

# CHRISTCHURCH CITY COUNCIL

## Draft LTCCP 2009-19

**- Received via Web**

Submissions close on 16 April 2009

**I do NOT wish to present my submission at the hearing, and ask that this written submission be considered**

**Are you completing this submission:**

On behalf of a group or organisation

**If you are representing, how many people do you represent?**

**Name:**

Steve Langridge

**Organisation Name:**

Save SunnySide

**Organisation Role:**

Organiser

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**Date:**

16 April 2009

**Your Submission:**

Heritage Buildings and SAM areas.  
I would like the council to offer more incentives to owners of Historic buildings that may help them be preserved for future generations. Too many buildings of note have been lost to developers wanting the land for profit without incorporating existing historic homes or buildings into future designs. SAMs to the lay persons understanding were suppose to preserve the character and historic look of an area worth preserving. We have seen examples where a developer can persuade the council to build a completely out of character home in these areas thus devaluing the SAM area and destroying the historic character of the street. EG Oxford tce Avon loop. SAM areas by their supposed classification meant that the owners and potential owners know they have bought into an area that has been protected from modern development thus preserving the total look of that area. The council laws are too flexible for developers to build for profit modern homes that do not fit the theme. Why designate these areas if they are not really being preserved? The Council should tighten the laws surrounding SAMs to help preserve these areas.  
Would the council consider a rebate on Rates if owners of historic buildings or houses met a certain criteria proving they were preserving and maintaining their historic property?  
Thankyou for your time and consideration  
Steve Langridge

