

## SUMMARY STATEMENT

1. My full name is **Marcus Hayden Langman**. I am an independent planning consultant and have set out my background and experience in my evidence-in-chief.
2. I have prepared the evidence evaluating the submission made by the **Christchurch City Council** on Plan Changes 13 and 14. The submission relates to a number of requests across the breadth of the plan change, variously seeking amendments to Plan Change 13 and 14, ranging from minor corrections to more substantive changes.
3. In relation to the content of my evidence addressing heritage (excluding those matters addressed in previous topics), I address the following matters:
  - (a) Addition of Spreydon Lodge to Appendix 9.3.7.2 Schedule of Historic Heritage, including it in the ‘Significant’ category, and scheduling the interior staircase and marble fireplace, as well as a statement of significance and change to the setting and shape, and amendment of planning map 45D (at paragraph 81(a) and 82 of my evidence-in-chief);<sup>1</sup>
  - (b) Revision of settings for 364 Riccarton Road, 20 Mona Vale Avenue, 106 and 110 Papanui Road, and 29 Major Aitken Drive (at para 81(b) and 83);<sup>2</sup>
  - (c) Amend Rule 8.5.1.3 RD2 a.a.i – for breach of Rules 8.6.1 – minimum site area and dimension: Rule 8.8.11, add “and Rule 8.8.12.b for Residential Heritage Areas where Table 1 a.c and f.a standards are not met.” (at para 87(w) and 90);<sup>3</sup>
  - (d) Amend Rule 8.8.12b to include reference to heritage areas, with a change to the expression of (iii) from the requirement for a conservation plan to requirement for an expert heritage report that provides for the ongoing retention, use, or adaptive re-use conservation and

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<sup>1</sup> Submission #751.39, Attachment 6, Christchurch Civic Trust FS2037.861 (Support), Danne Mora Limited FS2066.10 (Seek Amendment).

<sup>2</sup> Submission #751.40, Attachment 7, Attachment 8, Attachment 9, Attachment 10, Attachment 11, Attachment 12, Attachment 13, Attachment 14, Attachment 15, and Attachment 16, Christchurch Civic Trust FS2037.862 (Support).

<sup>3</sup> Submission #751.34, Christchurch Civic Trust FS2037.856 (Support), Catholic Diocese FS2044.3 (Oppose), Carter Group FS2045.3 (Oppose).

maintenance of the heritage item, heritage setting or heritage area (at para 87(x) and 90);<sup>4</sup>

- (e) Amend Rule 8.9.2.1.P1 to read “~~Where 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.” (at para 87(bb) and 91);<sup>5</sup>
- (f) Amend 8.9.3 as notified follows:
  - (i) 8.9.3.a.iv 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.”
  - (ii) 8.9.3.a.xii 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. (at para 87(cc) and 91);<sup>6</sup>
- (g) Remove spot zoning as MRZ of heritage item sites where this would otherwise be zoned HRZ in line with their surroundings, Map Series A and interactive map (at para 102(w) and 104);<sup>7 8</sup>

4. Ms Richmond, in her rebuttal evidence,<sup>9</sup> addresses corrections to my recommendations regarding Spreydon Lodge set out in (a) above. I defer to Ms Richmond’s evidence on this matter and agree with the amendment for the reasons set out in her evidence. She also addresses the settings of heritage items<sup>10</sup> (set out in (b) above), noting that no heritage evidence was provided as the changes are considered minor. I accept Ms Richmond’s opinion on this, noting that the circumstances surrounding the changes are

<sup>4</sup> Submission #751.35, Christchurch Civic Trust FS2037.857 (Support), Catholic Diocese FS2044.4 (Oppose), Carter Group FS2045.4 (Oppose), Heritage New Zealand Pouhere Taonga FS2051.37 (Support).

<sup>5</sup> Submission #751.37, Christchurch Civic Trust FS2037.859 (Support).

<sup>6</sup> Submission #751.38, Christchurch Civic Trust FS2037.860 (Support), Heritage New Zealand Pouhere Taonga FS2051.38 (Support).

<sup>7</sup> Submission #751.143, Christchurch Civic Trust FS2037.965 (Support).

<sup>8</sup> This impacts the following sites: 122 Papanui Road, 283 Papanui Road, 399 Papanui Road, 1 Harewood Road, 51 Browns Road, 41 and 45 Ranfurly Street, 153 Holly Road, 2 and 16 Helmores Lane, 20 Mona Vale Avenue, 65 Riccarton Road, 59 Hansons Lane, 24 Main South Road, 25 Yaldhurst Road, 25A Yaldhurst Road.

<sup>9</sup> At para 81 <https://chch2023.ihp.govt.nz/assets/Rebuttal-Council/07.-Rebuttal-Evidence-Suzanne-Richmond.pdf>

<sup>10</sup> Ibid at para 82

explained in paragraph 83 of my evidence. Ms Richmond also provides additional evidence on the up-zoning of sites from MRZ to HRZ<sup>11</sup> (set out in (g) above). That evidence supplements my recommendation to accept Council's submission point up-zoning the relevant sites, consistent with the treatment of other heritage sites which adopt the surrounding zoning.

Marcus Hayden Langman

Date: 23 November 2023

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<sup>11</sup> Ibid at para 83