

SUMMARY STATEMENT

1. My name is **Amanda Ohs**. I am Senior Heritage Advisor at the **Christchurch City Council**. My relevant expertise to this part of the hearing lies in heritage values and heritage impact assessments.
2. I have prepared evidence on behalf of the Council which addresses the city centre zone rules in relation to the heritage related matters for the following height overlays and interfaces: New Regent Street, the Christchurch Arts Centre, Victoria Street and Cathedral Square.
3. Paragraphs 104 to 136 of my primary evidence and paragraphs 48 and 49 of my rebuttal evidence are relevant to this part of the hearing.
4. My evidence is based on an understanding of the heritage values of these places as outlined in the Statements of Significance and relevant documentation held in Council heritage files such as conservation management plans.
5. My evidence identifies New Regent Street, Cathedral Square – Whiti-rea, and the Arts Centre as scheduled Heritage Items which are particularly important to city identity and sense of place. They are iconic places for the central city, consisting of publicly accessible open spaces and groups of heritage buildings and features and their settings. Victoria Street is not scheduled but also has heritage values and contains a number of scheduled heritage items.
6. These central city heritage places are characterised by architectural and contextual values that are sensitive to impacts of visual dominance by adjacent or nearby development.
7. Inappropriate or incompatible contrasts of scale can negatively impact on the heritage values of a place, and should be avoided, as per the guidance in the ICOMOS New Zealand Charter, 2010 (21. Adaptation).¹ Reduced heights reduce the potential for adverse effects of visual dominance and incompatible contrasts of scale on these heritage places.
8. The ongoing use of these heritage places and spaces is an important aspect of their social and cultural heritage values. Reduced heights reduce the

¹ https://icomos.org.nz/wp-content/uploads/2020/12/NZ_Charter.pdf

potential adverse effects of shading on these heritage places, which supports their continued use.

9. I remain of the view that the reduced heights for these areas as proposed in Chapter 15 are an appropriate mechanism to protect the heritage values of these iconic central city heritage places. I also continue to support the extension of the height overlay to include the south-east corner of Kilmore and Durham Streets (70 Kilmore Street), as sought by submission #762 (Daniel Crooks for New Zealand Institute of Architects Canterbury Branch).
10. My position has not changed in regard to the zoning change sought by submitters in the city blocks bounded by Montreal Street, Cambridge Terrace and Armagh Street, which I conder is not justifiable on heritage grounds.

Date: 20 October 2023

Amanda Ohs