

## **Rosie Linterman – Submitter #1091**

### **Introduction**

I have lived in Beverley Street for 42 years having purchased a near derelict property which my husband and I have renovated on several occasions in keeping with the era of the street's houses.

Along with many other residents we have worked with the Council and its requirements to maintain the character of the street. We have all renovated or built in weatherboard, painted in sympathetic colours as required by the Urban Design Panel in the past and created and maintained classic gardens to a high standard.

We are all proud of the street and its distinctive character. Several of the houses were designed by notable Christchurch architects many decades ago.

To clarify, I am speaking in relation to my personal submission. However, I have met with many of the residents of the street about Plan Change 14. Many of the neighbours, who unfortunately did not understand the process, would like to have attended or been represented at the hearing, but are not able to as they did not make submissions. They all share my concerns.

### **Plan Change 14 – Beverley Street**

Beverley Street has historically had a low to medium density zoning (currently Residential Suburban Density Transition Zone) and a character overlay recognising the unique and continuous character of buildings on the street.

Under Plan Change 14 as notified, the Council proposed to rezone the street Medium Density Residential and impose a Residential Character Overlay.

My submission sought to strengthen the character protection and to maintain the current zoning of the street.

Through Council's section 42A reports and evidence, as I understand, it is now proposed that the street be zoned High Density Residential with no character overlay.

### **My position on Plan Change 14**

The Council's complete change of position came as a surprise to me (and I expect many other residents). It was very difficult to understand the Council's reasoning beyond a few sentences in Ms Rennie's urban design evidence that did not appear to specifically relate to Beverley Street.

Instead, they seemed to relate to the relationship between character properties and high density development. However, character or heritage can co-exist with higher density, or higher, development with the right design. One only has to look to parts of the Auckland CBD, Melbourne, Sydney and many European cities to confirm this.

I am concerned and disappointed that the proposed changes to the zoning will potentially mean that Christchurch loses a well-maintained and continuous example of a period of Christchurch's early 20<sup>th</sup> century home building history.

It is interesting to read Heaton Street is to have a character overlay when it does not have the continuous character of Beverley Street and is a very mixed use street containing large areas of hospital, school and several modern homes.

In addition, Beverley Street is located adjacent to Papanui Road where many locals live and visitors stay and can enjoy walking the street to view these preserved examples.

I have taken photos of houses in the street as I imagine members of the Panel may not be familiar with this special street. I have noted alongside the photos to indicate and explain the care and respect these owners have for their houses and the street. These are included at the end of this document.

### **Housing intensification legislation**

I acknowledge the need for city intensification and the avoidance of spread into our greenfields areas. However, as I understand it, the Council (and Panel) are required to implement the Government's housing intensification legislation and this requires – incorporation of the medium density residential standards and maximising the benefits of intensification close to centres, with the ability to apply qualifications to this level of development.

I consider there is no strong Council position to suggest that the retention of Beverley Street as a low or even medium density street with its character overlay – i.e. a small isolated street – would affect the Council's ability to intensify the locality – other than paperwork convenience.

It is somewhat ironic that we have all complied with all the additional Council requirements that others have not had and at our cost, to preserve and beautify our properties and yet with the stroke of a pen our and the community's enjoyment and benefits could be removed.

I had to appear in front of the Urban Design Panel to tell them what colour our garage weatherboards would be and what plants I would plant on the street side – which I was very happy to do. Several houses in the street have been rebuilt after the earthquakes completely in keeping with the old existing houses. The Council even rejected a modern design application that in other parts of the city would have been quite acceptable. It would be wasteful and sad to potentially lose this history when it is not required of the Council under the legislation.

### **Conclusion**

In conclusion, I submit that the imposition of the new intensification provisions has not been considered appropriately or effectively in respect to Beverley Street. I request that the character overlay and appropriate zoning to maintain and preserve the existing properties be retained, for the benefit of Christchurch.

Thank you for the opportunity to appear at the Panel's consideration of the new rules.

## Beverley Street Images

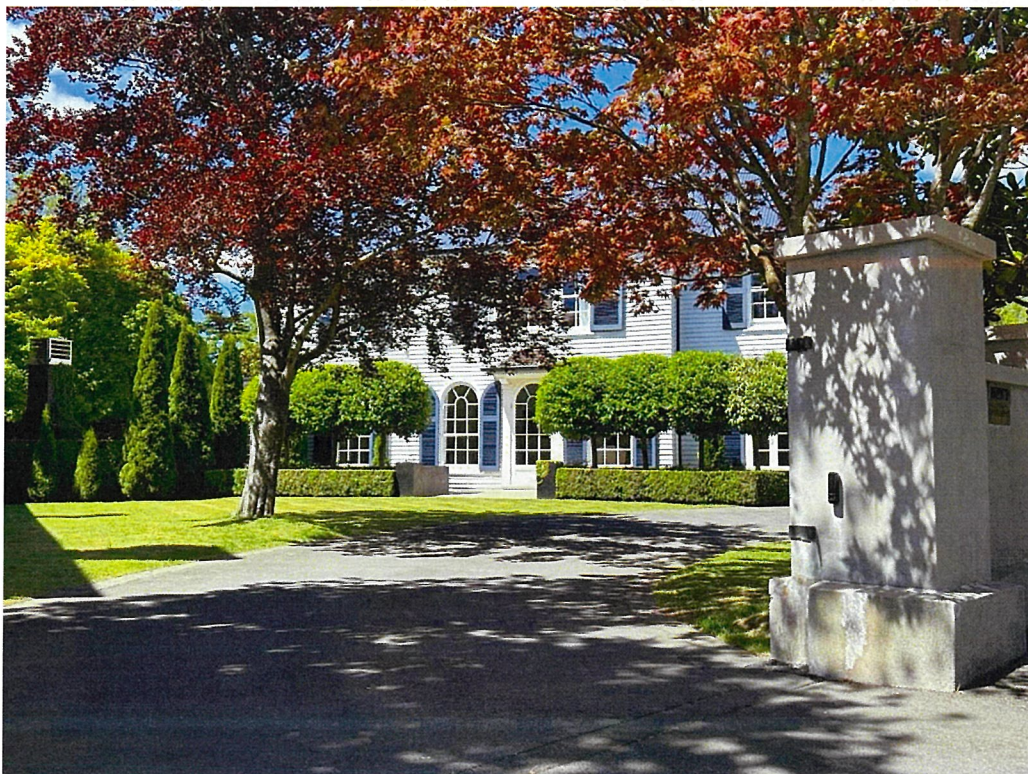
The original house in Beverley Street – once a market garden – after extensive post-earthquake repairs. The house is now in six flats:



The original Beverley Street house:



An Heathcote Helmore designed family home:



An architecturally designed original home – all extensively repaired after the earthquakes:



A repaired family home following substantial earthquake damage:



A recently renovated family home:



A new build following demolition of the earthquake damaged home. Built in the style of other homes on Beverley Street:



A rebuild of an earthquake damaged home, again inkeeping with the character of the street:



Another renovated home:





Another Beverley Street home:



A further renovated Beverley Street home:



A property currently being renovated by the owner to restore it to a family home:



A replacement garage with later second storey in weatherboard and planting approved by the Urban Design Panel:

