburban Zone**) would take **31mins** on Bus 60, with **1min walk**. Or worst case, would take 35mins on Bus 5, with 12min walk. Both options are better than 17 Tonks Street. And **HAS a Qualifying Matter for Public Transport.**

Therefore, it is unreasonable to have the Qualifying Matter of "Low Public Transport Accessibility Area" on roads that have regular bus stops to the central city, such as Wainoni and Keyes Road.

I urge CCC to review PC14 and the stated purpose of Qualifying Matters as it seems to make no sense with regards to these objectives. Additionally, it is not fair to nearby streets with similar or worse bus routes that do not have the Qualifying Matter of "Low Public Transport Accessibility Area.".
Thank you for considering this matter seriously.

I seek the following decision from the Council

I urge CCC to reconsider the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road and beyond, or on all roads with regular bus stops to the central city.

Planning Maps: Keyes Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for the Residential Suburban portion of Keyes Road (and further afield):

I request that CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".
This is because the current risk level of "Tsunami Management Area" is not sufficient to justify the current zoning, especially considering that other areas, such as Marine Parade and 286 to 388 Keyes Road, are already designated as "Medium Density Residential Zone" with additional qualifying factors like "Tsunami Management Area" and "Coastal Hazard Medium Risk Management Area".

Furthermore, I would like to clarify that the availability of public transportation should not be a reason to limit the zoning of 157 to 193 Wainoni Road, as this area has comparable or better public transportation options than existing Medium Density Residential Zones.

I seek the following decision from the Council

I request that CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Justin **Last name:** Woods

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**
Please see the attached pdf for my submissions in full.

My submission is that:
Please see the attached pdf for my submissions in full.

Attached Documents

Name
PC14 SUB 2023-05-12 Justin

Submissions:

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to eliminate or drastically reduce the net floor area requirements of homes such as minor dwellings.

The current PC14 draft by CCC needs further changes.

The current CCC modifications to their District Plan are inadequate because the current net floor area requirements do not align with the District Plan's objectives, which do not justify such large net floor area requirements. e.g. District Plan's objective:

> "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

A home does not need to be so large if it is well designed. Tiny homes and many transportable homes are smaller than the current net floor area requirements, yet they are fully functional spaces that are in demand for their affordability and flexibility. Therefore, the current net floor area requirements do not meet the District Plan's objectives, which call for a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including a choice in housing types, densities, and locations. There has been a shift in housing needs, where house affordability has become a critical issue, and smaller homes like tiny homes and transportable homes have become increasingly popular. However, due to outdated restrictions like this, there is a painful shortage of land available for them.

To illustrate, an 8x3m studio unit (24sqm) with a bathroom, kitchen, bedroom area, and living area can cost under $90,000 to build, including a building consent. A 12x4m unit (48sqm) with two large (3x4m) bedrooms, a full bathroom (including washing machine and dryer), and a spacious kitchen (over 5 lineal meters of kitchen cabinetry) can cost under $140,000, including a building consent. A 14x4m unit (56sqm) with three bedrooms, including two large (3x4m) ones, a full bathroom (including washing machine and dryer), and a generous kitchen (over 5 lineal meters of kitchen cabinetry) can cost under $160,000, including a building consent.

The MDRS requests smaller net floor areas, and there is no valid justification for not allowing it. The CCC District Plan Objectives call for this diversity as well, so this aspect of the MDRS (no minimum net floor areas) should be integrated into PC14.

I seek the following decision from the Council

I would like CCC to eliminate or drastically reduce the net floor area requirements of homes such as minor dwellings.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 2) To enable the option for individual outdoor living spaces to be smaller in lieu of outdoor living spaces shared or partially shared with neighbouring dwellings.

Therefore, the District Plan needs to be updated to fulfil its Objectives, e.g.

> *"3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".*

there has indeed been a change in housing needs - many people are interested in the convenience and cheaper cost in having a larger shared greenspace, that might even include community gardens. Some "pocket neighbourhoods" or "co-housing" developments even have a shared entertainment area, so that this facility is still available as required.

Many younger people are not interested in the work required to maintain their own outdoor living space. They also do not see the benefit in a smaller area of exclusive use, when they could have a much larger area that is shared. Therefore, It is appreciated that not all people will want this, but that is fine - enough people want it that there should be an option available for it.

This becomes more clearly relevant to the MDRS in point 3) below, but in summary, the MDRS only requires outdoor living space of "Ground floor: 20 m2, 3 m dimension", and CCC has no relevant justification to not allow it, the CCC District Plan Objectives call for this diversity too, so PC14 should allow for at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.

Another acceptable solution would be that the 20sqm outdoor living (required in the MDRS) could be required to be separate outdoor living per dwelling, but then any larger outdoor living area requirement should be allowed to be made up from shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO 2) To enable the option for individual outdoor living spaces to be smaller in lieu of outdoor living spaces shared or partially shared with neighbouring dwellings.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 3) To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).

The current CCC modifications to their District Plan are not sufficient.

Assuming we also had decreased net floor area requirements for these homes (e.g. by 33%), there would be enough space for 3 smaller single storey dwellings per site.
Assuming we also had the option for shared green spaces, there would be plenty of space for 3 smaller single storey dwellings per site.

The MDRS calls for 3 dwellings per site of up to 3 storeys each. While I appreciate more than 1 storey has considerably more sunlight shading issues, 1 storey does not have these issues. Therefore, there is far less risk of introducing higher density of 1 storey dwellings into this zone.
Limiting to 1 storey would also limit the extent of intensification, so would not require such careful consideration of public transport, etc.

I seek the following decision from the Council

I WANT CCC TO 3) To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).

Chapter 14 Residential: 14.4.2.3 Building height

Seek Amendment

My submission is that

Regarding 14.4.2.3 Building height (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO add a provision that IF there are 3 dwellings per 450sqm site (which should also be introduced in combination with this), then they have to reduce building height to a max of 5m.

I support the CCC approach of being far more careful about sunlight shading issues for higher density (3 dwellings per site), but these sunlight shading issues are not a concern for smaller, separate, 1 storey homes (or 5m max height).

The MDRS calls for 3 dwellings per site of up to 3 storeys each. While I appreciate more than 1 storey has considerably more sunlight shading issues, 1 storey does not have these issues. Therefore, there is far less risk to introducing higher density of 1 storey dwellings into this zone.

Therefore, it seems unreasonable for CCC to reject the MRDS in its entirety in Residential Suburban Zone and Residential Suburban Density Transition Zones, when some of it (density) could be effectively incorporated as long as it did not impact on sunlight shading issues (caused by height).

Limiting to 1 storey would also limit the extent of intensification, so would not require such careful consideration of public transport, etc.

I seek the following decision from the Council

I WANT CCC TO add a provision that IF there are 3 dwellings per 450sqm site, then they have to reduce building height to a max of 5m.

Chapter 14 Residential: 14.4.2.5 Outdoor living space

Seek Amendment

My submission is that

Regarding 14.4.2.5 Outdoor living space (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 2) To enable the option for individual outdoor living spaces to be smaller in lieu of outdoor living spaces shared or partially shared with neighbouring dwellings.

Therefore, the District Plan needs to be updated to fulfil its Objectives, e.g.

> *"3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".*

there has indeed been a change in housing needs - many people are interested in the convenience and cheaper cost in having a larger shared greenspace, that might even include community gardens. Some "pocket neighbourhoods" or "co-housing" developments even have a shared entertainment area, so that this facility is still available as required.

Many younger people are not interested in the work required to maintain their own outdoor living space. They also do not see the benefit in a smaller area of exclusive use, when they could have a much larger

area that is shared. Therefore, It is appreciated that not all people will want this, but that is fine - enough people want it that there should be an option available for it.

This becomes more clearly relevant to the MDRS in point 3) below, but in summary, the MDRS only requires outdoor living space of “Ground floor: 20 m2, 3 m dimension”, and CCC has no relevant justification to not allow it, the CCC District Plan Objectives call for this diversity too, so PC14 should allow for at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.

Another acceptable solution would be that the 20sqm outdoor living (required in the MDRS) could be required to be separate outdoor living per dwelling, but then any larger outdoor living area requirement should be allowed to be made up from shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO 2) To enable the option for individual outdoor living spaces to be smaller in lieu of outdoor living spaces shared or partially shared with neighbouring dwellings.

Chapter 14 Residential: 14.4.2.9 Road boundary building setback

Seek Amendment

My submission is that

Regarding 14.4.2.9 Road boundary building setback (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO adopt the MDRS Front yard minimum of 1.5m, replacing the current minimum road boundary building setback of 4.5m.

The current CCC modifications to their District Plan are not sufficient. I had expected to see some alignment with the MDRS in the Residential Suburban Zone, but there was no such provision.

Front yard setback does not affect sunlight shading as height at that point is governed by the recession plane. Front yard setback does not affect Qualifying Matters such as “Low Public Transport Accessibility Area” or “Tsunami Management Area”, etc.

There is no valid matter of concern to reject the MDRS Front yard minimum of 1.5m. As I understand it, CCC can only reject MDRS requirements if there is a valid matter of concern.

I seek the following decision from the Council

I WANT CCC TO adopt the MDRS Front yard minimum of 1.5m, replacing the current minimum road boundary building setback of 4.5m.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.1.1 Zoning qualifying standards (Enhanced Development Mechanism):

I WANT CCC TO 1) permit Qualifying Sites to not just the Residential Suburban Density Transition Zone, but also be ANY Residential Suburban zone.

Due to the new requirements of the MRDS to increase density, I think the EDMs needs to be modified to incorporate as much of the MRDS needs as possible without compromising the CCCs Qualifying matters.
The change requested above does not compromise the CCCs Qualifying matters, as it still ensures it is close to Core Public Transport Routes, etc.

EDMs are already restricted by location in 14.13.1.4 to be close to functional services (shopping malls, Open Space Zones, Core Public Transport Routes, etc), which are far more relevant as they ensure higher functionality is available.
Therefore, there is no need to have EDMs further restricted to be in the RSDT Zone as that has no impact on the functional services available to residents.

I seek the following decision from the Council

I WANT CCC TO 1) permit Qualifying Sites to not just the Residential Suburban Density Transition Zone, but also be ANY Residential Suburban zone.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.5 Minimum unit size, and mix of units (Enhanced Development Mechanism):

I would like CCC to eliminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.

The current PC14 draft by CCC needs further changes.

The current CCC modifications to their District Plan are inadequate because the current net floor area requirements do not align with the District Plan's objectives, which do not justify such large net floor area requirements. e.g. District Plan's objective:

> "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

A home does not need to be so large if it is well designed. Tiny homes and many transportable homes are smaller than the current net floor area requirements, yet they are fully functional spaces that are in demand for their affordability and flexibility. Therefore, the current net floor area requirements do not meet the District Plan's objectives, which call for a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including a choice in housing types, densities, and locations. There has been a shift in housing needs, where house affordability has become a critical issue, and smaller homes like tiny homes and transportable homes have become increasingly popular. However, due to outdated restrictions like this, there is a painful shortage of land available for them.

To illustrate, an 8x3m studio unit (24sqm) with a bathroom, kitchen, bedroom area, and living area can cost under $90,000 to build, including a building consent. A 12x4m unit (48sqm) with two large (3x4m) bedrooms, a full bathroom (including washing machine and dryer), and a spacious kitchen (over 5 lineal meters of kitchen cabinetry) can cost under $140,000, including a building consent. A 14x4m unit (56sqm) with three bedrooms, including two large (3x4m) ones, a full bathroom (including washing machine and dryer), and a generous kitchen (over 5 lineal meters of kitchen cabinetry) can cost under $160,000, including a building consent.

The MDRS requests smaller net floor areas, and there is no valid justification for not allowing it. The CCC District Plan Objectives call for this diversity as well, so this aspect of the MDRS (no minimum net floor areas) should be integrated into PC14.

I seek the following decision from the Council

I would like CCC to eliminate or drastically reduce the net floor area requirements of homes such as minor dwellings.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.7 Outdoor living space (Enhanced Development Mechanism):

I WANT CCC TO 2) To enable the option for individual outdoor living spaces to be smaller in lieu of outdoor living spaces shared or partially shared with neighbouring dwellings.

Therefore, the District Plan needs to be updated to fulfil its Objectives, e.g.

> *"3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".*

there has indeed been a change in housing needs - many people are interested in the convenience and cheaper cost in having a larger shared greenspace, that might even include community gardens. Some "pocket neighbourhoods" or "co-housing" developments even have a shared entertainment area, so that this facility is still available as required.

Many younger people are not interested in the work required to maintain their own outdoor living space. They also do not see the benefit in a smaller area of exclusive use, when they could have a much larger area that is shared. Therefore, It is appreciated that not all people will want this, but that is fine - enough people want it that there should be an option available for it.

This becomes more clearly relevant to the MDRS in point 3) below, but in summary, the MDRS only requires outdoor living space of "Ground floor: 20 m2, 3 m dimension", and CCC has no relevant justification to not allow it, the CCC District Plan Objectives call for this diversity too, so PC14 should allow for at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.

Another acceptable solution would be that the 20sqm outdoor living (required in the MDRS) could be required to be separate outdoor living per dwelling, but then any larger outdoor living area requirement should be allowed to be made up from shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO 2) To enable the option for individual outdoor living spaces to be smaller in lieu of outdoor living spaces shared or partially shared with neighbouring dwellings.

Planning Maps: Wainoni Road: Inappropriate Qualifying Matter of "Low Public Transport Accessibility Area"

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 100 to 193 Wainoni Road (and further afield):

I WANT CCC TO remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads on regular bus stops to the central city, including from 100 to 193 Wainoni Road (and further afield).

Bus 80 goes down Wainoni Road (all in Residential Suburban Zone), with regular bus stops on both sides of the road. Bus 80 comes every 15 minutes (e.g. 8:18am to 8:33am weekdays), from Waimari Beach to the Central City and back (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/). This seems to satisfy the need to be close to public transport that links to the central city.

So it makes no sense to have a Qualifying Matter of "Low Public Transport Accessibility Area" on roads that have regular bus stops to the central city. E.g. Wainoni and Keyes Road. It makes no sense with relation to the District Plan Objectives or stated purpose of Qualifying Matters, and it is not fair when compared to nearby streets with similar or worse bus routes but have no Qualifying Matter of "Low Public Transport Accessibility Area". Evidence given below.

For comparison (click the blue link for the website for proof):

- 38 Lyndhurst Crescent, Wainoni (Medium Density Residential Zone) to Cathedral Square at 6pm would take 31mins on Bus 5, with 12min walk. No Qualifying Matter for Public Transport.
- 183 Wainoni Road, Avondale (Residential Suburban Zone) to Cathedral Square at 6pm would take 25mins on Bus 80, with 1min walk. Or worst case, would take 32mins on Bus 5, with 14min walk.

For another Comparison, Pages Road (running parallel to Wainoni Road), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 5, with regular bus stops on both sides of the road. Bus 5 also comes every 13 minutes (e.g. 8:32am to 8:45am weekdays), from New Brighton to the Central City and back (https://www.metroinfo.co.nz/timetables/5-rolleston-newbrighton/).
Bus 80 has the Qualifying Matter of "Low Public Transport Accessibility Area", whereas Bus 5 does not have this issue, even though it is very similar to Bus 80.

I seek the following decision from the Council

I WANT CCC TO remove the Qualifying Matter of "Low Public Transport Accessibility Area" in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.

Planning Maps: "Water body Setback"

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 135 to 185 Wainoni Road (and further afield):

I WANT CCC TO rezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" because it is less of a risk than places like Marine Parade that are "Medium Density Residential Zone" with the Qualifying Matter of "Coastal Hazard Medium Risk Management Area" applying to the whole property. Most importantly, the Qualifying Matter of "Water body Setback" only applies to a very small (5m wide) part of the properties, so should not negatively affect the whole 70m of the properties.

135 to 185 Wainoni Road (Residential Suburban Zone) have the Northern boundary back on to a very small Network Stream, that the District Plan states should have a setback of 5m. The rest of the property unaffected by this setback is typically about 65m long.
The Water body Setback does not pose much of a flooding risk, as it is intended to actually mitigate flooding risk by draining flood waters away. If there is any flood risk, it is limited to the low area beside the Network Stream, otherwise it would be marked as “Floodplain Hazard Management Area”, which it is not.

Therefore, it does not seem fair to restrict all of these entire properties to Residential Suburban Zone when only 5m out of 65m is affected.
The Water body Setback is already protected by the 5m setback from the District Plan, and with good design, could be maximised and appreciated as an outdoor living greenspace, even in, or particularly in Medium Density Residential use.

NOTE: Public Transport is not a valid reason to limit 157 to 193 Wainoni Road - as addressed earlier, this area is as good or better Public Transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I WANT CCC TO rezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” because it is less of a risk than places like Marine Parade that are “Medium Density Residential Zone” with the Qualifying Matter of “Coastal Hazard Medium Risk Management Area” applying to the whole property. Most importantly, the Qualifying Matter of “Water body Setback” only applies to a very small (5m wide) part of the properties, so should not negatively affect the whole 70m of the properties.

Planning Maps: Wainoni Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 157 to 193 Wainoni Road (and further afield):

I WANT CCC TO rezone this area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” because this is less of a risk than places like Marine Parade that are “Medium Density Residential Zone” with the Qualifying Matter of “Tsunami Management Area” applying to the whole property. Most importantly, the Qualifying Matter of “Tsunami Management Area” only applies to a very small (5m wide) part of the properties, so should not negatively affect the whole 70m of the properties.

Compare 157 to 193 Wainoni Road (with only a small portion being “Tsunami Management Area”) to areas like Marine Parade and others that are Medium Density Residential Zone, yet they have a Qualifying Matter of “Tsunami Management Area” across the entire property, and in addition, some of them have “Coastal Hazard Medium Risk Management Area”.

Evidence:

157 to 193 Wainoni Road (Residential Suburban Zone) have the Northern boundary back on to Chisnalwood School and a very minor network stream, with a small portion of the Northern boundary being lower lying. It is ONLY that small northern portion of these properties that have the Qualifying Matter of “Tsunami Management Area”.
This can be proven by looking at 189 Wainoni Road that is cut in half:

- 2/189 Wainoni Road, Wainoni - this is the Northern half, and is marked with the Qualifying Matter of “Tsunami Management Area”.
- 1/189 Wainoni Road, Wainoni - this is the Southern half, and is NOT marked with the Qualifying Matter of “Tsunami Management Area”.

So there are at least 2 problems with this:

1. 157 to 193 Wainoni Road should be Medium Density Residential Zone, as they have less risks than existing Medium Density Residential Zones like Marine Parade and others, that not only have the risk across their whole property, but also have additional risks that 157 to 193 Wainoni Road does not have. NOTE: Public Transport is not a valid reason to limit 157 to 193 Wainoni Road - as addressed earlier, this area is as good or better Public Transport than existing Medium Density Residential Zones.
2. Entire properties like 157 to 193 Wainoni Road should not be limited to Residential Suburban Zone based on Qualifying Matters that only apply to a small portion of their properties.

I seek the following decision from the Council

I WANT CCC TO rezone this area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” because this is less of a risk than places like Marine Parade that are “Medium Density Residential Zone” with the Qualifying Matter of “Tsunami Management Area” applying to the whole property. Most importantly, the Qualifying Matter of “Tsunami Management Area” only applies to a very small (5m wide) part of the properties, so should not negatively affect the whole 70m of the properties.

Planning Maps: Wainoni Road: Should be MDRZ based on Enhanced Development Mechanism criteria

Seek Amendment

My submission is that

Regarding Planning Map for Properties from ~100 to ~300 Wainoni Road (and further afield):

~100 to ~300 Wainoni Road (and further afield) is close to all required amenities - closer than many other areas that are already “Medium Density Residential Zone”.
Therefore, I WANT CCC TO rezone this area to “Medium Density Residential Zone”.

The MDRS does not have such a good amenities list as the CCC District Plan 14.13 Enhanced Development Mechanism (EDM), which we will use as a comparison that passes on all 4 tests:

- 800 metres EDM walking distance of a supermarket: Yes, using Pak n Save Wainoni.
- 800 metres EDM walking distance of either a primary or intermediate school: Yes, using Chisnallwood Intermediate.

- 400 metres EDM walking distance of an Open Space Zone that has an area greater than 4000m²: Yes, using either Shortland Playground (6200sqm), or Wainoni Park (54,000sqm)
- 600 metres EDM walking distance of an EDM core public transport route: Yes, Bus route 80 travels down the full length of Wainoni Road (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/).

This proves that ~100 to ~300 Wainoni Road is close to all required amenities.

This can be compared to areas like around Niagara Street, Wainoni, which are "Medium Density Residential Zone", but pass only 1 of the 4 EDM tests above: No close supermarket, No close school, No close Open Space Zone, has a close Bus Route.

Combined with previous issues discussed about Qualifying Matters being less than or equal to proposed "Medium Density Residential Zones", there is a strong case that Properties from ~100 to ~300 Wainoni Road (and further afield) should also be "Medium Density Residential Zone".

I seek the following decision from the Council

~100 to ~300 Wainoni Road (and further afield) is close to all required amenities - closer than many other areas that are already "Medium Density Residential Zone".
Therefore, I WANT CCC TO rezone this area to "Medium Density Residential Zone".

Planning Maps: Keyes Road: Inappropriate Qualifying Matter of "Low Public Transport Accessibility Area"

Seek Amendment

My submission is that

Regarding Planning Map for Properties for all of Keyes Road (and further afield):

I WANT CCC TO remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads on regular bus stops to the central city, including on all of Keyes Road (and further afield).

Bus 60 goes down Keyes Road (most of which is in Residential Suburban Zone), with regular bus stops on both sides of the road. Bus 60 comes every 15 minutes, from New Brighton to the Central City and back (https://www.metroinfo.co.nz/timetables/60-hillmorton-southshore/). This seems to satisfy the need to be close to public transport that links to the central city.

So it makes no sense to have a Qualifying Matter of "Low Public Transport Accessibility Area" on roads that have regular bus stops to the central city. E.g. Wainoni and Keyes Road. It makes no sense with relation to the District Plan Objectives or stated purpose of Qualifying Matters, and it is not fair when compared to nearby streets with similar or worse bus routes but have no Qualifying Matter of "Low Public Transport Accessibility Area". Evidence given below.

For comparison:

- 17 Tonks Street, New Brighton (Medium Density Residential Zone) to Cathedral Square at 6pm would take 41mins on Bus 60, with 12min walk. No Qualifying Matter for Public Transport.

- 270 Keyes Road, New Brighton (Residential Suburban Zone) to Cathedral Square at 6pm would take 31mins on Bus 60, with 1min walk. Or worst case, would take 35mins on Bus 5, with 12min walk. Both options are better than 17 Tonks Street.

For another Comparison,
Marine Parade (even North of Rawhiti Domain), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 135, with regular bus stops on both sides of the road. Bus 135 also comes much less frequently - every 60 minutes (e.g. 7:45am to 8:45am weekdays), from New Brighton to the Palms - it does NOT go to the central city (https://www.metroinfo.co.nz/timetables/135-new-brighton-the-palms/).

Bus 60 has the Qualifying Matter of “Low Public Transport Accessibility Area”, whereas Bus 135 does not have this issue, even though it has far lower “Public Transport Accessibility” than Bus 80.

I seek the following decision from the Council

I WANT CCC TO remove the Qualifying Matter of “Low Public Transport Accessibility Area” on all roads on regular bus stops to the central city, including on all of Keyes Road (and further afield).

Planning Maps: Keyes Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for the Residential Suburban portion of Keyes Road (and further afield):

I WANT CCC TO 6) rezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone” because the Qualifying Matter of “Tsunami Management Area” is not sufficient risk by itself as it is less of a risk than places like Marine Parade and 286 to 388 Keyes Road that are “Medium Density Residential Zone” with the Qualifying Matter of “Coastal Hazard Medium Risk Management Area” applying to the whole property and also “Tsunami Management Area”.

NOTE: Public Transport is not a valid reason to limit Keyes Road - as addressed earlier, this area is as good or better Public Transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I WANT CCC TO 6) rezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone” because the Qualifying Matter of “Tsunami Management Area” is not sufficient risk by itself as it is less of a risk than places like Marine Parade and 286 to 388 Keyes Road that are “Medium Density Residential Zone” with the Qualifying Matter of “Coastal Hazard Medium Risk Management Area” applying to the whole property and also “Tsunami Management Area”.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Zsuzsanna **Last name:** Hajnal

Prefered method of contact Email

Consultation Document Submissions

Provision: Planning Maps

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*:**
Please see the attached pdf for my submissions

My submission is that:
Please see the attached pdf for my submissions

Attached Documents

Name
Zsuzsa PC14 Submission

Submissions:

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO 1) To decrease the net floor area requirements of these homes (e.g. by 33%).
The current net floor area requirements are not aligned with the MDRS which has no such restrictions. I would like CCC to reduce the required net floor area for homes by 33%, as the current requirements are not in line with the MDRS and do not align with the District Plan's objectives that say:

> District Plan's Objectives, e.g. *"3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".*

The current modifications made by CCC to their District Plan are inadequate. There is no justification in the District Plan's objectives for such large net floor area requirements, as smaller, well-designed homes can be just as functional and are just as in demand. The need for smaller homes has become critical due to house affordability issues, and Tiny Homes and Transportable Homes have become popular alternatives. However, outmoded restrictions such as current net floor area requirements have resulted in a critical shortage of land for such homes. To address this, I propose incorporating the MDRS's request for smaller net floor areas into PC14. For instance, an 8x3m studio unit with all amenities and a 24sqm area can cost under $90,000, while a 14x4m unit with 3 bedrooms, a full bathroom, and a generous kitchen can cost under $160,000.

I seek the following decision from the Council

I would like CCC to reduce the required net floor area for homes by 33%, as the current requirements are not in line with the MDRS and do not align with the District Plan's objectives.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO Allow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.
Many younger individuals are uninterested in maintaining their own outdoor living area and prefer a larger shared space. Pocket neighbourhoods and co-housing developments often offer a shared entertainment area that is available as needed. As a result, the District Plan must be updated to meet its objectives, including offering a range of housing opportunities to meet the diverse needs of Christchurch residents.

> "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

This is particularly relevant to the MDRS, where the CCC has no valid reason to disallow the required 20 m2 outdoor living space. The CCC District Plan Objectives also call for diversity, so PC14 should permit a portion of outdoor living spaces to be satisfied by shared greenspaces. For example, the 20 m2 outdoor living area required by the MDRS could be designated as separate outdoor living per dwelling, but any larger outdoor living area requirements could be fulfilled by shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO Allow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I am requesting that CCC allow up to three dwellings per 450sqm site as a permitted activity (more in line with the MDRS), rather than the current limit of two (one residential unit and one minor dwelling), as long as the dwellings are limited to one storey or a height of 4-5m.

The current CCC modifications to their District Plan do not go far enough. In the Residential Suburban Zone I expected to see some alignment with the MDRS but there was nothing.

While the MDRS recommends up to three storeys per site, I believe that allowing only one storey would address concerns about shading and minimize risks associated with higher density. It would also simplify considerations regarding public transport. By reducing the net floor area requirements by 33% and incorporating shared green spaces, there should be sufficient space for three smaller, single-storey dwellings on each site.

I seek the following decision from the Council

That CCC allow up to three dwellings per 450sqm site as a permitted activity (more in line with the MDRS), rather than the current limit of two (one residential unit and one minor dwelling), as long as the dwellings are limited to one storey or a height of 4-5m.

Chapter 14 Residential: 14.4.2.3 Building height

Seek Amendment

My submission is that

Regarding 14.4.2.3 Building height (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like the CCC to consider limiting building height to a maximum of 5m for areas with 3 dwellings per 450sqm site.

The MDRS allows for up to 3 storeys for each site, but I believe that a one-storey dwelling would be more appropriate for this zone as it would not pose significant sunlight shading issues. While I agree with the CCC's approach to being cautious about higher density, it should not reject the entire MDRS, especially since a lower density of one-storey homes would not cause any shading concerns.

Incorporating some aspects of the MDRS, such as density, into the Residential Suburban Zone and Residential Suburban Density Transition Zones would be feasible if the height limitations were followed to avoid shading issues. Limiting the height to one storey would also ease concerns regarding public transportation and other infrastructure considerations, as there would be less intensification.

I seek the following decision from the Council

I would like the CCC to consider limiting building height to a maximum of 5m for areas with 3 dwellings per 450sqm site.

Chapter 14 Residential: 14.4.2.5 Outdoor living space

Seek Amendment

My submission is that

Regarding 14.4.2.5 Outdoor living space (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I WANT CCC TO Allow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.
Many younger individuals are uninterested in maintaining their own outdoor living area and prefer a larger shared space. Pocket neighbourhoods and co-housing developments often offer a shared

entertainment area that is available as needed. As a result, the District Plan must be updated to meet its objectives, including offering a range of housing opportunities to meet the diverse needs of Christchurch residents.

> "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

This is particularly relevant to the MDRS, where the CCC has no valid reason to disallow the required 20 m2 outdoor living space. The CCC District Plan Objectives also call for diversity, so PC14 should permit a portion of outdoor living spaces to be satisfied by shared greenspaces. For example, the 20 m2 outdoor living area required by the MDRS could be designated as separate outdoor living per dwelling, but any larger outdoor living area requirements could be fulfilled by shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO Allow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.

Chapter 14 Residential: 14.4.2.9 Road boundary building setback

Seek Amendment

My submission is that

Regarding 14.4.2.9 Road boundary building setback (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to decrease the minimum distance between the road boundary and buildings from 4.5m to 1.5m, which is the minimum requirement for the MDRS Front yard. The height at that point is regulated by the recession plane.

The current changes to the CCC's District Plan are insufficient.

To my understanding, CCC can only decline the MDRS requirements if there is a valid concern. There is no such concern for rejecting the MDRS Front yard minimum of 1.5m. The setback of the front yard does not impact shading due to the fact that the height is regulated by the recession plane. The front yard setback does not impact Qualifying Matters such as "Low Public Transport Accessibility Area" or "Tsunami Management Area," among others.

I seek the following decision from the Council

I would like CCC to decrease the minimum distance between the road boundary and buildings from 4.5m to 1.5m, which is the minimum requirement for the MDRS Front yard. The height at that point is regulated by the recession plane.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.1.1 Zoning qualifying standards (Enhanced Development Mechanism):

I am urging CCC to reconsider their current policy regarding the location of Qualifying Sites for EDMs. It is my belief that these sites should be permitted in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone.

While I understand the need for EDMs to be located near functional services such as shopping malls, Open Space Zones, and Core Public Transport Routes, I do not believe that restricting them to the RSDT Zone is necessary. This limitation does not have any positive impact on the availability of these services to residents.

Given the new requirements of the MRDS to increase density, I feel that the EDMs policy should be updated to better address these needs without compromising the CCC's Qualifying matters. The proposed change to allow Qualifying Sites in any Residential Suburban zone does not compromise the CCC's Qualifying matters, as it still ensures that EDMs are located close to Core Public Transport Routes and other essential services.

I seek the following decision from the Council

I am urging CCC to reconsider their current policy regarding the location of Qualifying Sites for EDMs. It is my belief that these sites should be permitted in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.5 Minimum unit size, and mix of units (Enhanced Development Mechanism):

I WANT CCC TO 1) To decrease the net floor area requirements of these EDM homes (e.g. by 33%). The current net floor area requirements are not aligned with the MDRS which has no such restrictions.

I would like CCC to reduce the required net floor area for homes by 33%, as the current requirements are not in line with the MDRS and do not align with the District Plan's objectives that say:

> District Plan's Objectives, e.g. *"3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".*

The current modifications made by CCC to their District Plan are inadequate. There is no justification in the District Plan's objectives for such large net floor area requirements, as smaller, well-designed homes can be just as functional and are just as in demand. The need for smaller homes has become critical due to house affordability issues, and Tiny Homes and Transportable Homes have become popular alternatives. However, outmoded restrictions such as current net floor area requirements have resulted in a critical shortage of land for such homes. To address this, I propose incorporating the MDRS's request for smaller net floor areas into PC14. For instance, an 8x3m studio unit with all amenities and a 24sqm area can cost under $90,000, while a 14x4m unit with 3 bedrooms, a full bathroom, and a generous kitchen can cost under $160,000.

I seek the following decision from the Council

I would like CCC to reduce the required net floor area for EDM homes by 33%, as the current requirements are not in line with the MDRS and do not align with the District Plan's objectives.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.7 Outdoor living space (Enhanced Development Mechanism):

I WANT CCC TO Allow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.
Many younger individuals are uninterested in maintaining their own outdoor living area and prefer a larger shared space. Pocket neighbourhoods and co-housing developments often offer a shared entertainment area that is available as needed. As a result, the District Plan must be updated to meet its objectives, including offering a range of housing opportunities to meet the diverse needs of Christchurch residents.

> "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

This is particularly relevant to the MDRS, where the CCC has no valid reason to disallow the required 20 m2 outdoor living space. The CCC District Plan Objectives also call for diversity, so PC14 should permit a portion of outdoor living spaces to be satisfied by shared greenspaces. For example, the 20 m2 outdoor living area required by the MDRS could be designated as separate outdoor living per dwelling, but any larger outdoor living area requirements could be fulfilled by shared outdoor living areas.

I seek the following decision from the Council

I WANT CCC TO Allow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.

Planning Maps: Wainoni Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 100 to 193 Wainoni Road (and further afield):

I am wanting CCC to remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads that have regular bus stops to the central city, such as in this region from 100 to 193 Wainoni Road (and beyond). It is simply not accurate.

Bus 80 arrives every 15 minutes (such as from 8:18 am to 8:33 am weekdays), from Waimari Beach to the Central City and back (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/). Bus 80 travels down Wainoni Road (in a Residential Suburban Zone), with regular bus stops on both sides of the road. This seems to satisfy the requirement to be near public transportation that connects to the central city.

For contrast, Pages Road (running parallel to Wainoni Road), is a Medium Density Residential Zone, and is also serviced by a single Bus route - Bus 5, with regular bus stops on both sides of the road. Bus 5 also arrives every 13 minutes (such as from 8:32 am to 8:45 am weekdays), from New Brighton to the Central City and back (https://www.metroinfo.co.nz/timetables/5-rolleston-newbrighton/).
Bus 80 has the Qualifying Matter of "Low Public Transport Accessibility Area", whereas Bus 5 does not have this issue, despite being very similar to Bus 80.

Therefore, Wainoni and Keyes Road are clearly on roads that have regular bus stops to the central city. It is unjust when compared to nearby streets with similar or worse bus routes but have no Qualifying Matter of "Low Public Transport Accessibility Area" and it is illogical in relation to the District Plan Objectives or the stated purpose of Qualifying Matters.

I seek the following decision from the Council

I am wanting CCC to remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads that have regular bus stops to the central city, such as in this region from 100 to 193 Wainoni Road (and beyond). It is simply not accurate.

Planning Maps: Wainoni Road: “Water body Setback”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 135 to 185 Wainoni Road (and further afield):

I request that CCC rezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone". This is because the current zoning of "Residential Suburban Zone" is not justified due to the qualifying matter of "Water body Setback" only affecting a small 5m wide part of the properties. In contrast, other areas like Marine Parade that are already zoned as "Medium Density Residential Zone" have a higher risk factor with the qualifying matter of "Coastal Hazard Medium Risk Management Area" applying to the whole property.

The Northern boundary of 135 to 185 Wainoni Road (currently zoned as "Residential Suburban Zone") is adjacent to a small Network Stream. According to the District Plan, this area should have a setback of 5m. However, the rest of the property, which is typically around 65m long, is unaffected by this setback. It is not reasonable to restrict the entire property to the "Residential Suburban Zone" when only a small portion is affected.

The Water body Setback is already protected by the 5m setback from the District Plan, and with good design, it could be used as an outdoor living greenspace, especially in a Medium Density Residential setting. Additionally, the Water body Setback does not pose a significant flooding risk. In fact, it mitigates flooding risk by draining flood waters away. If there were any flood risk, it would be limited to the low area beside the Network Stream, which would then be designated as a "Floodplain Hazard Management Area," which it is not.

I want to point out that Public Transport is not a valid reason to limit the area between 157 to 193 Wainoni Road. This area has comparable or better Public Transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I request that CCC rezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone". This is because the current zoning of "Residential Suburban Zone" is not justified due to the qualifying matter of "Water body Setback" only affecting a small 5m wide part of the properties. In contrast, other areas like Marine Parade that are already zoned as "Medium Density Residential Zone" have a higher risk factor with the qualifying matter of "Coastal Hazard Medium Risk Management Area" applying to the whole property.

Planning Maps: Wainoni Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 135 to 185 Wainoni Road (and further afield):

I urge the CCC to reconsider the zoning of the area from 157 to 193 Wainoni Road and beyond. Currently, these properties are restricted to “Residential Suburban Zone”, despite the fact that only a small portion of the northern boundary is marked with the Qualifying Matter of "Tsunami Management Area", not the whole property. This restriction is unfair and unjustified. This area should be “Medium Density Residential Zone”.

157 to 193 Wainoni Road (Residential Suburban Zone) have the Northern boundary back on to Chisnalwood School and a very minor network stream, with a small portion of the Northern boundary being lower lying. It is ONLY that small northern portion of these properties that have the Qualifying Matter of “Tsunami Management Area”.

In contrast, other areas like Marine Parade, which are designated as Medium Density Residential Zones, have the Qualifying Matter of "Tsunami Management Area" across the entire property, and some even have "Coastal Hazard Medium Risk Management Area". This makes it clear that the current zoning of 157 to 193 Wainoni Road is unjustifiable, given that it has fewer risks than the existing Medium Density Residential Zones.

Furthermore, the area has good access to public transport, which is just as good or better than existing Medium Density Residential Zones. Therefore, public transport should not be a valid reason to limit the zoning of 157 to 193 Wainoni Road.

I urge the CCC to rezone the area to "Medium Density Residential Zone" as soon as possible. This will ensure that development in this area are not unfairly restricted and future residents can enjoy the cost benefits that come with living in a Medium Density Residential Zone. Thank you for your attention to this matter.

I seek the following decision from the Council

I urge the CCC to reconsider the zoning of the area from 157 to 193 Wainoni Road and beyond. Currently, these properties are restricted to “Residential Suburban Zone”, despite the fact that only a small portion of the northern boundary is marked with the Qualifying Matter of "Tsunami Management Area", not the whole property. This restriction is unfair and unjustified. This area should be “Medium Density Residential Zone”.

Planning Maps: Wainoni Road: Should be MDRZ based on Enhanced Development Mechanism criteria

Seek Amendment

My submission is that

Regarding Planning Map for Properties from ~100 to ~300 Wainoni Road (and further afield):

I WANT CCC TO rezone this area from ~100 to ~300 Wainoni Road (and further afield), to “Medium Density Residential Zone” because it is close to all required amenities - closer than many other areas that are already “Medium Density Residential Zone”.

It should be recognised that ~100 to ~300 Wainoni Road is close to all required amenities. The MDRS does not have such a good amenities list as the CCC District Plan 14.13 Enhanced Development Mechanism (EDM), which we will use as a comparison that passes on all 4 tests:

- 800 metres EDM walking distance of a supermarket: Yes, using Pak n Save Wainoni.
- 800 metres EDM walking distance of either a primary or intermediate school: Yes, using Chisnallwood Intermediate.
- 400 metres EDM walking distance of an Open Space Zone that has an area greater than 4000m²: Yes, using either Shortland Playground (6200sqm), or Wainoni Park (54,000sqm)
- 600 metres EDM walking distance of an EDM core public transport route: Yes, Bus route 80 travels down the full length of Wainoni Road (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/).

This can be compared to areas like around Niagara Street, Wainoni, which are “Medium Density Residential Zone”, but pass only 1 of the 4 EDM tests above: No close supermarket, No close school, No close Open Space Zone, has a close Bus Route.
Combined with previous issues discussed about Qualifying Matters being less than or equal to proposed “Medium Density Residential Zones”, there is a strong case that Properties from ~100 to ~300 Wainoni Road (and further afield) should also be “Medium Density Residential Zone”.

I seek the following decision from the Council

I WANT CCC TO rezone this area from ~100 to ~300 Wainoni Road (and further afield), to “Medium Density Residential Zone” because it is close to all required amenities - closer than many other areas that are already “Medium Density Residential Zone”.

Planning Maps: Keyes Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for all of Keyes Road (and further afield):

I am wanting CCC to remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads that have regular bus stops to the central city, such as on all of Keyes Road (and beyond). It is simply not accurate.

Bus 60 goes down Keyes Road (most of which is in Residential Suburban Zone), with regular bus stops on both sides of the road. Bus 60 comes every 15minutes, from New Brighton to the Central City and back (https://www.metroinfo.co.nz/timetables/60-hillmorton-southshore/). This seems to satisfy the need to be close to public transport that links to the central city.

For Comparison, Marine Parade (even North of Rawhiti Domain), is Medium Density Residential Zone, and is also serviced by a single Bus - Bus 135, with regular bus stops on both sides of the road. Bus 135 also comes much less frequently - every 60 minutes (e.g. 7:45am to 8:45am weekdays), from New Brighton to the Palms - it does NOT go to the central city (https://www.metroinfo.co.nz/timetables/135-new-brighton-the-palms/).

Therefore, Wainoni and Keyes Road are clearly on roads that have regular bus stops to the central city. It is unjust when compared to nearby streets with similar or worse bus routes but have no Qualifying Matter of "Low Public Transport Accessibility Area" and it is illogical in relation to the District Plan Objectives or the stated purpose of Qualifying Matters.

I seek the following decision from the Council

I am wanting CCC to remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads that have regular bus stops to the central city, such as on all of Keyes Road (and beyond). It is simply not accurate.

Planning Maps: Keyes Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for the Residential Suburban portion of Keyes Road (and further afield):

My request to CCC is to rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone". This is because the risk posed by the "Tsunami Management Area" is not significant enough on its own, especially when compared to other areas like Marine Parade and 286 to 388 Keyes Road, which are already designated as "Medium Density Residential Zone" with the additional qualification of "Tsunami Management Area" and "Coastal Hazard Medium Risk Management Area" covering the entire property.

I would also like to point out that the availability of public transport should not be used as a reason to limit the area from 157 to 193 Wainoni Road, as this location offers comparable or even better public transport options than the existing Medium Density Residential Zones.

I seek the following decision from the Council

My request to CCC is to rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone". This is because the risk posed by the "Tsunami Management Area" is not significant enough on its own, especially when compared to other areas like Marine Parade and 286 to 388 Keyes Road, which are already designated as "Medium Density Residential Zone" with the additional qualification of "Tsunami Management Area" and "Coastal Hazard Medium Risk Management Area" covering the entire property.

Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Fred **Last name:** Coughlan

On behalf of: Wolfbrook

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**
Refer to attached submission.

My submission is that:
Refer to attached submission.

Provision: Chapter 3 Strategic Directions

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*:**
Refer to attached submission.

My submission is that:
Refer to attached submission.

Provision: Planning Maps

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*:**
Refer to attached submission.

My submission is that:
Refer to attached submission.

Attached Documents

Name
PC14 Submission - Wolfbrook - Signed

WOLFBROOK
RESIDENTIAL

12 May 2023

Christchurch City Council

Attention:
Chief Executive
Independent Hearing Panel

SUBMISSION TO CHRISTCHURCH CITY COUNCIL ON PROPOSED PLAN CHANGE 14 - HOUSING & BUSINESS CHOICE PLAN CHANGE (PC14)

Thank you for the opportunity to make this submission on Plan Change 14 (PC14) of the operative Christchurch District Plan.

1.0 BRIEF INTRODUCTION

1.1 The following submission on PC14 is made on behalf of Wolfbrook Residential Limited (**Wolfbrook**).

1.2 Wolfbrook was formed in 2020 for the purpose of building high-quality developments across New Zealand. The Directors have spent most of their professional careers in the property sector and, between them, hold one of New Zealand's largest privately-owned residential property portfolios. To date Wolfbrook have built 500 townhouses focusing on residential investments. We are the third largest residential property developer in Christchurch and ninth in NZ.

2.0 KEY DRIVERS

2.1 Certainty, predictability and transparency for resource consent processes and interactions with the council are key for Wolfbrook (and indeed the wider development community). Because plan making provides the framework for resource consenting, developing an effective and efficient approval pathway for residential development in all forms and shapes is fundamental for Wolfbrook.

2.2 Wolfbrook moves at pace to maximise the delivery of new housing. There is little room in the schedule for unanticipated complexity or delay. Holding costs and delays in consenting, which can be in the order of thousands of dollars (or more) a

WOLFBROOK RESIDENTIAL

week per site, must either be absorbed or priced into housing developments.

2.3 Navigating resource consenting, including notification risk, processing delays, design iteration, and associated costs and uncertainty, is a key challenge.

2.4 With this in mind, our review of the PC14 provisions suggests a number of opportunities, but overwhelmingly identifies areas of fundamental concern.

3.0 SUMMARY

3.1 This submission **opposes in part** the proposed provisions in PC14. Wolfbrook are concerned that the proposed re-zoning of Christchurch for medium and high-density represents a stumbling start towards achieving council's stated intention for PC14 to *"enable more development in the city's existing urban footprint"*[1].

3.2 Wolfbrook strongly supports the implementation of housing intensification direction in the National Policy Statement on Urban Development 2020 (NPS-UD) and the Medium Density Residential Standards (MDRS)[2]. These statutory tools intend (among other things) to enable the efficient use of land for affordable housing choice and variation, to reframe amenity effects towards anticipated development, and to provide for well-functioning future urban environments.

3.3 Successful implementation will require a market led response. Wolfbrook takes its responsibility and the permissiveness afforded by the MDRS seriously and strives for good urban outcomes in all its housing developments. Wolfbrook is well placed to deliver much needed housing supply and has a number of new builds underway, several developments in resource consenting, and several sites at feasibility stage.

3.4 Wolfbrook acknowledges that the permissive intensification direction of the MDRS and its blanket approach is a difficult change for councils. This is especially so for Christchurch, who have been a leader in enabling medium density development around the Central City by implementing the Christchurch Central Recovery Plan.

3.5 However, it is concerning that council failed to fulfil its statutory intensification obligations in notifying their Intensification Planning Instrument (IPI) by August 2022 and has since watered down the MDRS. Ultimately the red tape in PC14 risks deepening the housing crisis and encouraging developers away from Christchurch.

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[1] District Plan changes: Housing and Business Choice (Plan Change 14) Heritage (Plan Change 13) Consultation document.

[2] Introduced in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

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4.0 RELIEF SOUGHT

4.1 In summary, Wolfbrook seek the following relief from the Independent Hearing Panel:

(a) Accept the provisions of PC14 that implement or go beyond the MDRS.

(b) Amend the PC14 density provisions with no statutory or evidential merit MDRS to reflect the drafting in Schedule 3A of the RMA.

(c) Delete the blunt city-wide Sunlight Access Qualifying Matter.

(d) Delete the Public Transport Accessibility Restriction Qualifying Matter.

(e) Permit building heights of at least 20m in the High Density Residential Zone within the City Centre to give effect to Policy 3 of the NPS-UD.

(f) Consider other drafting clarifications and changes noted in this submission.

4.2 Wolfbrook also respectfully request that Christchurch City Council apply to the Environment Court (as provided for by section 86D of the RMA) for the MDRS permitted activity rules to have immediate legal effect, excluding Qualifying Matter areas (other than the Sunlight Access and Public Transport Accessibility Restriction Qualifying Matters, as these have no statutory or evidential merit).

4.3 The reasons in support of the relief requested in this submission on PC14 follow.

5.0 AREAS OF SUPPORT OR PARTIAL SUPPORT

5.1 Height and density standards more enabling than the MDRS are supported by Wolfbrook, including:

(a) Reduced outdoor living space for studios and 1-bedroom units. Allowing for internal balconies and communal roof-top gardens would also be a positive step to enable innovation and flexibility.

(b) Building coverage of 60% in High Density residential areas. However, this should not be tied to complex thresholds. Further, residential areas within the City Centre (bounded by the '4 Avenues') should not have limits on building coverage as this is a step back from that currently permitted[3].

(c) Higher building heights in all zones. However, the proposed 14m permitted height falls short of the 20m required by Policy 3 of the NPS-UD, and the

[3] The Christchurch District Plan does not currently include maximum site coverage requirements for the Residential Central City Zone (RCC). The proposal to include a maximum building coverage is therefore more restrictive than the existing framework.

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confusing 12m, 14m, 20m and 32m thresholds (including setbacks, building separation, height in relation to boundary, and wind) need simplifying. Stepping of buildings is costly with added engineering and waterproofing requirements and height and density standards should not drive towards this outcome and instead should maximize the efficient use of land and enable the use of simple building and construction methods.

5.2 **The relief sought is to accept and improve the more enabling height and density standards as outlined above.**

6.0 AREAS OF OPPOSITION

6.1 The following sections of this submission cover:

(a) Less enabling MDRS & non-MDRS additions

(b) Qualifying matters

(c) Discretionary activity

(d) Notification

(e) Financial contribution – tree canopy cover

(f) Other matters

7.0 LESS ENABLING MDRS & NON-MDRS ADDITIONS

7.1 Wolfbrook submit that the permitted density standards in PC14 should not be any less enabling than existing provisions for residential areas within and around the Central City and in turn more enabling than those in other smaller centres. That is a logical hierarchy and reflects the intent of the NPS-UD. Council should not be trying to claw back from the Christchurch Central Recovery Plan by adding red tape that was previously removed.

7.2 The density standards (e.g. High Density Rule P1) have also overreached and will overly complicate resource consenting. The additions and changes drawing over the MDRS conflict with Schedule 3A, clause 2(2) of the RMA – *There must be no other density standards included in a district plan additional to those set out in part 2 of this schedule relating to a permitted activity for a residential unit or building*.

7.3 This includes:

(a) Height in relation to boundary

(b) Landscaping

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(c) Tree canopy (non-MDRS)

(d) Windows to the street

(e) Outdoor living

(f) Setbacks

(g) Habitable space (non-MDRS)

(h) Building separation (non-MDRS)

7.4 While it is accepted that a restricted discretionary activity (such as Rule R2) may impose additional density controls, it is submitted that satisfying the residential design principles (a matter of discretion in PC14) is sufficient to manage residual density effects during the resource consent process to achieve good outcomes.

7.5 **The relief sought is to amend and clarify the permitted built form standards in line with the MDRS, keep the current more enabling provisions around the City Centre, and delete the less enabling modifications and/or non-MDRS additions.**

8.0 QUALIFYING MATTERS

8.1 Wolfbrook is very concerned that PC14 excludes 44% of the city (or 68,000 current dwellings)[4] from medium and high-density housing development. This is at odds with the direction provided by Central Government in the RMA and the NPS-UD[5].

8.2 The ability to influence *"To what extent a property or area should be either more, or less enabled for development through Policy 3 of the NPS-UD"*[6] is misunderstood in PC14 and inconsistent with national level urban policy direction and the MDRS.

9.0 SUNLIGHT ACCESS QUALIFYING MATTER

9.1 Wolfbrook supports good urban design and solar access for future residents of its developments, including the energy efficiency, health, and feel-good benefits of sunlight. However, this can be achieved and potential effects on neighbours appropriately managed by implementing the MDRS height in relation to boundary.

9.2 The blunt city-wide Sunlight Access Qualifying Matter is poorly conceived, poorly evidenced, and focuses on the wrong issue. The key issue is not the political or emotive fairness debate between Christchurch and Auckland that the media has sensationalised; the key issue is balancing shading with the efficient use of land.

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[4] Stuff.

[5] Refer to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

[6] District Plan changes: Housing and Business Choice (PC14) Heritage (PC13) Consultation document.

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9.3 The suggested aim to give Christchurch developments under the MDRS the same amount of sunlight access as Auckland developments should be given little (if any weighting). Indeed, this aim does not promote equality, it creates inequality (to varying degrees) because all other Tier 1 local authorities have correctly implemented the MDRS – most notably the most southern Selwyn District. The fairness debate is not grounded in effects-based management under the RMA.

9.4 It is submitted that the height in relation to boundary standards in PC14:

(a) Are based on a flawed assessment of shading effects in Appendix 35 of the Section 32 Report;

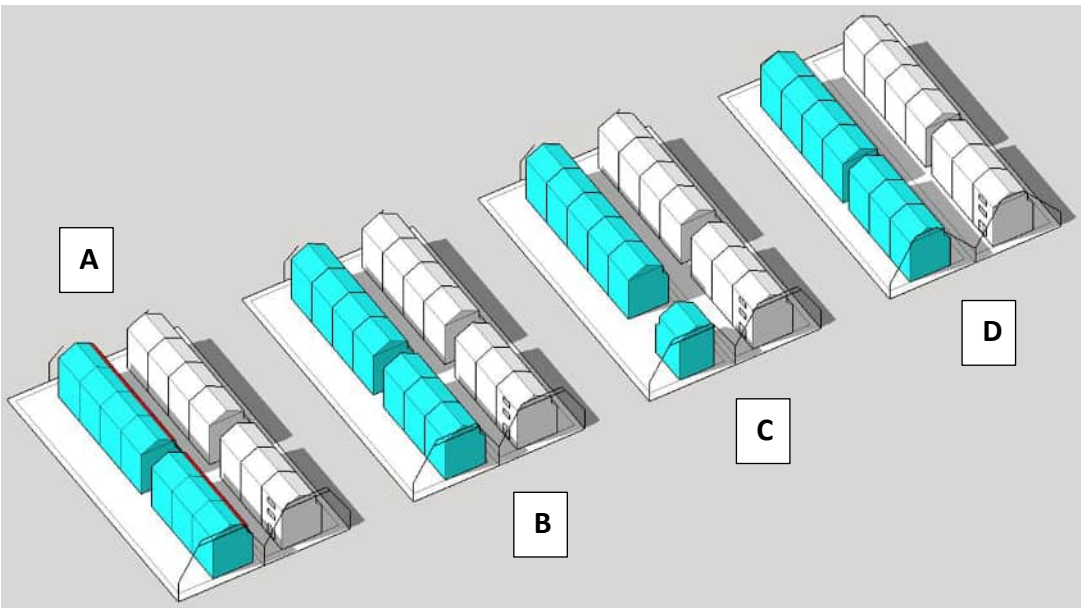
(b) Narrowly focus on east-west orientated development at the Equinox, while finding there is little regional difference at other orientations, and for all orientations in summer and winter. No quantification of sites impacted by these narrow parameters is provided, but it is certainly not the whole city.

(c) Overly focuses on the shading effects of 3-storeys as a worst-case blanket concern, but the city will unlikely be blanketed in 3-storey developments as per m^2 development costs are considerably higher than building 2-storeys.

(d) Will lead to perverse urban design outcomes; and

(e) Diminishes realising the maximum benefits of intensification.

9.5 The following illustration is based on the site layout and buildings used in the solar model in Appendix 35 of the Section 32 Report. Modelled on an east-west orientation on the Equinox (23 September) at midday for direct comparison.



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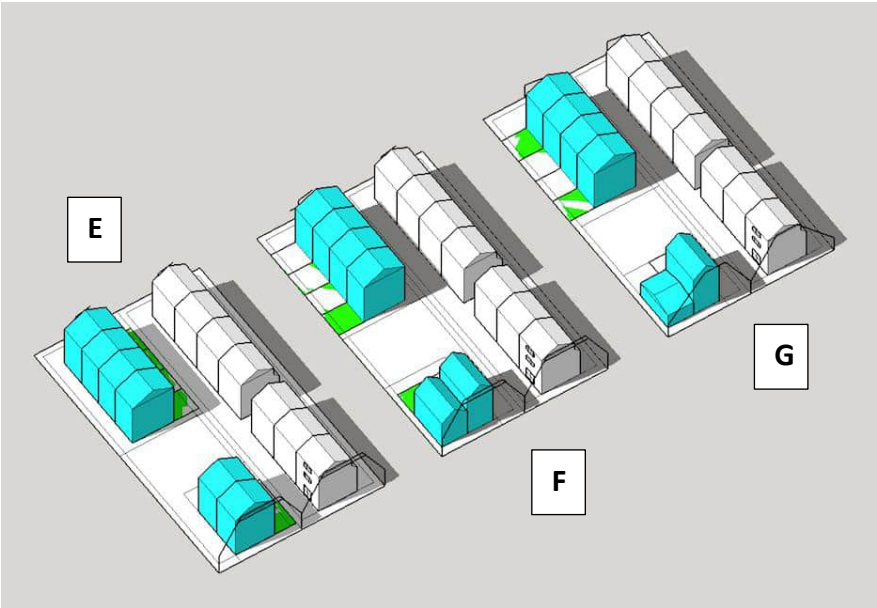
A = The MDRS solar model in Appendix 35 of the Section 32 Report (blue units) with a 300mm foundation added resulting in a height in relation to boundary infringement (red).

B = The corrected MDRS model shifting the blue units to 1.5m off the boundary as a result of the change in A. Note it achieves 1m^2 of sunlight at ground level for the neighbouring building (white units).

C = An MDRS urban design outcome with the front unit positively addressing the street applying urban design guidance. Note some further solar gain improvements.

D = The PC14 solar model in Appendix 35 of the Section 32 Report. Note adjustments had to be made to move the blocks closer together to fit the 3m + 55-degree height in relation to boundary. This is a poorer urban design outcome, which would likely result in having to drop a residential unit.

9.6 The following illustration is based on the site layout and building typologies used in the capacity model in Appendix 35 of the Section 32 Report. Modelled on an east-west orientation on the Equinox (23 September) at midday for direct comparison.



E = The MDRS capacity model in Appendix 35 of the Section 32 Report (blue units). Note allowing for properly dimensioned car parking and isle width only 6 units fit, not 7 units as per Appendix 35.

F = An MDRS urban design outcome with the front units positively addressing the street, flipped with outdoor living ideally orientated to the north and access provided on the south boundary, thus applying urban design guidance and allowing a more direct comparison with the previous solar study in A – D. Note one unit is 2-storey to avoid a height in relation to boundary infringement.

G = The PC14 solar model in Appendix 35 of the Section 32 Report applying the urban design outcomes in F (above). Note only 5 residential units fit, the front unit has a single storey lean too. This scenario demonstrates the potential loss in development capacity of 1-unit under PC14.

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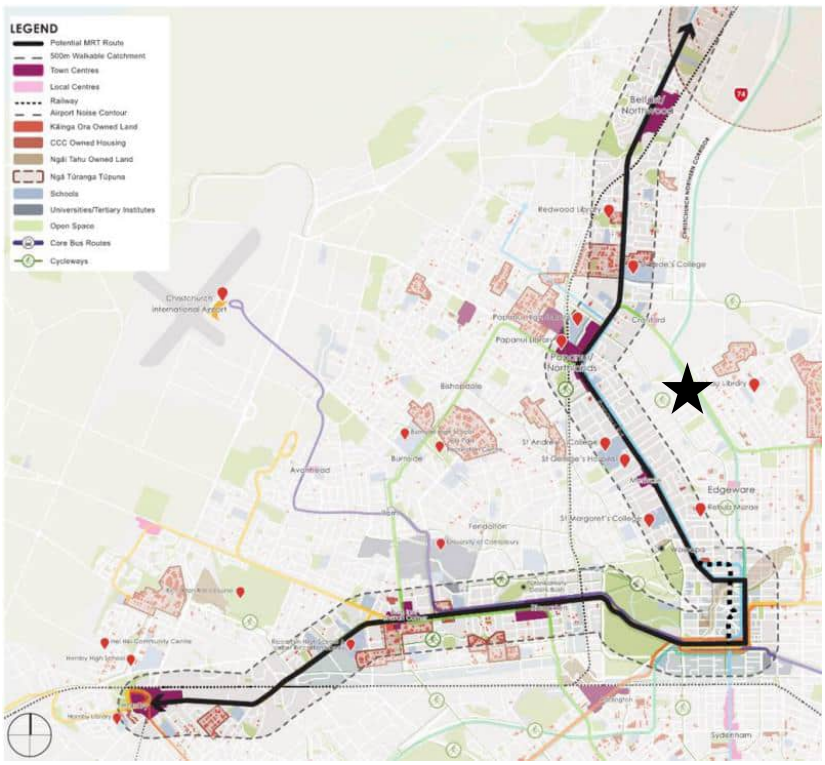
9.7 Importantly, the above demonstrates a loss of 1-unit under PC14 when applying good urban design guidance. Dwellings positively addressing the street is often required in multi-unit resource consents, in contrast to the layout in Appendix 35 of the Section 32 Report. The above capacity model also demonstrates the solar model council has relied on overstates the potential shading effects. The above is a more realistic anticipated multi-unit development scenario (as external car parking is more cost effective) over the solar model. Both the MDRS and PC14 scenarios above achieve full sunlight at ground level for the neighbouring building affected.

10.0 PUBLIC TRANSPORT ACCESSIBILITY RESTRICTION QUALIFYING MATTER

10.1 The Public Transport Accessibility Restriction Qualifying Matter overlay impacts a substantial part of the city (almost 30%). Under the watch of this overlay the status quo will be preserved and these areas would remain car centric; whereas intensification could lead to better, more frequent services as the city continues to grow. This works against future focused well-functioning urban environments.

10.2 By way of an example, a sizable part of the north-west of St Albans is covered by the proposed overlay. This is an inner-city suburb prime for intensification, it touches the preferred route for Mass Rapid Transit and the proposed cycle lane:[7]



[7] Preferred Route for mass rapid transit. Source: Section 32 Report - Appendix 52. Note: Star indicates general area of the St Albans Public Transport Accessibility Restriction Qualifying Matter Overlay.

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10.3 Restricting intensification in the example above is contrary to a number of the most directive NPS-UD policies. Indeed, this area should be re-zoned for High Density under Policy 3 of the NPS-UD once the planned rapid transit stops are identified.

10.4 There also many other suburbs (e.g. Burwood) unsuitable for urban intensification under this PC14 overlay, where high frequency buses are within walking distance.

11.0 FURTHER DISCUSSION ON QUALIFYING MATTERS

11.1 Wolfbrook understands that the MDRS can be more enabling (these elements of PC14 are supported or partially supported as previously mentioned); but if less enabling (secured as Qualifying Matters) they must pass the evidence test and be **only to the extent necessary** as per the heavy restraint in Policy 4 of the NPS-UD[8].

11.2 Further, many Tier 1 councils have implemented less enabling height and density standards in the form of proposed building height and reducing the number of permitted residential units only. However, PC14 goes much further by retaining the operative bulk and location standards in the District Plan per each zone.

11.3 It is submitted that there is a very high bar to use the blunt Qualifying Matter tool outside the obvious need to manage intensification effects on matters of national importance (section 6 of the RMA) and the other specific exclusions in section 77I.

11.4 PC14 goes too far. Council has mis-read or ignored the restraint built into Policy 4 and failed to satisfy the evidence test in section 77L. There is no reasonable connection between the Public Transport Accessibility Restriction Qualifying Matter and the MDRS concerning outdoor living, site coverage, setbacks, etc. If density was an issue this could be solely managed by reducing the permitted number of residential units because this would control car ownership and the potential for congestion (which appears to be the main concern of council). However, it is submitted that council is advancing a veiled attempt to zone out intensification in periphery areas or to protect area from urban intensification.

11.5 This is an inappropriate use of the Qualifying Matter tool and contrary to Policy 4.

11.6 It is also unnecessary as development may still occur because it is the price of land that mostly influences development site selection, not zoning (although zoning and overlays are a factor). The only material difference it will make is that resource consenting will be overly complex, which is counter to the NPS-UD and the MDRS.

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[8] **Policy 4:** Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 **only to the extent necessary**…

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11.7 **The relief sought is to delete in full the poorly conceived and evidenced Sunlight Access and Public Transport Accessibility Restriction Qualifying Matters and related provisions.**

12.0 DISCRETIONARY ACTIVITY

12.1 Permitted Activities (e.g. High Density Rule P1 for residential activities) leap to a Discretionary Activity where permitted standards not met (this includes the PC14 standards that are less enabling and non-MDRS residential standards mentioned earlier). Restricted Discretionary Activity Rule RD2 (4 or more units) also staircases.

12.2 It is submitted that there is no opportunity for residential discretionary activities, since it is precluded by Schedule 3A, clause 4 of the RMA – *a relevant residential zone must provide for as a restricted discretionary activity the construction and use of 1 or more residential units on a site if they do not comply with the building density standards in the district plan (once incorporated as required by section 77G).*

12.3 **The relief sought is to clarify in the PC14 rule drafting that residential development is either a permitted or restricted discretionary activity.**

13.0 NOTIFICATION

13.1 The above rules in PC14 conflict with implementing the notification preclusions in Schedule 3A, clause 5 of the RMA. This conflated by:

(a) Built form (density) standards that go beyond the MDRS (less enabling); and

(b) Linking density standards to permitted <u>and</u> restricted discretionary residential rules (e.g. High Density Rule P1 and RD2 residential activities).

13.2 **The relief sought is to redraft the residential activity notification preclusions and the rules framework in PC14 to implement Schedule 3A, clause 5 of the RMA.**

14.0 FINANCIAL CONTRIBUTIONS – TREE CANOPY COVER

14.1 The introduction of Financial Contributions for 'tree canopy cover' will add another layer of complexity to the development process and is considered to 'double up' on the charges already levied by council as part of Development Contributions.

14.2 Additionally, this proposed requirement goes beyond the mandate of the NPS-UD and MDRS requiring a minimum landscaped area of 20% of a development site. It is submitted that proceeding with this policy would require a Qualifying Matter to make the MDRS less enabling. This in turn would be a material policy change and

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require notification of a questionable variation to PC14.

14.3 Wolfbrook developments in Christchurch consistently provide for more than 20% landscaping across an application site and seeks to incorporate native grasses, shrubs and trees where suitable. There have also been recent instances where council has required Wolfbrook to remove trees and replace these with shrubs in order to avoid effects on utilities which run through privately owned sites.

14.4 Tree placement within development sites also needs to recognise the position of new private services for new residential units; this is an additional constraint which does not appear to be taken into account by council.

14.5 The use of financial contributions through PC14 as a means to promote urban tree canopy cover in Christchurch is a blunt instrument and represents a one-size-fits-all approach which does not account for the varying site characteristics.

14.6 **The relief sought is to delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA.**

15.0 OTHER MATTERS

15.1 Wolfbrook also wish to bring to attention a number of technical design standards that will affect the efficient layout of housing developments and concerns about the readability and usability of the plan change. **The relief sought is noted below.**

Service space

15.2 Washing line space should not be a dedicated area if a fold down system is proposed. This will allow integrating washing lines with outdoor living area to maximise efficient use of space for compact housing typologies.

Storage

15.3 The storage requirement drafting is confusing (e.g. it could be interpreted as needing $6m^3$ of internal storage + $6m^3$ covered and secured storage = $12m^2$ for a 1-bed unit). All units will effectively need sheds or lock ups, which may not be desirable for middle terrace units.

15.4 It is accepted that PC14 requires bike parking on-site, but this can be achieved in common spaces where necessary. If outdoor storage is required, then outdoor living should be more enabling to discount the shed area from the calculation.

Waste management

15.5 Having communal bin areas which are a sum of the individual bin requirements is inefficient and does not provide flexibility for communal bin areas. There should

be an exception for a waste management plan that reflects the estimated waste demand for a residential development that may also provide for greater frequency of collection and therefore less bin space (and the resulting land use efficiency).

Garaging on the rear façade for 4 or more units

15.6 This efficacy of this standard is questionable as 3 residential units may all face the street with garaging (provided glazing and transportation requirements are met). That presents a compelling permitted baseline. Limiting garaging to the rear façade also does not allow for side elevation garaging, which is common, efficient, usually screened from the street by front dwellings. This should be amended to control garaging on the street facing boundary only as that is the primary view.

Readability and use of the plan

15.7 Using clear and concise language and is easy to use is embedded in the statement of expectations provided by the Minister for Environment for the Christchurch District Plan review and the strategic direction in Chapter 3, Objective 3.3.2. There are many parts of the plan we found hard to follow and inconsistencies. This is more of a flag, unfortunately we have not had time to provide any detailed list.

16.0 LEGAL EFFECT

16.1 Council failed in its statutory duty to notify the IPI in August 2022, creating an equitable situation. Developers in all Tier 1 metropolitan areas (with the sole exception of Christchurch) have the benefit of transitional arrangements with new MDRS rules in effect. However, the Christchurch development community will effectively be deprived of 1-2 years of realising greater development potential.

16.2 The current subdued housing market provides some relief, but this inequality will bite when interest rates, labour and supply chain issues settle, and confidence returns.

16.3 Since the potential for litigation is high, notably with the sunlight access overlay, and the IPI ministerial decision-making process may draw out with no certainty over timeframes, Wolfbrook submits that it would be unfair and disproportionate to continue operating under the current planning rules for the next few years.

16.4 The MDRS for the most part should have immediate legal effect. It is suggested that the Independent Hearings Panel tasked with evaluating PC14 will not be prejudiced because PC14 has in essence notified the MDRS – it is the creative additions and workarounds that are in contention. In the improbable event that the Independent Hearings Panel prefers the PC14 drafting as is, a gold rush of development over the next 1-2 years is unlikely given current and foreseeable

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conditions, and in any event, this would not compromise intensification outcomes.

16.5 **The relief sought is that council apply to the Environment Court for the MDRS permitted activity rules to have immediate legal effect as provided for by section 86D of the RMA, excluding Qualifying Matter areas, other than the Sunlight Access and Public Transport Accessibility Restriction Qualifying Matters (which have no statutory or evidential merit). The relief sought above is consistent with Objective 6 of the NPS-UD regarding strategic and responsive planning and will ensure that Christchurch is on a level playing field with all other Tier 1 councils.**

17.0 ADMINISTRATIVE

17.1 Wolfbrook confirms that it:

(a) Wishes to be heard on this submission at the Hearing.

(b) Will consider presenting alongside others making a similar submission if that will assist.

(c) Could not gain an advantage in trade competition through this submission.

(d) Is not directly affected by an effect of the subject matter of the submission that—

(i) adversely affects the environment; and

(ii) does not relate to trade competition or the effects of trade competition.

We trust this submission is of assistance for improving the drafting of PC14 and ensuring the housing intensification planning rules enable well-functioning future urban environments.

Yours sincerely,

Bjorn Dunlop
National Design & Development Manager, on behalf of Wolfbrook

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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

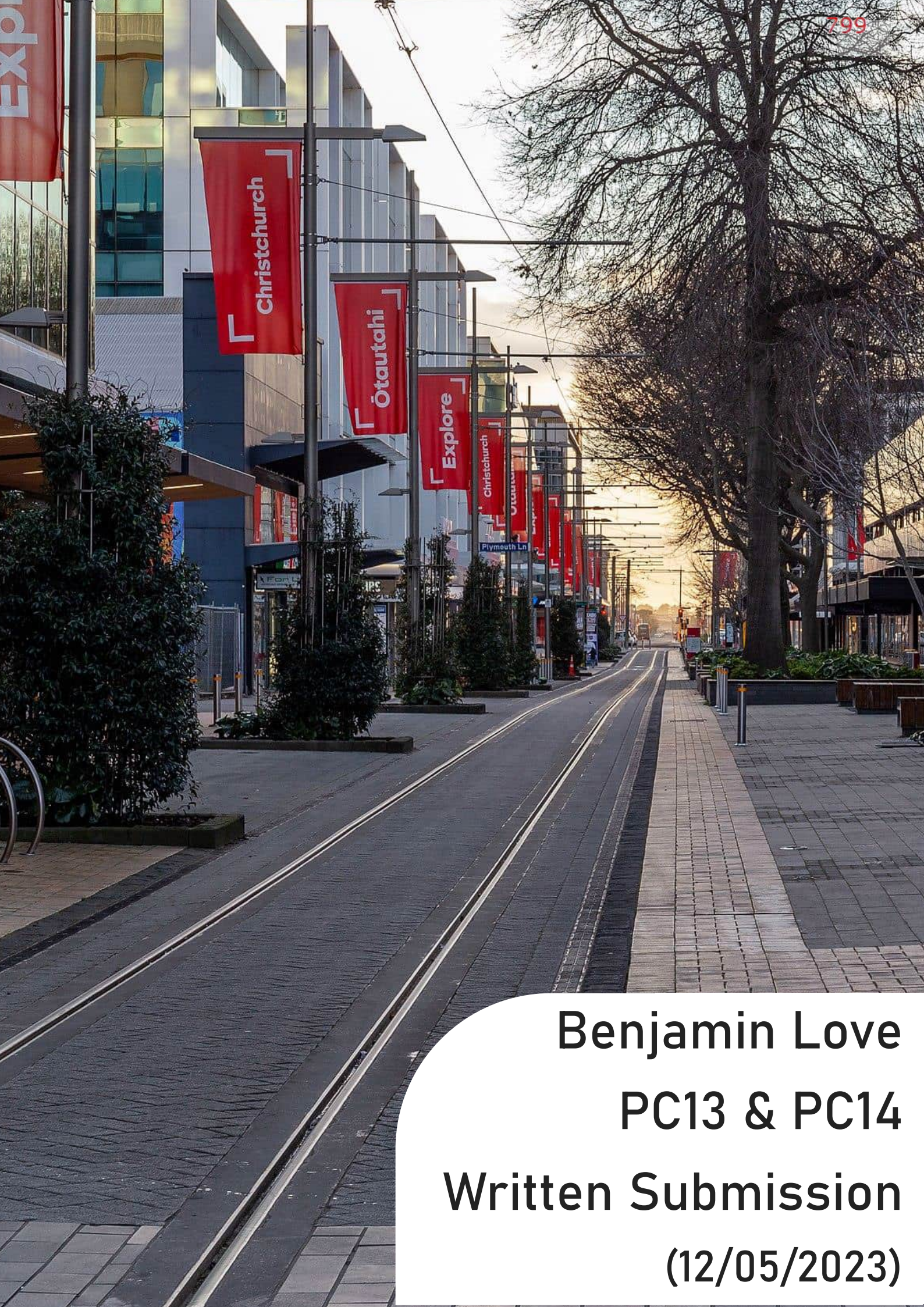
Submission Date: 12/05/2023

First name: Benjamin **Last name:** Love

Prefered method of contact Email

Attached Documents

Name
Benjamin Love PC13 and PC14 Submission



Benjamin Love

PC13 & PC14

Written Submission

(12/05/2023)

Thank you for taking the time to read my written submission. I ask that the academic articles referenced are read and analyzed, to take the report as read.

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Introduction

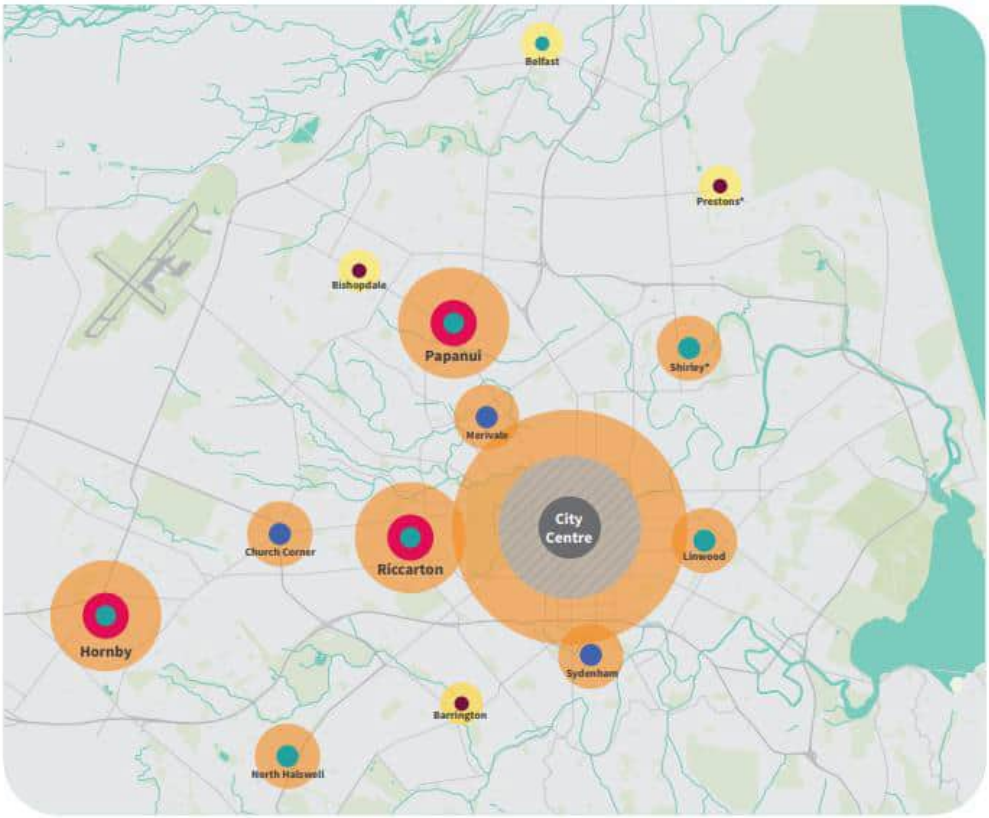
Christchurch needs to stop sprawling and intensify. The city's decades of low-density car-centric/dependent suburban growth have made it a very unpleasant place.

Though I agree with the purposed zones for intensification listed in PC14, I feel it does not go far enough in the long term. I see the proposed zones as a strategic starting point to allow for proper well-planned growth, however over time more of the wider city needs to be intensified.

Crucial needs for intensification to work include walkability, mixed-use zoning, rail based public transport, transit-oriented development (TOD), well planned/high quality urban environments, and to move away from car centric design. PC14 does not do enough to address these.

The proposed zones

The proposed plan change identifies residential and commercial zones where greater levels of development is enabled (densities and heights). In some zones, this will still be subject to resource consent where several matters must be considered, mostly in regard to site layout and building design.



Problems with Suburbia and Car Dependency

Most of Christchurch is unwalkable, due to its low-density suburban design. Since the widespread adoption of personal automobiles in the mid-20th century the city has been designed around cars. Quality public transportation, density, and well-designed urban areas are limited to non-existent in most of the city. These poor planning decisions have negatively impacted residents, the local economy, and environment.

On average personal transport usage (car usage) in low density areas is 3.7 times higher than in higher density areas. This also means 3.7 times more vehicle emission. People are forced to travel further distances to get to places. More driving, more greenhouse gas emissions which are a major contributing factor to climate change [1].

In Low density suburbs distances are too far for people to walk, so most people are forced to drive. This is often made worse by euclidean/single use zoning typically found in low density suburbs. Not only is this bad for the environment, but also the economy and society.

It is difficult to provide quality public transit in low density suburban areas, as it is hard to provide ample coverage, as well as make the route economically sustainable [2]. Public transit that is not within walking distance is often considered unattractive by residents, and they chose to drive instead [3][4].

A 2015 report found that the average New Zealand commuter pays $11,852.98 per annum in car ownership and running costs. This is a substantial amount of the average annual income. However, commuters who did not own a car and used public transportation to commute spent on average $1,879.32 for transportation costs (saving of $9,065.78). Car owners that used public transportation to only commute to work spent on average $9,733.95 for transportation costs [5]. Car transportation costs have likely increased since. Car ownership and usage is extremely expensive. People need access to quality public transportation, but also the ability to live car-free in an urban/suburban environment. This is very important during a cost-of-living crisis, but also for improved long-term economic stability.

Since people living in low density car dependent areas drive more, they have transportation costs as they spend more on fuel and other car running costs. However, more money is also spent on roading infrastructure, parking, and road maintenance. There is also an economic loss from increased traffic congestion, crashes, and environmental impacts [6].

People living in low-density, single-zoned, and car dependent areas typically have low levels of physical activity, often below recommended levels. Since walking to destinations is unfeasible, and driving is the only option. This is linked to higher rates of obesity, and other health problems. Those in denser, more walkable areas mixed-use areas, with good access to public transport have higher and healthier rates of Physical Activity [].

Car dependency strips the independent mobility of those who cannot drive. This often affects the elderly, people with certain disabilities, adolescents too young to legally drive, those who can afford to drive, people without access to a car and those who simply choose not to drive. Without access to walkable areas and public transport these people are forced to rely on others who can drive, which is often costly and not always feasible. People without independent mobility often unwillingly have sedentary lifestyles, as well as higher rates of loneliness, depression, obesity, and less of a sense of community [8][9][10][11].

Creating more greenfield car-dependent suburbs increases car traffic and congestion across area [12]. However, attempting to decrease congestion by expanding and widening the roading network leads to induced demand, meaning that overtime car usage will increase, and traffic congestion will become even worse [13][14].

Low density areas have higher supporting infrastructure costs than denser areas, especially for long term maintenance and replacements. These costs put stress on both local councils and government. Rates are often increased, as well as more tax money is spent attempt to fix these problems. Sprawling low density is often deemed economically unsustainable [15][16].

Low density car dependent sprawl areas also negatively impact stress, productivity, and the rate of innovation, as people are spending more time commuting and higher amounts on transportation costs, leading to less free time and disposable income [17][18][19][20].

The Need for More Intensification

Intensification is a sustainable way to provide affordable residential/housing to the masses and improve the lifestyles of residents.

Intensification is often linked to increased housing affordability, as it can quickly and cost effectively increase supply to the market, thus zoning reform is needed to allow for it. It is more affordable to build multi-unit dwellings/apartments than single-detached houses, as they require less land, materials, and labour to build per unit, as well as have lower operating costs [21][1]. To meet varying demands/needs from different demographics, multi-unit dwellings should be available in a variety of sizes and styles. Priority should also be given to personal buyers, instead of investors [22].

Many choose to live in intensified areas for the improved lifestyle. People like the proximity of stores, services, schools, parks, public transport, and other facilities/amenities within walking distance when mixed-use zoning is allowed. It is difficult to provide the desired levels of amenities within walking distance in lower density areas. Denser areas can also provide a better sense of community, as well as a more active lifestyle [23][24].

Increased affordability and access to amities can increase the attractiveness of neighbourhoods and cities. This includes attracting new residents/immigrants from other costs can also increase disposable income and expenditure in other sectors of the local economy [25][26].

Walkability, Mixed Use Zoning, and Transit-Oriented Development

The highest percentage of car trips in New Zealand are for shopping. People are driving more, and further than they used to, as well as spending more time in congestion [27]. Allowing for mixed-use zoning, combined with intensification will increase walkability and decrease car dependency, time spent driving, as well as personal transportation costs. However, zoning policy needs to change to allow for mixed-use zoning [28][29].

New commercial (especially supermarkets, cafes, restaurants, convenience stores/dairies, and other stores selling essential items), as well as schools, other community facilities should be allowed in residential areas, especially those which are being densified. Commercial buildings can be amongst residential, and apartment buildings can the first few floors designated for commercial.

Transit-Oriented Development (TOD) is a very sensible form of urban planning and development. Focusing large dense commercial areas around public transportation/rail stations, then surrounding that with dense residential. This optimizes the value capture of public transportation, significantly reduces car-dependency/usage, and provides huge benefits to businesses (often from higher foot traffic), as well as the local economy. Increased density around public transportation typically leads to higher ridership [30][31][32][33]. Increasing the walkability of TODs leads to higher ridership and benefits to the community [34][35].

Walkability also has many social benefits, as close access to stores/facilities is linked to increased happiness, livability, more disposable income, and a healthier more active lifestyle [7][23][24][28][36][37].

Ohanajaya, Tokyo, Japan

Japanese Zoning Laws That Allow for Good Mixed-use Zoning

Twelve categories of Land Use Zone provide a pattern for land-use zoning in each type of urban area. These can be generally categorized into residential, commercial and industrial uses. Each Land Use Zone has specifications concerning the uses of buildings which can be constructed in the zone.
Land Use Zones are allocated according to a future vision of land-use pattern.

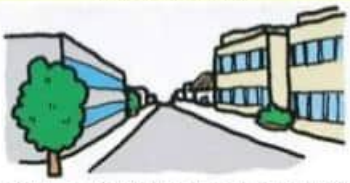
Category I exclusively low-rise residential zone

This zone is designated for low rise residential buildings. The permitted buildings include residential buildings which are also used as small shops or offices and elementary/junior high school buildings.

Category II exclusively low-rise residential zone

This zone is mainly designated for low rise residential buildings. In addition to elementary/junior high school buildings, certain types of shop buildings with a floor area of up to 150m² are permitted.

Category I mid/high-rise oriented residential zone



This zone is designated for medium to high residential buildings. In addition to hospital and university buildings, certain types of shop buildings with a floor area of up to 500m² are permitted.

Category II mid/high-rise oriented residential zone

This zone is mainly designated for medium to high rise residential buildings. In addition to hospital and university buildings, the permitted buildings include certain shops and office buildings with a floor area of up to 1,500m² to provide conveniences for the local community.

Category I residential zone

This zone is designated to protect the residential environment. The permitted buildings include shops, offices and hotel buildings with a floor area of up to 3,000m².

Category II residential zone

This zone is designated to mainly protect the residential environment. The permitted buildings include shops, offices and hotel buildings as well as buildings with karaoke box.

Quasi-residential zone

This zone is designated to allow the introduction of vehicle-related facilities along roads while protecting the residential environment in harmony with such facilities.

Neighborhood commercial zone

This zone is designated to provide daily shopping facilities for the neighbourhood residents. In addition to residential and shop buildings, small factory buildings are permitted.

Commercial zone

Banks, cinemas, restaurants and department stores are constructed in this zone. Residential buildings and small factory buildings are also permitted.

Quasi-industrial zone

This zone is mainly occupied by light industrial facilities and service facilities. Almost all types of factories are permitted excepting those which are considered to considerably worsen the environment.

Industrial zone

Any type of factory can be built in this zone. While residential and shop buildings can be constructed, school, hospital and hotel buildings are not permitted.

Exclusively industrial zone

This zone is designated for factories. While all types of factory buildings are permitted, residential, shop, school, hospital and hotel buildings cannot be constructed.

●Special Land Use District

A Special Land Use District is designated as a supplement to the land-use regulations on the Land Use Zone. It is designated within a Land Use Zone aiming at specific purposes, such as achieving more effective land use or a more pleasant environment. Regulations under Land Use Zone are applied uniformly nationwide. However, in the Special Land Use District, Land Use Zone regulations can be modified by municipal bylaw. In correspondence with the local characteristics, each municipality can stipulate the strengthening or relaxation of Land Use Zone regulations.

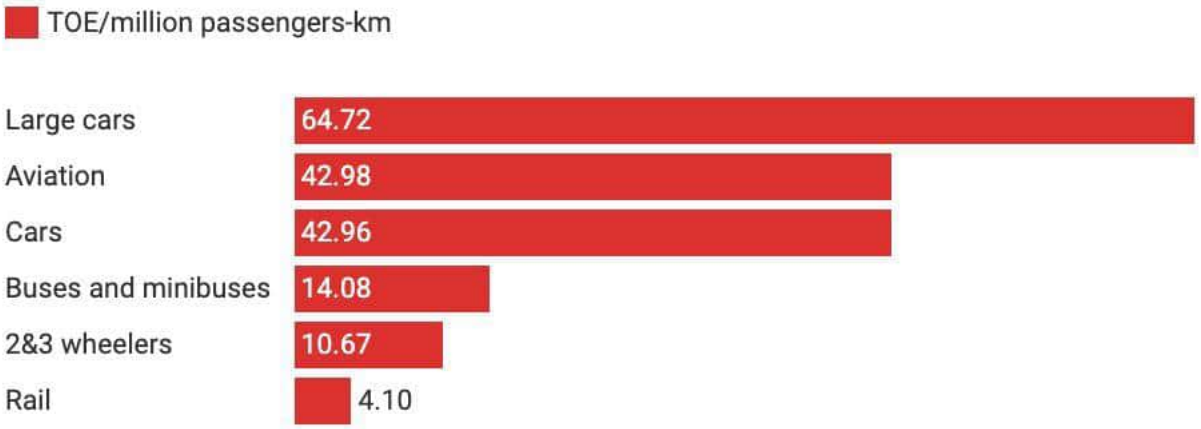
Integration With Greater Christchurch Partnership Transit Corridor and Rail Transit

The proposed new transit corridor by the Greater Christchurch Partnership should be key focus areas for higher densification. Transit Orientated Development should be implemented at every station across the entire corridor.

As of time of submission for PC14, it is yet decided if the corridor will use Bus Rapid Transit (BRT) or Light Rail (LRT).

Rail should be chosen because it is vastly superior to BRT systems. The energy efficacies of rail make it more sustainable and cost effective in the long term than buses. Rail vehicles/rolling stock (including light rail) can have higher capacity than even largest of buses, lower maintenance costs, as well as significantly longer lifespan. Rail is also more attractive to commuters, leads to the highest levels of modal shift, and attracts higher levels of development/TOD. With better life-cycle costs, and higher cost -benefit, rail is the better option [30][33][38][39][40][41][42][43].

Energy intensity of different passenger transportation modes



TOE is tonne of oil equivalent, a unit of measure to indicate the amount of energy released in burning one metric ton of crude oil.

Chart: The Conversation, CC-BY-ND • Source: International Energy Agency • Get the data

[41]

Improved Urban Design and Environments

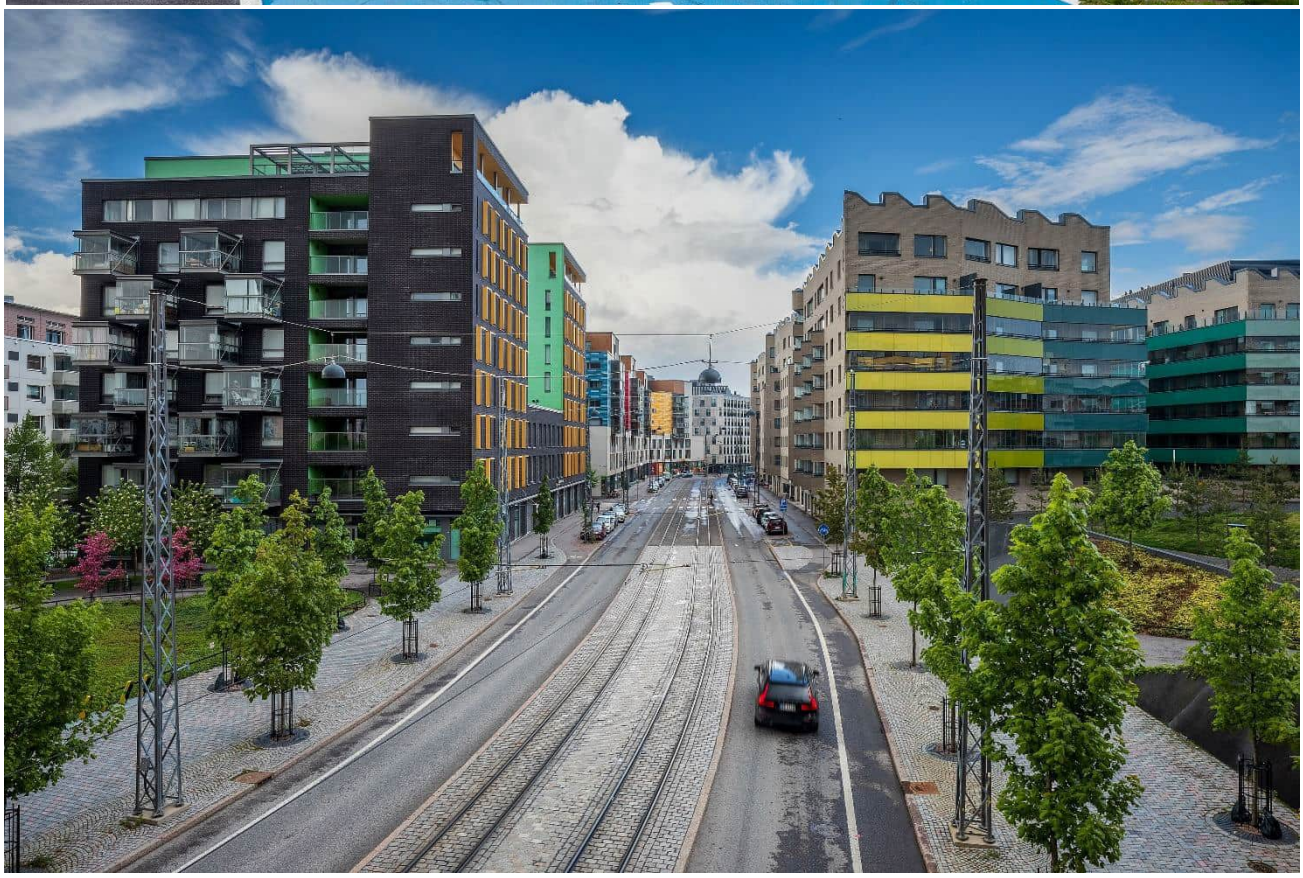
Good urban design is important to make denser areas more attractive to people. Focus needs to be places designed for people and not cars. Preferably larger areas should be designed and redeveloped together for better urban cohesion/integration to make a good urban environment, instead of small lots being individually developed.

Unfortunately, many concept art used by PC14 and other CCC promotion material for increased intensification/medium density standards/MDRS prioritizes cars, and has small, disjointed lots.

CCC Concept Art:

Examples of Planned Urban Areas

Jätkäsaari, Helsinki, Finland:



Hammarby Sjöstad, Stockholm, Sweden

Problems with PC13

Christchurch does not have many historical or character buildings, and entire subdivisions should not be excluded from intensifying, because some residents oppose new developments. The excuse of character area is often used as a way to prevent new developments; however these areas often lack character/historical significance when compared to many historical foreign cities/towns.

Lisbon, Portugal

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Our proposed Housing and Business Choice Plan Change (14)

Christchurch City Council

Submitter Details

Submission Date: 12/05/2023

First name: Ramon Gelonch **Last name:** Roca

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 14 Residential

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*:**
Please see my submissions in the attached pdf.

My submission is that:
Please see my submissions in the attached pdf.

Attached Documents

Name
Ramon Sub PC14 2023-05-12

Submissions:

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to eliminate the net floor area requirements of homes in order to align with the MDRS, which has no such restrictions.

The current modifications to the District Plan made by CCC are inadequate.
The current net floor area requirements are not consistent with the District Plan's objectives, e.g. “3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.”.

Neither the MDRS or District Plan's objectives justify the need for such large floor area requirements. The current restrictions prevent the placement of such homes on available land. A well-designed home can be smaller than the current requirements, as demonstrated by the popularity and affordability of Tiny Homes and Transportable Homes. The MDRS calls for smaller net floor areas and there is no valid reason not to allow them. The CCC District Plan Objectives also call for diversity in housing types, densities, and locations. Therefore, the aspect of the MDRS concerning smaller net floor areas should be incorporated into PC14. Examples of affordable and functional smaller homes are an 8x3m studio unit, a 12x4m unit with two large bedrooms and a full bathroom, and a 14x4m unit with three bedrooms, a full bathroom, and a generous kitchen.

I seek the following decision from the Council

I would like CCC to eliminate the net floor area requirements of homes in order to align with the MDRS, which has no such restrictions.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available. The MDRS currently requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.

e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Chapter 14 Residential: 14.4.1.1 Permitted activities

Seek Amendment

My submission is that

Regarding 14.4.1.1 Permitted activities (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I am proposing that CCC allow for an increase in the number of residential dwellings permitted on a 450sqm site from 2 to 3, as long as the dwellings are limited to 1 storey or a height of 4-5m.

I feel that the current PC14 modifications made by CCC to their District Plan are not sufficient. I had expected to see some alignment with the MDRS in the Residential Suburban Zone, but there was no such provision.

The MDRS allows for 3 dwellings per site of up to 3 storeys each, but I recognize that building more than 1 storey can result in issues with sunlight shading. By limiting the buildings to only 1 storey, the risks associated with higher density are minimized. Furthermore, this approach would not require as much attention to be paid to public transport and related infrastructure.

If the net floor area requirements for these homes were also decreased (by 33%, for instance), there would be enough space to accommodate 3 smaller single-storey dwellings per site. In addition, shared green spaces could be created, providing ample room for these dwellings.

I seek the following decision from the Council

I am proposing that CCC allow for an increase in the number of residential dwellings permitted on a 450sqm site from 2 to 3, as long as the dwellings are limited to 1 storey or a height of 4-5m.

Chapter 14 Residential: 14.4.2.3 Building height

Seek Amendment

My submission is that

Regarding 14.4.2.3 Building height (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I urge the CCC to allow three dwellings per 450 square meter site, as long as they reduce the maximum building height to 5 meters. 8 meters high for 3 dwellings has too much shading risk, but 5 meters high for 3 dwellings is fine.

It appears unreasonable for the CCC to completely disregard the MDRS in Residential Suburban Zones and Residential Suburban Density Transition Zones, as some of its provisions, such as density, could be incorporated effectively provided that they do not affect sunlight shading issues caused by building height. Limiting buildings to one storey would restrict the extent of densification and reduce the need for careful consideration of public transportation and other factors.
I seek the following decision from the Council

The MDRS specifies that up to three-storey buildings may be constructed on each site accommodating three dwellings. Although buildings with more than one storey pose significant sunlight shading issues, those with only one storey do not. Therefore, the introduction of higher density through one-storey dwellings in this zone would carry far less risk. I support the CCC's cautious approach towards addressing sunlight shading issues in higher density areas, but such issues do not apply to smaller one-storey homes or buildings limited to 5 meters in height.

I seek the following decision from the Council

I urge the CCC to allow three dwellings per 450 square meter site, as long as they reduce the maximum building height to 5 meters. 8 meters high for 3 dwellings has too much shading risk, but 5 meters high for 3 dwellings is fine.

Chapter 14 Residential: 14.4.2.5 Outdoor living space

Seek Amendment

My submission is that

Regarding 14.4.2.5 Outdoor living space (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available. The MDRS currently requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.

e.g. “3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.”.

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Chapter 14 Residential: 14.4.2.9 Road boundary building setback

Seek Amendment

My submission is that

Regarding 14.4.2.9 Road boundary building setback (Residential Suburban Zone and Residential Suburban Density Transition Zone):

I would like CCC to decrease the minimum distance that buildings must be set back from the road boundary, which is currently 4.5m, to the MDRS Front yard minimum of 1.5m (with the height at that point being determined by the recession plane).

The current changes made by CCC to their District Plan are inadequate, and I had hoped to see some alignment with the MDRS in the Residential Suburban Zone, but no such provision was made.

To my knowledge, CCC can only reject MDRS requirements if there are legitimate concerns. However, there are no valid concerns regarding the MDRS Front yard minimum of 1.5m. The setback of the front yard does not have an impact on issues such as sunlight shading, as the height at that point is determined by the recession plane. Additionally, the front yard setback does not have an impact on Qualifying Matters, such as "Low Public Transport Accessibility Area" or "Tsunami Management Area," etc.

I seek the following decision from the Council

I would like CCC to decrease the minimum distance that buildings must be set back from the road boundary, which is currently 4.5m, to the MDRS Front yard minimum of 1.5m (with the height at that point being determined by the recession plane).

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.1.1 Zoning qualifying standards (Enhanced Development Mechanism):

I wish for CCC to allow Qualifying Sites to include any Residential Suburban Zone, not only in Residential Suburban Density Transition Zone.

EDMs are already limited by location in 14.13.1.4 to be near functional services such as shopping malls, open space zones, and core public transport routes. These services are important as they provide higher functionality to residents. Thus, EDMs should not be restricted to the RSDT zone as it does not improve functional services available to residents.

Due to the new requirements of MRDS to increase density, I believe that EDMs should be modified to meet the needs of MRDS without compromising CCCs qualifying matters.

The above-mentioned change does not compromise CCCs qualifying matters as it ensures that EDMs are still close to core public transport routes, etc.

I seek the following decision from the Council

I wish for CCC to allow Qualifying Sites to include any Residential Suburban Zone, not only in Residential Suburban Density Transition Zone.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.5 Minimum unit size, and mix of units (Enhanced Development Mechanism):

I would like CCC to eliminate the net floor area requirements of EDM homes in order to align with the MDRS, which has no such restrictions.

The current modifications to the District Plan made by CCC are inadequate.
The current net floor area requirements are not consistent with the District Plan's objectives, e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

Neither the MDRS or District Plan's objectives justify the need for such large floor area requirements. The current restrictions prevent the placement of such homes on available land. A well-designed home can be smaller than the current requirements, as demonstrated by the popularity and affordability of Tiny Homes and Transportable Homes. The MDRS calls for smaller net floor areas and there is no valid reason not to allow them. The CCC District Plan Objectives also call for diversity in housing types, densities, and locations. Therefore, the aspect of the MDRS concerning smaller net floor areas should be incorporated into PC14. Examples of affordable and functional smaller homes are an 8x3m studio unit, a 12x4m unit with two large bedrooms and a full bathroom, and a 14x4m unit with three bedrooms, a full bathroom, and a generous kitchen.

I seek the following decision from the Council

I would like CCC to eliminate the net floor area requirements of EDM homes in order to align with the MDRS, which has no such restrictions.

Chapter 14 Residential: 14.13 Rules — Enhanced Development Mechanism

Seek Amendment

My submission is that

Regarding 14.13.3.7 Outdoor living space (Enhanced Development Mechanism):

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

This would provide an option for those who are not interested in maintaining their own outdoor space and would prefer a larger shared greenspace. Some housing developments have already incorporated this idea, offering shared entertainment areas and even community gardens. This change in housing needs reflects the District Plan's objective to provide a range of housing opportunities to meet the diverse and changing population and housing needs of Christchurch residents. While not everyone may want this option, there is enough demand for it to justify making it available. The MDRS currently

requires a minimum of 20 sqm of outdoor living space per dwelling, but any additional outdoor living area should be allowed to be satisfied by shared greenspaces to fulfill the District Plan's objectives.

e.g. "3.3.4 Objective - Housing bottom lines and choice: b. There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including: i. a choice in housing, types, densities and locations.".

I seek the following decision from the Council

I would like CCC to consider allowing for outdoor living spaces to be shared or partially shared with neighboring dwellings.

Planning Maps: Wainoni Road: Inappropriate Qualifying Matter of "Low Public Transport Accessibility Area"

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 100 to 193 Wainoni Road (and further afield):

I request the CCC remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads on regular bus stops to the central city, including from 100 to 193 Wainoni Road.

The area is well-served by Bus 80, which runs every 15 minutes and has regular stops on both sides of the road. Below I compare this to Lyndhurst Crescent, which has a similar bus service but is not designated as a "Low Public Transport Accessibility Area".

My comparison (click the blue link for the website for proof):

- 38 Lyndhurst Crescent, Wainoni (Medium Density Residential Zone) to Cathedral Square at 6pm would take 31mins on Bus 5, with 12min walk. No Qualifying Matter for Public Transport.
- 183 Wainoni Road, Avondale (Residential Suburban Zone) to Cathedral Square at 6pm would take 25mins on Bus 80, with 1min walk. Or worst case, would take 32mins on Bus 5, with 14min walk.

Bus 80 has the Qualifying Matter of "Low Public Transport Accessibility Area", whereas Bus 5 does not have this issue, even though it is very similar to Bus 80.

It makes no sense to call either of these examples "Low Public Transport Accessibility Area", certainly not for Wainoni Road. I believe this designation does not align with the stated objectives of PC14 and is unfair when compared to nearby streets with similar or worse bus routes that do not have the same designation.

I seek the following decision from the Council

I request the CCC remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads on regular bus stops to the central city, including from 100 to 193 Wainoni Road.

Planning Maps: Wainoni Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 157 to 193 Wainoni Road (and further afield):

I request that CCC consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone." The current zoning of "Residential Suburban Zone" is inappropriate as the Qualifying Matter of "Tsunami Management Area" only applies to a small portion of the properties, and is less of a risk than areas like Marine Parade which are designated as "Medium Density Residential Zone" with the Qualifying Matter of "Tsunami Management Area" applying to the entire property.

I can demonstrate that only the small (5m) northern portion of 157 to 193 Wainoni Road properties have the Qualifying Matter of "Tsunami Management Area". This can be confirmed by comparing 2/189 Wainoni Road, which is the northern half marked with the Qualifying Matter, to 1/189 Wainoni Road, which is the southern half and is not marked.

This is in contrast to areas like Marine Parade, where the entire property is designated as a "Tsunami Management Area," and some properties even have the additional designation of "Coastal Hazard Medium Risk Management Area."

Therefore, it is inappropriate to limit the zoning of 157 to 193 Wainoni Road to "Residential Suburban Zone" based on Qualifying Matters that only apply to a small portion of their properties.

Additionally, these properties have less risk than existing Medium Density Residential Zones like Marine Parade, which not only have the risk across their entire property but also have additional risks that 157 to 193 Wainoni Road does not have.

It is important to note that public transport is not a valid reason to limit the zoning of 157 to 193 Wainoni Road, as this area has comparable or better public transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I request that CCC consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone." The current zoning of "Residential Suburban Zone" is inappropriate as the Qualifying Matter of "Tsunami Management Area" only applies to a small portion of the properties, and is less of a risk than areas like Marine Parade which are designated as "Medium Density Residential Zone" with the Qualifying Matter of "Tsunami Management Area" applying to the entire property.

Planning Maps: Wainoni Road: “Water body Setback”

Seek Amendment

My submission is that

Regarding Planning Map for Properties from 135 to 185 Wainoni Road (and further afield):

I would like CCC to rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone".

This is because the qualifying matter of concern, "Water body Setback", only applies to a small section (5m wide) of the properties.
The Water body Setback is already protected by the 5m setback from the District Plan, and with good design, could be used as an outdoor living greenspace, particularly in Medium Density Residential use. Additionally, the Water body Setback does not pose much of a flooding risk as it is intended to mitigate flood risk by draining flood waters away. If there is any flood risk, it is limited to the low area beside the Network Stream, which is not even marked as a "Floodplain Hazard Management Area".

The District Plan requires a setback of 5m for the small Network Stream that runs along the Northern boundary of the properties. However, this setback only affects about 5m out of the typical 65m length of the properties. Thus, it is unfair to restrict the entire property to the Residential Suburban Zone.

Furthermore, this setback poses less of a risk than areas like Marine Parade that have a "Coastal Hazard Medium Risk Management Area" qualification applying to the entire property. Currently, the properties are classified as Residential Suburban Zone, but this classification does not seem fair as only a small portion of the property is affected by the setback.

I would like to note that Public Transport should not be a reason to limit 157 to 193 Wainoni Road as this area has as good or better Public Transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I would like CCC to rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone".

Planning Maps: Wainoni Road: Should be MDRZ based on Enhanced Development Mechanism criteria

Seek Amendment

My submission is that

Regarding Planning Map for Properties from ~100 to ~300 Wainoni Road (and further afield):

I strongly urge the CCC to take action and rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone". This decision is appropriate for increasing housing affordability in our community as this area is in close proximity to all necessary amenities, even closer than many other areas that have already been designated as "Medium Density Residential Zone".

It should be recognised that ~100 to ~300 Wainoni Road is close to all required amenities. The MDRS does not have such a good amenities list as the CCC District Plan 14.13 Enhanced Development Mechanism (EDM), which we will use as a comparison that passes on all 4 tests:

- 800 metres EDM walking distance of a supermarket: Yes, using Pak n Save Wainoni.
- 800 metres EDM walking distance of either a primary or intermediate school: Yes, using Chisnallwood Intermediate.
- 400 metres EDM walking distance of an Open Space Zone that has an area greater than 4000m²: Yes, using either Shortland Playground (6200sqm), or Wainoni Park (54,000sqm)
- 600 metres EDM walking distance of an EDM core public transport route: Yes, Bus route 80 travels down the full length of Wainoni Road (https://www.metroinfo.co.nz/timetables/80-lincoln-parklands/).

This can be compared to areas like around Niagara Street, Wainoni, which are “Medium Density Residential Zone”, but pass only 1 of the 4 EDM tests above: No close supermarket, No close school, No close Open Space Zone, has a close Bus Route.

Combined with previous issues discussed about Qualifying Matters being less than or equal to proposed “Medium Density Residential Zones”, there is a strong case that Properties from ~100 to ~300 Wainoni Road (and further afield) should also be “Medium Density Residential Zone”

It is of utmost importance that we ensure our city grows in a sustainable and equitable manner, and this rezone will undoubtedly contribute to achieving that goal. Thank you for your attention to this matter..

I seek the following decision from the Council

I strongly urge the CCC to take action and rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone". This decision is appropriate for increasing housing affordability in our community as this area is in close proximity to all necessary amenities, even closer than many other areas that have already been designated as "Medium Density Residential Zone".

Planning Maps: Keyes Road: Inappropriate Qualifying Matter of “Low Public Transport Accessibility Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for all of Keyes Road (and further afield):

I request the CCC remove the Qualifying Matter of “Low Public Transport Accessibility Area” on all roads on regular bus stops to the central city, including on all of Keyes Road.

The area is well-served by Bus 60, which runs every 15 minutes and has regular stops on both sides of the road. Below I compare this to Tonks Street, which has a similar bus service but is not designated as a "Low Public Transport Accessibility Area".

My comparison (click the blue link for the website for proof):

- 17 Tonks Street, New Brighton (Medium Density Residential Zone) to Cathedral Square at 6pm would take 41mins on Bus 60, with 12min walk. No Qualifying Matter for Public Transport.
- 270 Keyes Road, New Brighton (Residential Suburban Zone) to Cathedral Square at 6pm would take 31mins on Bus 60, with 1min walk. Or worst case, would take 35mins on Bus 5, with 12min walk. Both options are better than 17 Tonks Street.

Bus 60 has the Qualifying Matter of “Low Public Transport Accessibility Area”, whereas Bus 135 does not have this issue, even though it has far lower “Public Transport Accessibility” than Bus 60.

It makes no sense to call either of these examples “Low Public Transport Accessibility Area”, certainly not for Keyes Road. I believe this designation does not align with the stated objectives of PC14 and is unfair when compared to nearby streets with similar or worse bus routes that do not have the same designation.

I seek the following decision from the Council

I request the CCC remove the Qualifying Matter of “Low Public Transport Accessibility Area” on all roads on regular bus stops to the central city, including on all of Keyes Road.

Planning Maps: Keyes Road: “Tsunami Management Area”

Seek Amendment

My submission is that

Regarding Planning Map for Properties for the Residential Suburban portion of Keyes Road (and further afield):

I am requesting that CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".

This is because the current designation of "Tsunami Management Area" alone is not a sufficient enough risk factor to justify its current zoning. Compared to areas such as Marine Parade and 286 to 388 Keyes Road, which are already designated as "Medium Density Residential Zone" and have both "Tsunami Management Area" and "Coastal Hazard Medium Risk Management Area" qualifications, the risk in the Residential Suburban area of Keyes Road is lower.

Furthermore, I would like to note that public transport should not be used as a reason to limit the zoning of 157 to 193 Wainoni Road. As previously addressed, this area has comparable or better access to public transport than existing Medium Density Residential Zones.

I seek the following decision from the Council

I am requesting that CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".