Christchurch City Council
ATTACHMENTS - UNDER SEPARATE COVER

Date: Wednesday 17 September 2025
Time: 9.30 am
Venue: Camellia Chambers, Level 2, Civic Offices, 53 Hereford Street

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BEFORE A PANEL OF COMMISSIONERS ON BEHALF OF THE CHRISTCHURCH CITY COUNCIL

IN THE MATTER	of the Resource Management Act 1991
AND	
IN THE MATTER	of hearing submissions on Plan Change 13 (Heritage) to the Christchurch District Plan

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REPORT AND RECOMMENDATIONS BY HEARING COMMISSIONERS KEN GIMBLETT, DAVID CALDWELL AND HEIKE LUTZ

1 September 2025

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Introduction

1. We have been appointed to hear, consider and make recommendations on Proposed Plan Change 13 (**PC13**). We are tasked with recommending whether PC13 should be declined or approved with or without modifications, and to recommend decisions on submissions.

2. PC13 does not propose changes to the heritage objectives of the District Plan. It does propose changes to the policy and rule framework to more appropriately implement those objectives. Key features of PC13 are the introduction of Residential Heritage Areas (**RHAs**), and the scheduling of further heritage items, settings and interiors identified to be deserving of protection.

3. Prior to and following appointment, the Panel has disclosed actual and potential conflicts of interest. Those were recorded in an Interest Register. It was intended that that be maintained and updated through the hearing process once those participating became clear.

4. Commissioner Gimblett (Chair) and Commissioner Caldwell both disclosed interests. These were further discussed at the commencement of the hearing. Again, as discussed at the hearing, the Chair and Commissioner Caldwell remained at the table while matters where they had declared a potential interest were discussed but have not taken part in the consideration or determination of those particular issues.

5. We conducted a hearing on the plan change and related submissions on 17 and 18 June 2025 in the Camellia Room at Te Hononga Civic Offices, 53 Hereford Street, Christchurch. The hearing was livestreamed.

6. The hearing was adjourned at its conclusion on 18 June 2025 pending the completion of site visits by the commissioners and receipt of requested information arising from the hearing. We received Council's Reply on 18 July 2025 and the hearing was formally closed on 1 August 2025.

7. At our request, the Panel received information from various participants following the adjournment of the hearing and before it was closed. We are also aware that information that was not requested was also received by the Council. On that, for reasons of fairness and natural justice, we simply record we have not taken information that was not requested into account in reaching our conclusions or in making our recommendations.

Site Visits

8. We undertook a comprehensive series of site visits of both proposed individual heritage items and areas on 3 and 4 June 2025, supplemented by further site visits on 19 June 2025 when we viewed some of the identified heritage items within the central city. We visited all the RHAs. We also visited Taylors Mistake where we viewed all the baches, other than those situated in Boulder Bay. The assessment provided in terms of the Boulder Bay baches provided sufficient information for our understanding.

9. We spent some time in each of the RHAs, driving around them and on foot. We also visited, and walked, the entire length of Chester Street East, including that section where an extension was sought. Following the adjournment of the hearing, on 28 July 2025 we undertook further site visits to Daresbury and Antonio Hall. We viewed all the identified heritage items, other than a very limited number which we were familiar with, or were not in dispute, or were sufficiently illustrated in the assessments.

10. We record that the above is very much a summary of our site visits. We will refer to specific locations in our recommendations. The site visits greatly assisted us in our understanding of the evidence and the matters raised in submissions. We were also grateful for the extent to which individual items and areas had been researched and documented in support of the plan change.

Statutory Framework

11. The statutory framework and assessment required is somewhat complicated by the amendments to the Resource Management Act (**RMA**) which introduced the statutory directions regarding intensification provisions and particularly the Medium Density Residential Standards **(MDRS)**.

12. The mandatory requirements and statutory tests when preparing a change to a district plan have been addressed in a number of Environment Court cases. These include *Colonial Vineyards*.[1,2]

13. In summary the general requirements are:

[1] *Colonial Vineyards Limited v Marlborough District Council* [2014] NZEnvC 55.
[2] A recent Environment Court example is *Te Taiwhenua o Heretaunga v Hawke's Bay Regional Council* [2025] NZEnvC 138.

a) The district plan (change) should accord with and assist the local authority to carry out its functions under s31 and to achieve the purpose of the RMA.[3] Those functions include:

   (i) Achieving the integrated management of effects of the use, development or protection of land and associated natural and physical resources;

   (ii) Ensuring that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district; and

   (iii) Controlling any actual or potential effects of the use, development or protection of land, including for the purposes of avoidance or mitigation of natural hazards.

b) When preparing the district plan (change) the territorial authority must give effect to any National Policy Statement, a National Planning Standard, the New Zealand Coastal Policy Statement and the operative Regional Policy Statement;[4]

c) When preparing its district plan (change) the territorial authority shall:

   (i) Have regard to any proposed Regional Policy Statement;[5]

   (ii) Give effect to any operative Regional Policy Statement;[6]

d) The district plan (change) must not be inconsistent with an operative Regional Plan for any matter specified in s30(1) or a Water Conservation Order,[7] and must have regard to any proposed Regional Plan on any matter of regional significance;[8]

e) The territorial authority must also have regard to any relevant management plans and strategies under other Acts, and must take into account any relevant planning document recognised by an iwi authority and lodged with a territorial authority, to the extent that its contents have a bearing on the resource management issues of the district;[9]

f) The policies are to implement the objectives, and the rules are to implement the policies;[10]

[3] s74(1)(a) and (b) of the RMA.
[4] s75(3)(a), (ba) and (c) of the RMA.
[5] Ibid s74(2)(a)(i).
[6] Ibid s75(3)(c).
[7] Ibid s75(4).
[8] Ibid s74(2)(a)(ii).
[9] Ibid s74(2)(b)(i) and s74(2A).
[10] Ibid s75(1)(b) and (c).

14. The plan change shall have regard to the actual or potential effects on the environment of activities including, in particular, any adverse effects.[11]

15. Section 32 requires that:

    (a) Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account the benefits and costs of the proposed policies and methods, and the risk of acting or not acting if there is uncertain or insufficient information;

    (b) The objectives of the Proposal (the stated purpose of the Proposal) are the most appropriate way to achieve the purpose of the RMA;[12]

    (c) The provisions of PC13 are the most appropriate way to achieve the objectives of the [District Plan] and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**RMEHS**).[13]

16. Section 32AA provides that a further evaluation is required only if any changes have been made to, or are proposed for, the Proposal after the s32 evaluation report was completed. That further evaluation must be undertaken in accordance with s32.

17. Mr Brent Pizzey, counsel for the Christchurch City Council (**CCC**), addressed these in his opening submissions.[14] Mr Pizzey advised there to be a recent addition to the framework relevant to PC13 as the RMA's provisions regarding plan changes that constrain MDRS and Policy 3 of the National Policy Statement on Urban Development (**NPS-UD**) regarding intensification are relevant. He identified s77G which requires:

    (1) Every relevant residential zone of a specified territorial authority must have the MDRS incorporated into that zone.

    (2) Every residential zone in an urban environment of a specified territorial authority must give effect to policy 3 or policy 5, as the case requires, in that zone.

18. Mr Pizzey noted that the effect of PC13 is to make heritage sites and heritage areas less enabling of development than would otherwise be enabled by the MDRS and Policy 3 of the

[11] Ibid s76(3).
[12] s32(1)(a) of the RMA.
[13] Ibid (1)(b).
[14] Opening Legal Submissions for the Christchurch City Council 17 June 2025 at paras [31] – [38] and Appendices A and B.

NPS-UD. He advised that s77I provides that plan changes can constrain the intensification only to the extent necessary to accommodate one or more of the qualifying matters that apply to the relevant site or area, the relevant qualifying matter being *a matter of national importance that decision makers are required to recognise and provide for under section 6*.[15]

19. As noted by Mr Pizzey, pursuant to s6(f) *the protection of historic heritage from inappropriate subdivision, use, and development* is a matter of national importance. PC13 proposed constraints on development that would otherwise be enabled by the MDRS and Policy 3 on the basis of a qualifying matter.[16]

20. He further advised that s77J(3) (for residential zones) and 77P (for non-residential areas) contain additional requirements for evaluation reports for the area where a qualifying matter is proposed. That evaluation report must:[17]

    (a) Demonstrate why the territorial authority considers:

        (i) That the area is subject to a qualifying matter; and

        (ii) That the qualifying matter is incompatible with the level of development that the MDRS or Policy 3 provides for in that area; and

    (b) Assessing the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and

    (c) Assess the costs and broader impacts of imposing those limits.

21. Mr Pizzey identified that the additional requirement for the Council's evaluation report is relevant only to heritage areas and proposed new heritage items/settings within the Policy 3 areas that have been decided by the Council, or Minister. These were recorded as, in terms of RHAs: Chester Street/Dawson Street RHA and Inner-City West RHA. He identified in terms of new items/settings that additional requirement applied to: 35 Rata Street, Riccarton; 28 Bealey Avenue (Knox Presbyterian Church and setting); 167 Hereford Street; 129 High Street (former BNZ building); 159 Manchester Street; and 152 Oxford Terrace (the former Public Trust Office).

[15] Ibid para [35].
[16] Ibid para [36].
[17] Ibid para [37].

22. Finally, Mr Pizzey identified that the required evaluation had been undertaken by various contributors to the Council s42A Report.[18]

Plan Change 13

23. The public notice on PC13 (combined with Plan Change 14) recorded the PC13 changes as:

> *Protecting heritage areas across the city to recognise Ōtautahi Christchurch's special identity. We are introducing 11 Residential Heritage Areas[19], and adding 44 buildings and items, and 26 building interiors to the Schedule of Significant Historic Heritage.*
>
> *Simplifying and clarifying heritage provisions and strengthening some rules by changing the activity status for resource consent. Minor wording changes are also proposed to five of the heritage policies.*

24. The s32 evaluation provided an overview. It recorded that the plan change proposes:

> *1) An overall revision of the historic heritage rules;*
>
> *2) Corrections to the Schedule of Significant Historic Heritage in Appendix 9.3.7.2;*
>
> *3) The scheduling of 44 additional items for protection;*
>
> *4) The scheduling of 26 additional heritage interiors for protection (including 10 for new listings);*
>
> *5) The introduction of 11 residential heritage areas to the District Plan.*

25. It recorded the primary purpose of PC13 as being to better reflect aspects of the City's history and development through adding to the schedule of heritage items, adding further interiors for protection and introducing residential heritage areas as a mechanism to protect buildings and features which collectively rather than individually are of significance to the City's heritage and identity. A further purpose was recorded as being to simplify and clarify the rule provisions in the light of experience, to strengthen a small number of rules by requiring a higher category of consent, and to reflect changes in circumstances over time.

26. It recorded that wording changes were proposed to five of the policies.

[18] In Ms Dixon's evidence at [5.1.9 – 5.1.17]; Mrs Richmond's evidence at [5.1.10 – 5.1.17]; and expert economist, Mr Phillip Osborne's summary evidence at [18].
[19] A Council decision on 11 December 2024 withdrew two RHAs from PC13, resulting in only nine RHAs being proposed as at the date of the hearing.

27. The s32 report (at notification) also addressed the relationship of PC13 and PC14 noting that heritage is a qualifying matter under the NPS-UD and the RMEHS Amendment Act. It identified that PC14 proposed many of the same changes as proposed in PC13.

Scope to Make Changes

28. Before addressing PC13 and the submissions, it is appropriate to address the issue of scope. This is addressed in some detail in Mr Pizzey's opening submissions.[20]

29. Mr Pizzey submitted that for the Hearings Panel to have jurisdiction to recommend changes to PC13 in response to submissions:

    (a) The changes must be within the scope of a submission; and

    (b) The submission must be "on" PC13.[21]

30. He identified that the test as to whether changes are reasonably and fairly raised in a submission are:

    (a) It is usually a question of degree to be judged by the terms of the plan change and the content of the submissions;

    (b) The question of scope should be approached in a realistic workable fashion rather than from the perspective of legal niceties;

    (c) Another way of considering the issue is whether the amendment can be said to be a "foreseeable consequence" of the relief sought;

    (d) To take a legalistic view and hold that a decision-maker could only accept or reject the relief sought in any given submission would be unreal; and

    (e) The whole relief package detailed in the submissions should be considered when determining scope.

31. We accept and agree with Mr Pizzey's submissions in relation to the first limb.

[20] Ibid paras [40] – [70].
[21] Ibid para [40].

32. In relation to the second limb, Mr Pizzey again referred to *Clearwater*[22] which set out a two limb test being firstly, the submission must reasonably fall within the ambit of the plan change by addressing a change to the status quo advanced by the proposed change; and secondly, the decision-maker should consider whether there is a real risk that persons potentially affected by changes sought in a submission have been denied an effective opportunity to participate in the plan change process. Mr Pizzey also referred to the decision of Kos J in *Palmerston North City Council v Motor Machinists*.[23]

33. We agree that the bipartite test for assessing whether a request is "on" a plan change is well settled. The twofold test has the appearance of simplicity, but it can be complex to apply.

34. Each case needs to be assessed within the context that it arises. Relevant contextual considerations can include:

(a) Whether the submission seeks to substantially alter or add to the relevant objective(s) of the plan change, or whether it only proposes an alternative policy or method to achieve any relevant objective in a way that is not radically different from what could be contemplated as resulting from a notified plan change:

> *… submissions seeking some major alteration to the objectives of a proposed plan change would likely not be "on" that proposal, while alterations to policies and methods within the framework of the objectives may be within the scope of the proposal.*[24]

(b) Whether the s32 report should have covered the issues raised in a submission:

> *… the extent and quality of an evaluation report under s32 of the Act depends very much on the approach taken by the relevant regional and district council in preparing it.*[25]

35. The Panel also notes that incidental or consequential changes are permissible, provided that no substantial further s32 analysis is required to inform affected persons of the comparative merits of that change.[26]

36. We received legal submissions on the matter of scope from Mr Chidgey, on behalf of the Canterbury Rugby Football Union (**CRFU**). While those submissions focused on scope as it

[22] *Clearwater Resort Ltd v Christchurch City Council* AP 34/02, 14 March 2013, Young J.
[23] *Palmerston North City Council v Motor Machinists* (2013) NZHC 1290.
[24] *MacKenzie v Tasman District Council* [2018] NZHC 2304 at [89] and [90], citing with approval *Bluehaven Management Ltd v Western Bay of Plenty District Council* [2016] NZEnvC 191 at [37] and [38].
[25] *Bluehaven Management Ltd v Western Bay of Plenty District Council* [2016] NZEnvC 191 at [34].
[26] *Palmerston North City Council v Motor Machinists* (2013) NZHC 1290 at [81].

related to his client, he provided a helpful summary of the legal principles. He submitted the legal principles relating to the scope of relief which may be sought, or importantly, the scope of decisions able to be made on submissions, to be well established and settled. He summarised those as:

(a) For relief to be considered within scope, the amendment must first be fairly and reasonably within:

(i) An original submission; or

(ii) The proposed change as notified; or

(iii) Somewhere in between;[27]

(b) Again, Mr Chidgey addressed the issue of whether a further submission goes beyond what is fairly and reasonably raised in submissions will usually be a question of degree.[28]

37. We have carefully considered Mr Pizzey's submissions, and those provided by Mr Chidgey.

38. Overall, and by way of summary, we conclude as follows:

(a) We agree that there are a number of contextual factors that weigh in favour of taking a relatively wide view for the scope of PC13, including:

(i) The wide terms in which PC13 was described in the s32 report and public notice;[29]

(ii) That the issue statement in the s32 report advising that the plan change includes deleting some items in the schedule, makes doing so within scope;[30]

(iii) The complexity and confusion arising from duplications and overlap between PC13 and PC14 warrants approaching the scope in a realistic workable fashion;[31] and

(iv) The range of changes proposed in PC13 are wide, including changes to policies and rules, additions and amendments to the heritage schedule, removals from the heritage schedule, determining appropriate size and locations for RHAs, and

[27] Legal Submissions on behalf of Canterbury Rugby Football Union 17 June 2025 at para [32.1] citing *Re an application by Vivid Holdings Limited* [1999] NZRMA 467 at para [19].
[28] Ibid para [32.3].
[29] Opening Legal Submissions for the Christchurch City Council 17 June 2025 at para [57].
[30] Ibid para [59].
[31] Ibid para [63].

determining what status applies to specific buildings and specific activities within the RHAs;[32]

(b) We agree that the submissions seeking removal of heritage protection from some heritage items and settings such as Antonio Hall, Taylors Mistake baches and Daresbury are within scope;

(c) Minor extensions to RHAs, identified in submissions, are in scope only if the extension is minor or inconsequential. RHAs are a new concept, and minor additions and corrections can be anticipated;

(d) Where there is no submission seeking an extension, or that different areas be included as RHAs, then that is clearly not in scope. We provide, as way of an example, the identification in council officers reports regarding the appropriateness of an RHA in Ryan Street, Linwood. That is not an RHA which was identified in the notified plan, nor were there any submissions seeking it. Clearly that is not within scope.

39. In terms of additional heritage items not identified in PC13, but sought in submissions, we largely agree with Mr Pizzey that there are scope issues if the people affected are not a party to the request. We do not go as far as requiring them to be a party as such, but at the very least, for us to be satisfied in relation to scope, we would wish to have some comfort that the landowners are aware of what is proposed or sought.

40. While we note the public nature of the plan change process, including the provision for further submissions, if the land has not been identified for scheduling in the plan as notified, and there has been no contact from Council or submitter, it would be unrealistic to expect a landowner to engage in the process. It is important to avoid landowners in particular being caught by a sidewind. Landowner approval would certainly alleviate concerns in that regard.

Council's Position on Specific Issues

Council resolution differing from expert opinion of council witnesses

41. Somewhat unusually, but appropriately, shortly prior to the hearing we received a Memorandum from Mr Pizzey to explain the Council's position on submissions that seek to remove Daresbury

[32] Ibid para [64].

(9 Daresbury Lane) and Antonio Hall (265 Riccarton Road) from the Schedule of Heritage Items in the District Plan.[33]

42. The Memorandum advised that Council's expert witnesses were providing neutral independent expert evidence on those matters, and appropriately so, but that in terms of the heritage protection of the two identified properties, Council's position differed from the s42A Report recommendations. The Memorandum went on to explain that the notified PC14 continued to schedule those two heritage items and their settings as a qualifying matter that warranted lesser development of those sites than otherwise enabled by the medium density residential standards. It noted that submissions sought their removal from the Schedule and the PC14 Independent Hearings Panel (**IHP)** recommendation that they remain scheduled in the Plan as a qualifying matter.

43. The Memorandum went on to explain that on 2 December 2024 the Council made decisions on the IHP recommendations for the intensification areas required by Policy 3 of the NPS-UD, being intensification in and around commercial centres. It recorded that Daresbury and Antonio Hall are not within those areas, but the elected members decided to address them in the December 2024 decision as they wanted to determine the merits of the scheduling of those two heritage items in advance of the remainder of the IHP recommendations on PC14.

44. By resolutions,[34] Council rejected the Commissioners' recommendations in relation to those two items.

45. The Minister declined to make the decision on those recommendations advising the Council they would be considered once the Council had decided on the zoning of these areas.[35]

46. As the issue had not, at the stage of commencement of the hearing, been resolved by Council, it supported the submitters' request not to schedule Antonio Hall or Daresbury.

47. At its meeting of 16 July 2025, the Council resolved to accept the PC14 IHP recommendations for a medium density zoning for Antonio Hall and Daresbury sites. That decision is now operative.[36]

48. Mr Pizzey advised that in PC14 the Minister will now decide whether to accept the IHP recommendation to retain heritage scheduling or the Council recommendation to remove

[33] Memorandum of Counsel for the Christchurch City Council 13 June 2025.
[34] CNCL/2024/00215 of 2 December 2024 - Antonio Hall, and CNCL/2025/00281 of 20 August 2025 – Daresbury.
[35] CB-COR1290-Letter-to-Christchurch-City-Council-re-IHP-recommendations.
[36] Memorandum of Counsel for the Christchurch City Council 29 July 2025.

scheduling. He advised that the Panel would be informed if the Minister decided to de-schedule either of those buildings before the recommendation report is issued.[37] Mr Pizzey advised in the meantime PC13 continues in parallel and unaffected by that PC14 process. We have accepted this advice and proceeded on that basis.

Not scheduling items that have been assessed as of heritage value because of owner objection

49. Two members of the Council Heritage Team, Ms Suzanne Richmond, Heritage Advisor (Planning) and Ms Amanda Ohs, Senior Heritage Advisor, provided technical input into the s42A Report in relation to heritage items and settings. Both presented to the hearing.

50. Ms Richmond noted in her contribution to the s42A Report that the inclusion of new heritage items and interiors is proposed to the Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items. These items have been assessed as meeting the criteria for inclusion under Policy 9.3.2.2.1, and scheduling was supported by the owners when this was proposed.[38]

51. Several submissions were received in support of the scheduling of additional heritage items.[39] Other submissions opposed the addition of new items, either generally or in relation to specific sites;[40] of these, all but two were determined through PC 14. In addition, there were sites, such as Princess Margaret Hospital, that were preliminarily or, in some cases, fully assessed by the Council but ultimately not proposed for scheduling.[41] This was not due to a lack of identified heritage value, but rather because of the objection of the property owners, consistent with the Council's established practice of not scheduling new items without owner agreement.

52. We acknowledge the limitations on the assessments noted by Ms Ohs regarding the ability to assess places if an owner will not provide access to the place.

53. Based on Ms Ohs' evidence,[42] we understand that it is not a formal rule but rather common council practice not to include places in the heritage schedule if the owner does not agree to their inclusion, even where an assessment has identified heritage values. In contrast, once a place is already scheduled in the District Plan, the owner's opposition or lack of support is not, on its own, considered sufficient reason to de-schedule the place. The matter of owner support

[37] The Panel had heard nothing further as to any subsequent decision from the Minister by the time of finalising our report.
[38] Suzanne Richmond, Section 42A Report, 28 May 2025, para [6.1.3].
[39] S1046.17, S1074.1, S1077.3, S1089.5-6, S835.24-25, FS102.1-2.
[40] S96.1, S1037.1-2, S1038.2, S874.14.
[41] Also, the Former Quarry Stables (Burnside Stables), 79 Bamfords Rd, Allandale. The Former Law Courts, 282 Durham St require reassessment after extensive alterations.
[42] Amanda Ohs, Statement of Evidence, 28 May 2025, para [86] and Council Reply Submissions, 18 July 2025, paras [49–59].

or not has generic application to the overall approach to scheduling, so we consider this early in our report.

54. The Council's Reply noted that the owner's opinion is an *informal filter* in the s32 assessment. It went on to say that possible financial, engineering or alteration issues may prevent an owner from agreeing, and if the owner does not provide further information on these issues, and council cannot otherwise obtain that information (e.g. property access is not made possible), that would influence the appropriateness of the scheduling at this time.

55. This distinction highlights an important difference in approach. Retention on the heritage schedule is determined primarily by the presence or absence of identified heritage values, assessed against established criteria and best practice, rather than by ownership preferences. De-scheduling requires demonstrating that a place no longer meets the relevant heritage thresholds, and/or will be uneconomic or not practicable to be retained, again not merely relying on the owner's opinion and objection.

56. However, in contrast, owner agreement currently influences whether new places are added to the schedule, regardless of whether those places have been assessed as meeting the heritage values threshold, and whether owners went through the process of proofing their claims.[43]

57. The Council considers this form of *prioritising* a s32 assessment filter, which does not undermine council's obligation to enforce s6(f) principles.[44]

58. The Panel does not entirely agree and considers owner support should not be determinative in scheduling; in the same way owner opposition should not be determinative in de-scheduling. This inconsistency prompted the Panel to seek clarification of what new scheduling of items or settings proposed in submissions, but not supported in Council's evidence, would be warranted if there was owner support. In response, the Council's Reply identified three such situations where lack of owner's support was at least a factor in those properties not being proposed for scheduling.[45]

59. The first, the Former Quarry Stables and setting, 79 Bamfords Road, Allandale, was addressed in evidence by Ms Ohs, confirming the building and setting meet the significance threshold but

[43] Suzanne Richmond, Section 42A Report, 28 May 2025, para [8.1.9].
[44] Council Reply Submissions, 18 July 2025, paras [58-59].
[45] Ibid paras [51-54].

approaches to the land-owning Trust had not elicited a response either way. It was for this reason only that the submission seeking scheduling was not supported[46].

60. The second example is the Princess Margaret Hospital at 67 Cashmere Road. Again, in her evidence Ms Ohs described previous discussions had with the owner's legal representatives, and that owner support was not forthcoming because significant strengthening works were required and to do so would likely be uneconomic. While Ms Ohs' opinion was that the building is likely to meet the threshold requirements for scheduling on a national level, on the basis of historical research undertaken in 2006, and an Historical Overview for Christchurch dated 2013, (both undertaken for council), Ms Ohs considered that this cannot be confirmed because a more current Statement of Significance has not been prepared. Additionally, without relevant financial and engineering information, it was unclear to Ms Ohs if the unreasonable or inappropriate exemption clauses to the scheduling policy would be satisfied based on the physical condition of the item.[47] The current owner Te Whatu Ora, presented consequently a letter to the Panel (dated 18 June 2025) that confirms their opposition of the inclusion of the hospital, on the basis of Te Whatu Ora's prioritisation of their limited funds for public health, rather than costly retention of historic buildings. They note that engineering reports they commissioned confirmed the buildings New Building Standard **(NBS)** rating of 35%, and remedial work to be prohibitive, yet do not provide expert evidence as to costs or unreasonableness.

61. The third is the Former Law Courts, 282 Durham Street. Ms Ohs identified that initial assessment shows the building and setting to have sufficient heritage value to support scheduling. However, authorised major alterations to the building were still being undertaken and the owner's representatives had advised council heritage staff of their opposition to scheduling. Ms Ohs recommended reassessment be done once the building works were completed.

62. The Panel does not favour the practice approach of not scheduling where the only factor against that outcome is the absence of owner support. While not dismissing the positive influence owner support can have in protecting important values, and possible detrimental impact that can arise where that support is absent, in our assessment that approach is unjust and inconsistent within the wider regime of heritage value recognition and protection. Furthermore, it diminishes the overall effectiveness of that protection regime, and in doing so does not most appropriately achieve Objective 9.3.2.1.1 nor s6(f) of the RMA.

[46] Amanda Ohs, Primary Statement of Evidence, 28 May 2025, paras [83-86].
[47] Ibid paras [68-71].

63. Given the identified circumstances described above where the owner's position is either opposed or unknown, the Panel recommends including the Former Quarry Stables and setting in the Schedule; and with best endeavours, reassessment of heritage value once current work is completed for the Former Law Courts. The Panel accepts, at the present time, that reassessment cannot be made and without that understanding we do not recommend scheduling. Regarding Princess Margaret Hospital, it is only because there is insufficient understanding currently to determine if scheduling is merited or not, that accepting submissions seeking scheduling is not recommended by the Panel.

64. The Panel further accepts this approach is a matter of adjusting methodology and practice and is not represented in the policy or rule framework. Accordingly, no amendment of the plan provisions is necessary or warranted.

Issues to be Determined – Residential Heritage Areas

65. In terms of RHA issues, the s42A Report identifies six key issues in contention which are listed in paragraph [79] of Mr Pizzey's opening submissions. Having addressed those as a number of sub-issues, he summarised the position and evidence on each.[48] We agree that is a helpful identification of the key issues in contention, alongside the more comprehensive breakdown and assessment of issues adopted by Ms Glenda Dixon, an experienced and expert council planner, in her contribution to the s42A Report. To ensure all matters are addressed, we adopt Ms Dixon's breakdown for our assessment, but reorder matters beginning with more generic topic issues before moving to discuss individual RHAs that are the subject of submissions.

Opposition to RHAs as a concept or opposition to the number of RHAs

RHAs do not have unique features

66. PC13 introduces RHAs as a new method of heritage protection to the District Plan, so we set out the relevant background to its purpose and proposed introduction, as per the evidence.

67. Dr Ann McEwan, an architectural historian and Principal of Heritage Consultancy Services, an independent heritage planning consultancy, provided heritage expert evidence and provided significant technical input into the s42A Report. She has been engaged by Council to assist with the preparation of PC13 as it relates to RHAs. She was engaged in June 2021. Dr McEwan's evidence addressed a number of points. She described the background and methodology. She

[48] Opening Legal Submissions for the Christchurch City Council 17 June 2025 at paras [79 - 80].

supported the identification and scheduling of the nine RHAs that remained at the time of the hearing, applying a methodology first developed for Christchurch in 2009–10 and grounded in established national and international heritage assessment principles. She considered that the proposed RHAs met the statutory threshold under s6(f) of the RMA as matters of national importance and emphasised that local and regional significance is sufficient for scheduling.

68. She identified that under the RMA, historic heritage resources include areas as well as individual buildings and structures (RMA s2 Interpretation). She noted this was also the situation in the Canterbury Regional Policy Statement (**CRPS**). She noted that in New Zealand recognised and protected heritage areas encompass town centres, commercial, residential and mixed-use building typologies, and in a district plan such areas typically contain a mix of individually scheduled items and unscheduled properties although in some cases, including State housing areas or railway housing areas, there may be no scheduled items. It was the collective values of the street or subdivision in which heritage significance lies.[49] Her evidence was that throughout New Zealand local authorities identify heritage areas and provide for their protection by scheduling and cited some of longstanding and others that had been introduced in more recent district plan reviews.

69. Dr McEwan was part of the team which developed the methodology for identification and assessment of RHAs. It was an inter-disciplinary team.[50] She advised that at the time of development of the methodology, the areas were known as Residential Heritage Conservation Areas (**HCA**). They were defined in the consultants' report as:

> *Collectively an HCA contains a range of features, buildings and places and must:*
>
> - *Incorporate a collection of elements that together addresses the interconnectedness of people, place and activities.*
> - *Contribute to the overall heritage values, identity and amenity of the city.*
> - *Have a coherent heritage fabric which meets recognised criteria for heritage assessment.*
> - *Demonstrate authenticity and have integrity, applying to both tangible heritage values – physical and readily understood – and intangible values – less readily understood and less visible underlying aspects such as stories and views that contribute to the HCA.*

[49] Dr Ann McEwan, Statement of Primary Evidence, 28 May 2025 at para [17].
[50] Ibid para [19].

- *Contain a majority of sites/buildings that are of Primary or Contributory importance to the HCA.*
- *Have been predominantly developed more than 30 years ago [at the time of assessment].*
- *Fulfil one or more of the following CCC heritage assessment criteria.*

70. Dr McEwan explained that best practice assessment of heritage areas uses a four-tier property rating system (Defining, Contributory, Neutral, Intrusive), and that the focus is on heritage significance, encompassing historic, architectural, and contextual qualities, not amenity or character values. She described how categorisation would typically give rise to a hierarchy of planning rules, with individually scheduled items subject to the highest level of protection and activity status. The rules pertaining to those properties assessed as being Neutral or Intrusive would consequently be focused on the potential of new development to maintain and enhance the heritage values.[51]

71. Of the 12 Residential Heritage Conservation Areas identified in Christchurch city in 2009, 7 of those have retained sufficient heritage values to warrant proposed scheduling as RHAs.[52] Dr McEwan identified three new areas being Chester Street East/Dawson Street, Church Property Trustees / North St Albans Subdivision of 1923, and Shelley and Forbes Streets in Sydenham as part of the current RHA project. That was based on new research and consideration of the city's surviving heritage resources.

72. In her Summary Statement and discussions at the hearing, Dr McEwan discussed the criteria. She referred to Mr Pizzey's opening submissions.[53] This provides the criteria for proposing that an area be subject to RHA provisions. These are:

    (a) Fulfils one or more of Council's standard heritage assessment criteria (historical/social, cultural/spiritual, aesthetic/architectural, technological and craftsmanship, context/ environment, archaeological or scientific significance), at a significant or highly significant level;

    (b) Incorporates a collection of elements that together address the interconnectedness of people, place and activities;

[51] Ibid para [22].
[52] Ibid para [29].
[53] Opening Legal Submissions for the Christchurch City Council 17 June 2025 at para [81].

(c) Contributes to the overall heritage values, identity and amenity of the city;

(d) Has a coherent heritage fabric which meets recognised criteria for heritage assessment;

(e) Demonstrates authenticity and has integrity, applying to both tangible and intangible heritage values;

(f) Contains a majority of sites/buildings that are of Defining or Contributory importance to the Heritage Area;

(g) Has been predominantly developed more than 30 years ago; and

(h) Includes no less than 15 properties.

73. Ms Dixon noted at paragraphs [2.2.42] and [2.2.43] of the s32 Report for PC13 how the 2010 study undertaken for CCC by heritage advisors, which established a definition of heritage areas, also set out essential elements which a heritage area must contain. She advised that in 2021 and 2022 this definition provided the basis for a potential RHA template devised by staff, which was used together with considerable additional investigation by both Dr McEwan and Council's heritage team to assess possible RHAs. She summarised those criteria.[54]

74. Ms Dixon advised that of the original 89 potential areas, the *"vast majority"* of the areas were discounted as not meeting all elements of the definition of a Heritage Conservation Area/Residential Heritage Area, leaving just seven. She advised that four additional areas not included in the original 89 were assessed during further stages of the work as also meeting the criteria, resulting in a total of 11 notified areas (those three mentioned in paragraph 71 above, plus Lyttelton).[55] She referred to the template at Appendix 10 of the s32 Report and confirmed that that was used as a starting point for all areas, and also as a record of reasons for those areas which were rejected.

Submitter evidence

75. Mr John Brown, an archaeologist, and Director of Plan Heritage Limited, an independent heritage planning consultancy, provided evidence on behalf of the Canterbury Rugby Football Union (**CRFU**). He addressed the methodology and identification of RHAs. He referred to his earlier evidence for Kainga Ora for PC14. He confirmed that in his view the RHA evaluation

[54] Section 42A Report – Residential Heritage Areas (Glenda Dixon), 28 May 2025 at para [6.1.8].
[55] Note Footnote 19 above.

method is generally appropriate in that it adopts the use of evaluation methods and criteria as set out in the CRPS for historic heritage. He advised that he also considered that in the context of a RHA, a site-by-site analysis was appropriate in the context of determining whether sites contribute to an area or not. He noted that approach is used elsewhere with respect to character overlays.[56] He addressed further issues which we address later in our report.

Assessment

Four tier rating system

76. The RHA assessments applied a four-tier rating system for individual sites within an area, namely Defining, Contributory, Neutral, and Intrusive. This system was adopted from assessment methodologies used for Christchurch in 2009–2010, which were drawing on established national and international heritage assessment principles.[57]

77. According to Dr McEwan, the four-tier system was designed to capture the graduated contribution that individual buildings, structures, and spaces make to the overall heritage values of an area.[58] It recognised that while some elements are critical to defining the area's significance, others support it, are neutral, or may detract from it. This allowed for a nuanced and transparent assessment of collective heritage significance[59].

78. The four categories were defined as:

    (a) Defining: Places that establish and express the key heritage values of the RHA, typically highly authentic and intact.

    (b) Contributory: Places that support or reinforce those values, even if modified or secondary.

    (c) Neutral: Places that neither add to nor detract from the area's heritage values.

    (d) Intrusive: Places that detract from or undermine the area's heritage values.

79. Dr McEwan's evidence and Council's right of reply explained that the four-tier system enables better management of RHAs as collective heritage landscapes, rather than as lists of individually

[56] John Brown, Statement of Evidence,10 June 2024 at para [24].
[57] Dr Ann McEwan, Statement of Evidence, 28 May 2025, paras [17–24].
[58] Ibid paras [22], and [50–51].
[59] Council Reply, 18 July 2025, Appendix B paras [9–15].

significant items.[60] It provides clarity to owners, consent authorities, and the public about the level of heritage value attached to each site, informing both policy and regulatory decisions.[61]

80. Ms Dixon supported the four-tier approach, noting that while some councils use simpler two-category systems (e.g. contributory/non-contributory), this can obscure important distinctions, particularly between authentic (Defining) and sympathetically modified (Contributory) elements.[62] The system used thus improves heritage management precision, public understanding, and policy effectiveness.

81. Mr Brown critiqued the system, arguing it introduces unnecessary complexity and questioning whether neutral or intrusive elements should be included in RHAs at all.[63] Dr McEwan and the Council Reply explicitly rejected this critique. They emphasised that including neutral or intrusive elements helps maintain coherent, defensible boundaries and protects the spatial and historical narrative of the area.[64] Excluding such elements risks creating artificial or fragmented edges and invites incremental erosion through boundary *'nibbling'*, as well as creating *'missing teeth'* within an area, which would adversely affect the continuity and coherence of a heritage area.

82. Importantly, the four-tier framework aligns with international best practice, as referenced by Dr McEwan, and delivers a robust, defensible, and context-sensitive approach to RHA identification and management. Council's evidence concludes that the system is well-suited to local needs and superior to simpler rating approaches. The Panel agrees with that view, and supporting the methodology and general approach, we recommend accordingly.

Inclusion of neutral or intrusive elements

83. Based on the hearing evidence of Dr McEwan and Ms Dixon, the inclusion of Neutral or Intrusive elements at the fringe of a RHA is justified where necessary to maintain the overall coherence, integrity, and defensibility of the heritage area boundary. Both experts emphasised that RHAs are not merely a collection of contributing items but represent the collective historical character, spatial relationships, and development patterns of an area.[65, 66, 67]

[60] Dr Ann McEwan, Statement of Evidence, 28 May 2025, paras [60–64]; Council Reply, 18 July 2025, paras [69-70].
[61] Council Reply, 18 July 2025, paras 21–24, Appendix B, paras [2–3] and [5].
[62] Glenda Dixon, s42A Report, 28 May 2025, paras [6.1.42], and [8.1.6–8.1.7]; Council Reply, 18 June 2025, paras [68–71].
[63] John Brown, Statement of Evidence, 10 June 2025, paras [11–12], and [25–31].
[64] Dr Ann McEwan, Statement of Evidence, 28 May 2025, paras [54–56]; Council Reply, 18 June 2025, paras [26–27], and [43].
[65] Ibid paras [17–24], and [50–51].
[66] Glenda Dixon, s42A Report, 28 May 2025, para [6.1.2].
[67] Ibid, para [10.2.4].

84. Both noted that boundaries should be drawn based on heritage values, historical and spatial logic, and the defensibility of the area in total, not solely on whether each individual site is contributing or non-contributing.

85. The Panel noted that Dr McEwan initially recommended including the YMCA site at the western end of the block (Rolleston Avenue, Hereford, Cashel Streets) within the Inner-City West RHA, but subsequently advised its exclusion as part of the peripheral area. We raised questions about this approach during the hearing, especially compared to the south-eastern corner where Ronald McDonald House, assessed as intrusive, is recommended for inclusion.[68]

86. As noted by Ms Dixon in her report and confirmed in the Council Reply, this exclusion is in her view considered *'in scope'*, and the initial mapping error (identifying the YMCA site as Defining) is proposed to be corrected. We agree on that point, consistent with the principles we have discussed earlier. The focus here however is on the overarching methodology.

87. Dr McEwan considered the exclusion of the YMCA site justified (with interface provisions). While neutral in contribution, it sits at a natural break point where the urban form gives way to open space. Exclusion here aligns with a clear historical and spatial edge and does not threaten the RHA's integrity or legibility; and the park edge offers a defensible boundary, in her view.[69]

88. In contrast, Ronald McDonald House, although assessed as Intrusive in heritage terms, occupies a key eastern corner where the RHA meets higher-intensity urban development. Dr McEwan explained that excluding it would fragment the boundary, inviting transitional pressures and incremental erosion. Inclusion is necessary to preserve block-scale coherence, manage transition, and maintain boundary defensibility.

89. The Council Reply explained that the notified map contained an error, and after Dr McEwan's further review, the site has been recommended to show a corrected categorisation with part retaining their Intrusive rating, and parts (two older buildings) are to be changed to Defining. In council's view, this correction presents a reasonable, foreseeable outcome aligned with submissions supporting the Inner-City West RHA.

90. Dr McEwan's evidence highlighted that recognising historical patterns, streetscapes, and block structures is critical when delineating RHA boundaries. Boundaries should preserve spatial coherence and cultural legibility, even if some non-contributing or intrusive elements are

[68] Council Reply, 18 July 2025, Appendix B paras [9–12].
[69] Dr Ann McEwan, Statement of Evidence, 28 May 2025, paras [54–64].

included. Excluding them risks creating artificial, fragmented, or indefensible edges, undermining heritage values.

91. Ms Dixon's evidence supported this, noting that international best practice (e.g., ICOMOS charters) endorses including elements that maintain integrity and defensibility, particularly at the edges. In our questioning, she emphasised that boundaries should be drawn on heritage and spatial logic, not just on individual contributions.

92. The Panel agrees that excluding the YMCA area but including (with corrected categorisation) the Ronald McDonald House site aligns with best-practice heritage management, as articulated by Dr McEwan and Ms Dixon. This ensures the RHA boundary respects historical and spatial logic, supports collective heritage values, and is robust against development pressures, and we recommend accordingly. Again, applying the principles we described earlier, we are satisfied these adjustments are within scope.

Inappropriate regulation

93. As identified in Mr Pizzey's opening submissions, the question of RHAs representing inappropriate regulation was raised. Mr Pizzey noted that the District Plan includes a strategic objective of minimising consent processes.[70]

94. Mr Pizzey identified that the strategic objectives also include Heritage Objective 9.3.2.1.1 (unaltered by PC13) and that it was not solely based on facilitating use and reuse, restoration and reconstruction but also maintaining the overall contribution of historic heritage to the Christchurch district's character and identity through the protection and conservation of significant heritage.

95. Ms Dixon identified in Table 1 of her primary evidence the issues raised in submissions. That table recorded the distinction for issues raised in (a) which are primarily covered by Dr McEwan and issues raised in (b) which are primarily covered by Ms Dixon. Ms Dixon identified in terms of opposition to RHAs or the number of RHAs, submissions that opposed the historic heritage provisions being less enabling and/or resulting in greater regulation and resource consent requirements, which was considered by submitters to be inconsistent with the Strategic Objective 3.3.2 and Heritage Objective 9.3.2.1.1.

[70] District Plan Objective 3.3.2 - That the Plan minimises transaction costs and reliance on resource consent processes; and the number, extent, and prescriptiveness of development controls and design standards in the rules.

96. Ms Dixon addressed that issue in paragraph [8.10] of her evidence. She agreed that the principle of minimising consent processes is sound but to argue that it should be done in every situation is an over-simplification.[71] She identified that in the context of heritage, with the extensive loss of heritage that has occurred in the Canterbury earthquakes, there is an argument (for example reflected in Council's adopted *Our Heritage, Our Taonga Heritage Strategy (2019-2029)*) that what is left is relatively more significant than previously. She considered that applied to RHAs, since so many of the potential areas had already had their heritage values eroded.[72] Again she identified that Objective 9.3.2.1.1 Heritage is not just about facilitating use and reuse etc, but the *trunk* of the objective is about maintaining the overall contribution of historic heritage to the Christchurch district's character and identity through the *"protection and conservation"* of significant heritage areas. She advised that many objectives contain several elements which must be considered together, and they should be considered in their entirety.[73]

Assessment

97. Subject to supporting some relatively minor modification to the policy and rule provisions as we explain in this report, we do not consider the introduction of RHAs constitutes unnecessary or unjustified regulation, and we do not recommend accepting these submitter requests for related policy exclusion.

98. Some submissions oppose the policy recognition for RHAs added through PC13. Suffice to say, our conclusions and recommendations in support of the concept of RHAs described within this report, and how they are best implemented, means we do not recommend accepting these quite general requests.

The RHAs conflate character and heritage, and don't meet s6(f)

99. Mr Pizzey addressed these matters in his opening submissions. He advised that the difference or lack of difference remained a live issue and recorded the Council had addressed that in part by withdrawing RHA built form rules from PC13. He relied on the s42 Report and noted that RHA assessment focuses on six values including historical and social value and cultural and spiritual value, which are non-visual values. He submitted that the physical expression of heritage values is of course relevant, but this is assessed through a historical lens.

[71] Section 42A Report – Residential Heritage Areas (Glenda Dixon) 28 May 2025 at para [8.10.1].
[72] Ibid para [8.10.1].
[73] Ibid para [8.10.2].

100. Dr McEwan undertook comparative and site-specific analysis to distinguish heritage areas from character areas, and in her rebuttal evidence also addressed submitter claims relating to the lack of comparative analysis, conflation of character and heritage, or insufficient significance.

101. She agreed with the IHP and some of the parties to PC14 that the conflation of heritage and amenity or character areas should be avoided. She recorded that for that reason a large number of potential RHAs, including Cashmere View Street, have not been recommended for scheduling because while they may demonstrate some amenity values, especially in respect of street trees and consistency of housing types and styles, the threshold for significant heritage value had not, in her opinion, been met.[74]

102. Mr Brown in his evidence for the CRFU advised that he had considered the application of the RHA methodology, again referring to his evidence for Kainga Ora on PC14. At paragraph [25] of his evidence, he noted that he had raised concerns that due to the specific focus on residential heritage areas, there was considerable scope for overlap with residential character areas. He considered that risked elevation of character and amenity matters to which regard is to be had under Part 2, Section 7 of the RMA, to matters of national importance to be protected from inappropriate activity under Part 2, Section 6.

103. While we acknowledge that the distinction or conflation of character and heritage has been debated primarily in the context of PC14, several elements raised there also have a bearing on the matters addressed under PC13. The question of how RHAs differ from Residential Character Areas (**RCAs**) and whether their regulatory frameworks are appropriately distinct has been central to submissions and expert evidence.

104. Mr Brown raised concerns in his evidence about the conflation of heritage and character values when defining RHAs. He noted that the CPT subdivision he assessed displayed a certain *'character'*, but he was not confident this should be elevated to RHA status without further research. [75]

105. Mr Brown further emphasised the need for clearer differentiation between RHAs and RCAs to avoid blurred definitions and overlapping regulatory controls. He argued that regulatory clarity is necessary to prevent confusion between areas valued for their architectural and spatial

[74] Dr Ann McEwan, Statement of Primary Evidence, 28 May 2025 at para [51].
[75] John Brown, Statement of Evidence, 10 June 2025, paras [11–12], and [25–31].

coherence (character) and those assessed for their historical, architectural, social, or cultural heritage significance.

106. Dr McEwan acknowledged this concern but defended the RHA methodology under PC13.[76] In her evidence, she stated that the RHA identification process was explicitly anchored in established heritage criteria drawn from the Christchurch District Plan, the RMA, and international charters such as ICOMOS, and does not rest on character or amenity values alone.

107. She contrasted this with experiences in other districts, such as the Hamilton PC9 process, where she considered that heritage and amenity values were indeed conflated without a defensible heritage basis. By contrast, for PC13, she argued that rigorous historical research, architectural and contextual analysis, site-specific evaluations, and a transparent rating system ensure that only areas meeting the heritage significance threshold are included.

108. Ms Dixon, in her contribution to the s42A Report and supported by the Council Reply, took a similar position. She explained that the Christchurch framework intentionally distinguishes RHAs from RCAs, not just in assessment criteria but also in how they are managed in the plan provisions. The use of the four-tier rating system within RHAs further supports this distinction, ensuring that the collective historic heritage significance is what qualifies an area not mere visual character.[77]

109. The Council Reply explicitly addressed the scope of RHA identification under PC13 and confirmed that submissions seeking to challenge the basis of RHAs on the grounds of character conflation were carefully considered. It also confirmed that the planning provisions have been refined to better differentiate between policies for scheduled heritage items and those for RHAs, addressing concerns raised in both PC13 and PC14. [78]

110. Importantly, Dr McEwan's 18 July 2025 memo reinforced the defence of the PC13 approach. She noted that historic subdivisions such as the CPT/North St Albans area were selected not simply for visual amenity but because of their documented historic significance, integrity, and relationship to key city development themes.

[76] Dr Ann McEwan, Statement of Evidence, 28 May 2025, paras [38–40], and [54–56]; Council Reply, 18 July 2025, Appendix B.
[77] Glenda Dixon, s42A Report, 28 May 2025, paras [6.1.42], and [8.1.6–8.1.7]; Council Reply, 18 July 2025, paras [68–71].
[78] Council Reply, 18 July 2025, paras [25–27], and [39–41].

Assessment

111. While the Panel recognises that concerns about conflation raised by Mr Brown deserve careful attention, the evidence of Dr McEwan and the Council officers demonstrates that PC13 generally applied a robust, evidence-based framework that meets statutory thresholds for historic heritage under s6(f) RMA. The RHAs are identified not as character areas but as heritage areas with demonstrable historical, architectural, social, and contextual values.

112. The Panel is satisfied the conflation claim by some submitters is not evident in the methodology or its application.

Inner City West RHA applying over School zoned land

113. This issue was identified in Mr Pizzey's opening submissions as Issue D.

114. Christ's College sought the deletion of the Inner-City West RHA from specified properties, being:

(a) Armagh Street – numbers 6, 14, 16, 20 and 22;

(b) Gloucester Street – numbers 4, 6, 8, 13, 14 and 19;

(c) Rolleston Avenue – numbers 54, 64 and 72 (excluding the Heritage Items and Setting #267 at 64 Rolleston Avenue).

115. Dr McEwan also addressed this issue in her evidence. She noted that the College's submission (S699) is largely concerned with planning matters outside the scope of her expertise and engagement. She discussed the Certificates of Compliance (**CoC**) held by the College, which she understood would allow them to undertake demolition on the sites in question.[79]

116. Notwithstanding that potential, she considered that the properties in question make a significant contribution to the heritage values of the area and exclusion of those properties from the RHA would be inconsistent with the heritage methodology and criteria applied by the Council. She considered that the RHA derives part of its heritage significance from its proximity to a number of the city's major cultural and educational facilities, including Christ's College's primary campus. She identified that the College began acquiring residential property on the east side of Rolleston

[79] Dr Ann McEwan, Statement of Primary Evidence, 28 May 2025 at para [77].

Avenue after World War I and in her view the school is directly associated with the heritage values of the RHA.[80]

117. Ms Dixon addressed this matter in some detail in Section [8.12] of her primary evidence. As noted, she agreed with Dr McEwan's evidence. She agreed that the submitter's description of the RHA as featuring *'small detached Victorian dwellings'* is not appropriate and failed to take account of the variety of residential typologies throughout the RHA. She considered that the predominant character of this RHA is more generally that of large two storey dwellings, with some dwellings of more than two storeys, including the three storey Flower's House which is the only college hostel outside of the main grounds.[81]

118. In terms of the school zoning, she advised that the SP School zone was designed to allow some flexibility for growth and change in school buildings and considered that the PC14 SP School zone provisions emphasised this by providing for considerable intensification potential within the High Density Residential Zone. She noted that Christ's College supported HRZ zoning for the school properties east of Rolleston Avenue and that that was the decision reached in PC14.[82]

119. Ms Dixon accepted that a CoC had the effect of a resource consent and protects the holders from the need to apply for resource consent to demolish any part of their buildings within the RHA. She also accepted that any CoC form part of the permitted baseline at the resource consent stage.[83] However her view remained, despite the CoC, that the identification of RHAs on the basis of collective heritage values and the assessment/ratings of buildings within them has little to do with the need for resource consents per se. Those issues apply at the later stage if demolition is proposed. She considered that existing buildings are either of sufficient heritage value to be rated as Defining or Contributory within a proposed RHA, or they are not. If they are, then their contribution to the heritage values of the area cannot legitimately be undermined by the existence or otherwise of CoCs or consents.[84]

120. She explained the basis of her reasoning further as being that consents to demolish may or may not be implemented across all or part of the RHAs. Even if implemented, the demolition of individual buildings may be some years into the future and in the meantime the sites and

[80] Ibid at para [78].
[81] Section 42A Report – Residential Heritage Areas (Glenda Dixon) 28 May 2025 at para [8.12.2].
[82] Ibid para [8.12.4].
[83] Ibid para [8.12.6].
[84] Ibid para [8.12.7].

buildings in question continue to contribute to the collective heritage values and identity of these areas.[85]

121. Ms Dixon also addressed Objective 13.6.2.1 for the SP School zone referred to by the submitter. She considered that the objective needs to be read in full as while it does seek to enable education providers to efficiently use and develop their land and buildings for education activities, the outcome needs to occur while *recognising and enhancing the contribution of education buildings and sites to the character of neighbourhoods*. This objective is not proposed to be changed through PC13.

122. Overall, she considered that the matters of discretion for assessing new buildings in RHAs were relatively extensive and should provide the ability to take account of varying circumstances. In view of that, she did not consider that the inclusion of the school buildings within the RHA was necessarily inefficient. She noted the school buildings on the eastern side of Rolleston Avenue do contribute significantly to the heritage character of the neighbourhood, and restricted discretionary consents will not, and to date have not, prevented all development and change.

Assessment

123. Overall, we accept Dr McEwan's evidence in relation to the contribution the buildings make to the heritage values of that RHA, and Ms Dixon's planning assessment. While we acknowledge that CoCs are relevant at the consenting stage in terms of the baseline assessment, we received no evidence that a demolition of those buildings was anticipated or intended at this time. Even if we did, we are doubtful that should influence the basis for identification.

124. The rules provide sufficient and appropriate assessment criteria and activity status. The contribution referenced by Dr McEwan was apparent on our site visit and we recommend no change in response to this matter.

RHA are based on colonial heritage values

125. There was criticism from some submitters that the RHAs only recognise colonial heritage values. Ms Dixon at section [8.13] of the Council report accepted this insofar as they provide significant examples of residential development only since the 1850s, but stressed the heritage reports for each area do also include recorded Māori history. She also notes the recognition and protection provisions of the District Plan, outside of PC13, that specifically address Ngāi Tahu values and

[85] Ibid para [8.12.8].

sites of significance. In our assessment no change is necessary to the relevant RHA provisions in response to these submissions.

Submissions challenging existence or boundaries of notified RHAs

126. Differing opinions have been expressed regarding the inclusion or exclusion of open spaces within an RHA. This issue was raised in submissions, particularly concerning Rugby Park within the CPT/North St Albans RHA and the Chester Street East/Dawson Street RHA. Dr McEwan considered the inclusion of non-residential elements is warranted where they are historically integral to the heritage area.[86] In contrast, Mr Brown, aligning with the expert planning evidence of Mr Tim Joll who presented in support of the CRFU's submission, considered RHAs should focus on streets and houses that reflect the identified residential values, rather than open spaces and parks.[87]

127. Dr McEwan, alongside Ms Dixon, noted that the assessments are generally informed by international best practice, with guiding documents such as the ICOMOS Charters providing an initial methodological baseline.[88]

128. We understand, based on best practice methodologies, that parks, gardens, and open spaces can and should form part of a heritage or character area if they played an integral role in the historical planning, design, or development of the area. This means they must contribute substantively, not merely be adjacent, by helping to tell the area's story (e.g., as part of a 1920s garden suburb layout, community gathering space, or designed vista) and by retaining sufficient integrity to still reflect those values today.

129. According to international best practice, as noted by Dr McEwan[89], inclusion within a heritage area is determined by a place's contribution to historic, architectural, social, or contextual values. In our understanding, and as Ms Dixon noted, ownership or public accessibility alone has limited bearing on whether heritage values are present.[90] However, conversely, where a space has become functionally and historically detached and no longer contributes to the area's heritage significance, best practice would support its exclusion to maintain the integrity and defensibility of the heritage area boundary.

[86] Dr Ann McEwan, Statement of Evidence, 28 May 2025, paras [75] and [82].
[87] John Brown, Statement of Evidence, 10 June 2025, paras [12–15], and [25–31].
[88] Dr Ann McEwan, Statement of Evidence, 28 May 2025, paras [20-24]; Ms Dixon, s42A report, paras [6.1.8-6.1.9] and para [10.5.5].
[89] Dr Ann McEwan, Statement of Evidence, 28 May 2025, paras [51-56].
[90] Ibid para [75].

130. Dr McEwan compared the inclusion of parks to, for example, the inclusion of church precincts within RHAs, as such places can contribute similarly to the amenity and cultural wellbeing of the neighbourhood.

131. Regarding Rugby Park, the inclusion of the park in the CPT/North St Albans RHA was challenged by the witnesses for CRFU. Dr McEwan considered the facility an integral part of the history of the CPT North St Albans subdivision and therefore supported its inclusion[91]. Ms Dixon agreed with this view and supported the inclusion of Rugby Park in the RHA. However, while still supporting its inclusion, Dr McEwan has reviewed her position after the hearing and is now of the view that Malvern Park and Rugby Park should be re-rated Contributory, rather than Defining.[92]

132. In considering Rugby Parks inclusion, it is useful to understand its origins. Dr McEwan determined that Rugby Park was originally part of the adjoining Malvern Park but was subdivided off and sold to the CRFU in 1926. Rugby grounds were established there by 1929, and the CRFU has operated on the site ever since.

133. Mr Brown, in contrast, opined that Rugby Park has no meaningful relationship with the residential neighbourhood. It is owned by the CRFU, lacks informal public access, and serves solely the CRFU's purposes[93].

134. While we appreciate both viewpoints, we do not fully agree with either. Evidence provided in Council's Reply[94] refers to two areas that could potentially be combined for a larger reserve, i.e. the reserve area that is now known as Malvern Park with an extent of 6.5 acres, and *Adjoining the reserve is another area of approximately seven acres,…* The slightly smaller of the two areas was provided, as Dr. McEwan noted, in lieu of the smaller required public reserves. Instead of accounting for 5% of the area to be developed at this location, it represented 5% of all properties owned by the Church Property Trust at the time.

135. This, in our view, changes the historical connection of the lot to the residential area from Dr McEwan's interpretation, to merely an adjacent block in the same ownership of the Church Property Trust at the time. For nearly 100 years however, Rugby Park's primary function has been associated with the Rugby Union, which, following Mr Brown's view, is no longer integral to the residential area but has become merely adjacent. We say, it always was, according to

[91] Dr Ann McEwan, Statement of Evidence, 28 May 2025, para [75].
[92] Council Reply, 18 July 2025, para [21].
[93] John Brown, Statement of Evidence, 10 June 2025, paras [33-36] and paras [43- 46].
[94] Council Reply, 18 July 2025, Appendix B, 5 Attachment c.

historic documentation. The opportunity to amalgamate and bring this parcel of land into the wider development history of the RHA had not been taken up by council at the time. As Mr Brown also noted, unlike Malvern Park, Rugby Park offers no public, unrestricted access that would link it to neighbourhood recreational activities, nor does it provide for a function predominantly associated with the residential neighbourhood today.

136. Nonetheless, we acknowledge that Rugby Park holds significant local, regional, and potentially national historical importance, as noted by Dr McEwan[95] and confirmed by CRFU evidence. Part of this wider historical importance is commemorated in the memorial gates celebrating 50 years of Rugby Park. For these reasons, we find that Malvern Park is a justified inclusion to the RHA, but Rugby Park is not and should be excluded from the RHA.

137. On hearing the evidence by CRFU concerning the practical effect on park recreation activities and related facilities because of the inclusion of Rugby Park within the RHA, the Panel requested that Ms Dixon and Dr McEwan reflect on the planning provisions and level of constraint applying to the park being within the RHA and under its Metropolitan Open Space zoning. In reply, and in addition to supporting the change in rating to Contributory proposed by Dr McEwan, Ms Dixon proposed a change to how RHAs would affect activity within Rugby Park and open space zones in general. She proposed rule exceptions that effectively mean that RHA restrictions would only apply when a proposal is not a permitted activity in the underlying open space zone, and the RHA becomes a relevant consideration where a resource consent is required.[96]

138. Given our recommendation to exclude Rugby Park from the RHA, this proposed change is moot for that property. However, the Panel agrees and accepts the rationale for this revised approach where areas zoned open space are within RHAs. Except for Malvern Park these are generally smaller, community park areas, incorporating quite limited built development.

139. We are also satisfied as to the scope to do so, and adjusted accordingly, we accept and adopt the s32AA evaluation in support of this recommendation provided by Ms Dixon.

140. In light of the evidence received regarding the significance of Rugby Park, the Panel notes, that council may wish to consider assessing it for inclusion as an individually scheduled item.

<u>Support for RHAs/seek more RHAs</u>

[95] Council Reply, 18 July 2025, Appendix B and paras [21–26].
[96] Glenda Dixon, Further Evaluation under s32AA, 18 July, paras [1.1.4-1.1.7].

141. Throughout various submissions was the general theme of supporting the proposed RHAs and several that propose additional RHAs. Ms Dixon discusses those in general support at section [9] of her report and largely relies on the analysis and recommendations of Dr McEwan on whether proposed additional RHAs should qualify at section [7].

142. Where support is expressed, we agree with the summary statement by Ms Dixon that the concept of RHAs as proposed helps to conserve significant examples of Christchurch's remaining built residential history. That aim is consistent in providing for the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance under the RMA. There are also associated benefits of RHAs in terms of enhanced community identity and sense of place, maintaining and enhancing amenity values, and in terms of environmental quality.

143. Submitter requests for additional RHA relate to the following streets or general areas:

(a) Mary Street and Rayburn Avenue

(b) Beverley Street

(c) Scott Street, Sydenham

(d) Riccarton

(e) Phillipstown

(f) Dover Street, St Albans

(g) Woodville Street, Edgeware

(h) Cashmere View Street

144. Dr McEwan explained her assessment of suggestions for new RHAs in her evidence at paragraphs [104-112]. We do not repeat that assessment in any detail but accept Dr McEwan's assessment of those potential additions against the qualifying criteria for RHA. That assessment follows the approach prescribed in Policy 9.3.2.2.2, with reference to associated Appendix 9.7.3.1. For the reasons set out in her evidence, which include the extent of redevelopment and modification, in her conclusion none of these streets/areas merit identification as RHAs. Our recommendations are consistent with that conclusion.

145. Requests also have supported and/or sought change in relation to the Papanui War Memorial Streets, and adjacent properties, which we later address.

146. We also note the suggestion by Dr McEwan of the possible RHA identification of the area around Ryan Street but agree with Ms Dixon that while adjacent to an area sought for inclusion by a submitter (Marie Byrne S734), in the absence of a submission seeking that outcome, such identification is beyond the scope of PC13.

Amendments sought to RHA rules, so they are less restrictive

That RHAs (wrongly) have the practical effect of scheduling buildings

147. Several submitters raised concern that the relevant policies and rules for RHAs have the combined effect of managing all buildings as though they were scheduled heritage items. Ms Dixon did not fully agree but did identify modifications to various plan provisions that in her view would remove any confusion and better reflect the intention of PC13 to maintain a distinction between scheduled and non-scheduled buildings within RHAs.

148. There is concern expressed by submitters that all buildings on a site within an RHA are captured by the rules. Ms Dixon reasoned that is important, as for some RHAs, citing the example of the former RNZAF housing at Wigram, the nature and positioning of even accessory buildings can be an important heritage element, and can be influential in the determination of Contributory rather than Defining building categorization.

149. Another concern was the focus of the provisions should be on proposals that impact the values of the area in total rather than on individual buildings. It was suggested by some submitters that the assessment matters proposed for consideration in determining resource consent applications for new buildings and alterations include matters that are not relevant if the whole area is the intended focus.

150. In response Ms Dixon proposed amendment to the wording of matters of discretion under Rule 9.3.6.4.a to give primary focus on the collective heritage values and significance of the area, and secondary focus on the heritage values of the particular building, fence or wall the subject of the application. She further recommended deleting from the same rule, reference to methodologies to be used in undertaking the works including temporary protection measures and as to whether Heritage New Zealand Pouhere Taonga (**HNZPT**) has been consulted and any outcomes of that consultation.

151. We consider these modifications appropriate, to achieve the appropriate focus for the provisions while also ensuring any confusion or undue disadvantage for individual non-scheduled buildings within an RHA is avoided. Like Ms Dixon, we support in part these submitter requests.

Demolition policy and rules

152. Submissions requested that demolition of Defining and Contributory buildings should not require resource consent provided rebuilding is in line with the character of the street. Ms Dixon did not support this modification and nor do we. In our assessment such an approach risks progressive degrading of the inherent values of RHA, and while the *'complete picture'* may be provided in some cases, there will not always be evidence of the replacement redevelopment available for consideration at the time demolition is sought. In a relative sense, we also note there remains a difference in the activity status for demolition of Highly Significant (non-complying) and Significant (discretionary) heritage items, compared with demolition of Defining or Contributory buildings within an RHA (restricted discretionary).

153. Ms Dixon has also turned her mind to whether there could be clearer expression of the intended distinction between scheduled and non-scheduled buildings within RHAs at the demolition policy level. At paragraph [10.3.7] of her report she considers that could be improved in the wording of Policy 9.3.2.2.8 with the insertion of a new and separate section b.

154. Relevantly, we have considered and made our recommendation in respect of this same policy in relation to the demolition of heritage items and settings. Important, in our assessment, is maintaining the correct relativity within this *'shared'* policy between scheduled items/settings and RHAs. On this we do not fully align with the position taken by Ms Dixon in her report but do agree with and accept the alternative, evolved wording for the policy put forward with the Council Reply by Mr Pizzey.

155. A key distinction in the evolved wording is the reference to 'avoiding' demolition of scheduled heritage items unless certain matters prescribed in the policy are applicable, compared with demolition of contributory or defining buildings in an RHA being *'inappropriate'* unless prescribed matters apply. This presents an accurate reflection of the hierarchy for the respective activity statuses of these demolition activities.

156. As Ms Dixon went on to explain, it follows that the associated matters of discretion (Rule 9.3.6.5) should also present the correct distinctions and relativity. Modifications to the notified version proposed by Ms Dixon are supported in achieving this and we recommend those changes be made.

157. Practical experience of the RHA provisions having legal weight since notification has given Ms Dixon and the council staff cause to reconsider notification practice for applications for demolition within RHAs. That arises because of the large number of buildings within RHAs and the high potential for at least limited notification of applications, and potentially full notification, based on the perceived and probable level of effects on the environment because of demolition. Ms Dixon concluded this to be an unreasonable and likely untenable situation for applicants and council staff, and in her view determinations under s104 RMA should enable clear identification of effects and their significance without the need for third party involvement. Accordingly, she favours introducing a non-notification clause to Rule 9.3.4.1.3 RD7 in the case of applications for the demolition of Contributory buildings.

158. We accept Ms Dixon's rationale for this amendment for the reasons she gave. We are also satisfied of there being scope available to make this amendment, as it is on the plan change, and the consequence is to reduce the level of restriction for potential applicants whose interests are likely to be most affected. Third party interests however, where relevant, will still be able to be adequately considered in the consent process.

Providing permitted activity for improvements for sustainability purposes

159. Ms Dixon was persuaded of the merits of the submitter requests to enable appropriate sustainability improvements in RHAs to be recognised as not triggering the need for resource consent. Her recommendation was to add such an exception for sustainability and energy conservation features (e.g. double glazing, water capture tanks, solar panels) to Rule 9.3.4.1.3 RD6 (c)(iv).

160. In the Panel's view such an incentivising measure is a positive modification that would not compromise achieving the essential purpose or the inherent heritage values of RHAs and maintains consistency with the related management Policy 9.3.2.2.3.

Providing permitted activity for alteration to neutral or intrusive buildings

161. As something of a pragmatic response to the provisions already permitting the demolition of Neutral or Intrusive buildings within RHA, Ms Dixon supported a change to the exemption to Rule 9.3.4.1.3 RD6 where the exteriors of such buildings are to be altered.

162. The suggested deletion of the words *"where the alteration is not visible from the street"* from clause c. ii is a logical and consistent modification and is supported by the Panel.

Clarification sought of how RHA rules will work, and requests for minor amendments so the rules work better

That the Plan provisions and/or standards describe the specific heritage "character" of each RHA

163. Understanding how a proposed development might satisfy the requirements of RHA has been raised in submissions, with the suggestion that prescribing standards (rules) might better achieve that than requiring the resource consent process. Possible standards having that effect were not offered in submissions.

164. Ms Dixon was cautious in her response, largely as she explained, because of the difficulty and complexity in trying to translate the relevant characteristics of each RHA, which are contextual and unique, into the level of prescription required for a rule. Nor, she felt, is it desirable that new development necessarily follows a "minimum response" to bottom lines set through rules given the values sought to be protected. We agree, and the Panel accepts the resource consent process is the most effective and efficient method of heritage protection and management, at a level that both informs and limits the matters for consideration (i.e. restricted discretionary).

165. We agree on this issue with the conclusions and recommendation of Ms Dixon.

Removal of overlap between rule 9.3.4.1.3 RD1 and RD6 for alteration to scheduled heritage items and non-scheduled RHA buildings

166. Submitters identified an issue in the plan provisions for alteration of a heritage item or heritage fabric (which includes alterations to building exteriors within RHAs) because of the proposed amendment to the definition of heritage fabric.

167. This overlap was unintentional and is rectified by Ms Dixon's recommended addition to Rule 9.3.4.1.3 RD1 clarifying that this rule does not apply where a building is within a heritage area but is not a scheduled heritage item. We support making that amendment.

Correction and updating of Dr McEwan's building contribution ratings

168. Some submitters understandably questioned the implications for categorisation of a site and RHA documentation if a building is/has been removed. The example is given of the property at 31 Worcester Street by Hughes Developments Limited (S1062) where the submitter identifies the site to no longer contain buildings. This is a simple correction, and Ms Dixon supported making this adjustment. She proposed the re-categorisation of the site to Intrusive, which

follows a consistent methodological approach where vacant sites are/have been assessed in this way.

169. The same submitter also identified the potential for heritage assessments to become 'out of sync' with approved changes occurring on a property that may affect contribution ratings, citing the example of a consent for earthworks enabling parking and landscaping, potentially impacting the rating and related heritage documentation. This is possible given assessments only occur periodically and while they are non-statutory, sit outside of the District Plan and can be revised independently of it, the emergent categorisations form the basis of rules within the Plan and can only be adjusted following due process (i.e. plan change or plan review).

170. We do not recommend any change in response to the point raised, but do accept this highlights an obvious scope constraint, not only in terms of the changes possible as part of PC13, but also thereafter in maintaining coherence and accuracy of the regulatory framework.

Miscellaneous clarifications

171. Ms Dixon at section [11.5] of her report addressed submissions seeking clarification of various matters relating to PC13.

172. We accept Ms Dixon's explanation and reasoning for not providing some form of interim protection for potential future RHAs pending completion of the necessary heritage assessment. As she identified, that would represent an unreasonable and unjustifiable imposition of constraint. For similar reasons we do not support requests for *'predetermined notification'* of development proposals occurring on vacant sites that require consent. Those determinations should be merits based and made in accordance with the relevant RMA considerations as to consequent effects.

173. Ms Dixon recommended amended wording for Rule 9.3.4.1.1 P2 to clarify that buildings categorised as Neutral or Intrusive are not intended to be captured under this rule. That is because, by definition, they do not contribute to the heritage values of an area and therefore the rule should allow for undertaking repairs, heritage investigation and temporary works. We agree.

174. We further agree this permitted status should not extend to temporary buildings. While they may have reduced impact over the longer term, by virtue of being temporary, they have greater potential than repairs or temporary works to have more of an obvious impact on heritage values while they do exist.

Opposition to or questioning of zoning proposed in PC14 in and around RHAs

175. The issue raised by the submitter here is whether the rezoning outcomes arising from PC14 supports extending the heritage identification for the Chester Street East/Dawson Street and Englefield RHAs.

176. Ms Dixon drew on the technical evaluations of both these areas by Dr McEwan, including the potential extension east to Fitzgerald Avenue for the Chester Street East/Dawson Street RHA, and her conclusions that neither merit extension on heritage grounds. It is understandable that some may see the potential for greater redevelopment to occur following rezoning, but we accept that should not justify RHA identification if the necessary values do not exist. Its purpose is not a development deterrent, under the guise of heritage protection, if those values are absent.

Other miscellaneous RHA related submissions e.g. economic incentives or compensation

177. Ms Dixon assessed various submissions that are either miscellaneous or minor/inconsequential in nature at sections [12] and [13] of her report.

178. In summary, we accept her recommendations on these submissions for the reasons she provided. In doing so, the Panel acknowledges the philosophical nature of some of points raised. It is a reality that some costs of historic heritage recognition and protection will invariably fall to private owners for which they are unlikely to be fully compensated, but the evidence we received, including that from economist Mr Osborne, did not indicate heritage recognition necessarily equates to property values declining.

Chester Street East / Dawson Street

179. As noted previously and described in Ms Dixon's report at [8.1], various submissions sought the extension of the Chester Street East/Dawson Street RHA to cover the full length of Chester Street East, with some also requesting the inclusion of adjacent areas such as parts of Kilmore Street, and land east of Dawson Street to Fitzgerald Avenue. Several submitters argued for full heritage zoning of the street to recognise and protect its special heritage character. In contrast, Fire and Emergency New Zealand **(FENZ)** sought to reduce the boundaries of the RHA to exclude their City Station site, the southern part of which was proposed to be included in the RHA, and ensure it was not subject to RHA rules (S842).

180. Several submitters referred to a 13 September 2022 Council resolution on PC13/14 directing staff to extend the Chester Street East/Dawson Street heritage area to include all properties with

a Chester Street East address. This decision was later rescinded on 1 March 2023 when revised plan changes were approved.

181. The extension was not included in the revised proposals because most properties in the eastern section were assessed by Dr McEwan and she concluded that the eastern portion of Chester Street East does not merit scheduling, or buildings are already individually scheduled as historic buildings, such as the former Wards Brewery. The clear variety in buildings to the east, including some very new buildings, was apparent on our site visit. We agree with Dr McEwan's assessment and reject these submission points accordingly.

182. In relation to the FENZ submission, Dr McEwan recommended shifting the proposed RHA boundary south so that it only covers an approximately 5-metre-deep strip along the site's southern frontage. This area, currently vegetated, would form a visual buffer to any future development, which FENZ indicated would likely be single storey. This approach significantly reduces the extent of the site originally proposed for inclusion in the RHA but looks to retain a streetscape element that aligns with the heritage character of the area.

183. While council staff accepted there is no certainty that the current vegetation would be retained, and the HRZ provisions permit buildings as close as 1.5 metres to the road boundary (subject to consent under Rule 9.3.4.1.3 RD6), a 5-metre strip would help manage the visual relationship between new development and the heritage streetscape. Mr Jordan suggested at the hearing that this could be increased to 10 metres to further reinforce this buffer.

184. On balance, we consider a 5-metre setback sufficient to achieve an appropriate interface with the RHA. The retention of a defined strip within the RHA would most likely allow any prominent future building facade to be assessed under RHA provisions and encourage its treatment, whether planted or otherwise maintained, in a manner sympathetic to the heritage area.

185. While Dr McEwan considered the three cottages on Barbadoes Street could be included due to their values, they fall outside of the scope of the plan change.

186. The Panel wishes to acknowledge the valuable contributions made by numerous members of the community during the hearing, which highlighted the strong social dimension of this neighbourhood. Historically, Chester Street East was home to a close-knit worker cottage community, and today it retains a diverse yet well connected population whose relationships and shared sense of place continue to enrich its character.

Macmillan Avenue

187. Submitters sought changes to the Macmillan Avenue RHA, as described by Ms Dixon at [8.2], including removing 20 Macmillan Avenue, clarifying why its boundary includes fewer properties than the former Special Amenity Area, and explaining the exclusion of 35 Macmillan Avenue. They also requested confirmation that properties of iconic citizens are clearly identified.

188. The Panel agrees with Dr McEwan and Ms Dixon in rejecting Mr Rutherford's [S1027] request to remove 20 Macmillan Avenue from the proposed RHA, noting its contribution to the historic subdivision pattern. Additionally, the RHA overlay does not constrain potential boundary adjustments for the adjoining titles, which was also a matter sought to be clarified in the submission.

189. In relation to Dr Bruce Harding's [S1079] request regarding 35 Macmillan Avenue, it became apparent during the hearing that he was not clear on the distinction between Character Area and Residential Heritage Area overlays and their overlap in some parts of the city. The Panel notes that in the current Plan, the part of 35 Macmillan Avenue closest to the street, including the house, is within Character Area 3, although the site is not proposed for inclusion in the RHA. Character Areas are different to Residential Heritage Areas, as outlined by Ms Dixon in her report at [6.1.4, 6.1.5] and explained earlier in this report.

190. Dr Harding was also not aware that Rise Cottage and Ngaio Marsh House, places that reflect iconic citizens, are individually scheduled, and are already afforded protection in the Plan.

191. While we acknowledge Dr Harding's frustration with the complexity of the District Plan and the Plan Change process in general, Dr Harding agreed during the hearing that these clarifications were helpful. The Panel adopts Ms Dixon's recommendations in respect of his submission.

Inner-City West

192. Christ's College [S699] submitted to delete a number of buildings in this area from the RHA, and we have discussed this matter above in relation to RHAs over school zoned land.

193. Elizabeth and John Harris [S1063] sought removal of the RHA overlay from 31 Cashel Street and other Cashel Street sites. Diana Shand [S1075] supported the RHA but sought inclusion of Cranmer Square and also requested zoning changes to confine commercial use to Oxford Terrace and extend the Medium Density Zone south to the river, replacing the Mixed Use Zone.

194. The Inner-City West RHA has been reduced by removing the entire 32 Armagh Street site, including the Blue Cottage and former Christchurch Girls' High School buildings, following their loss of heritage status (the Blue Cottage) or demolition (the former Girls' High School buildings). A similar reassessment led to the removal of the entire YMCA site at the Rolleston Avenue (west) end of the block, after it was found the notified map incorrectly rated its buildings as Defining, despite most being Intrusive or Neutral and the only Defining house having been demolished. Ms Dixon considered the changes to be within the scope of broader submissions seeking amendments to the RHA, and we agree.

195. We discussed the issue of the *Inclusion of Neutral or Intrusive Elements into an RHA* above, and in accordance with our findings there, we agree with Ms Dixon's recommendations here to exclude the YMCA site in its entirety.

196. Regarding the removal of 31 Cashel Street, or all Cashel Street properties, from the RHA, Dr McEwan advised that the boundary was set to reflect significant historic, architectural, and contextual heritage values, and she did not support removing these properties, ranking 31 Cashel Street as a Defining building. We agree with her assessment and reject the submission point.

197. Ms Shand supported the Inner-City West RHA and sought the inclusion of Cranmer Square, as well as rezoning parts of the blocks east of Montreal Street from Central City Business to Medium Density Residential due in part to heritage values. Dr McEwan opposed including Cranmer Square, noting it is already a Highly Significant scheduled heritage item in its own right, and considered the rezoning area did not embody collective heritage value nor would rezoning materially affect the RHA's heritage values. The Panel agrees with this assessment confirming any requests for rezoning to be outside the scope of the plan change.

<u>Church Property Trustees/North St Albans</u>

198. Melissa Macfarlane (S1003) sought the removal of the CPT/North St Albans Heritage Area so it would remain only a Character Area and requested that her property at 48 Malvern Street be reclassified from Defining to Neutral.

199. Dr McEwan advised that the area retains significant heritage values, high authenticity, and integrity, warranting its retention as an RHA, and after reassessing recommended 48 Malvern Street be reclassified to Contributory rather than Neutral as requested. The Panel agrees with these recommendations.

200. We also heard from further submitter Ms Susan Wall (FS2015), who resides within the proposed RHA at 24 Carrington Street. Ms Wall expressed considerable concern at not only what she understood to be the limiting effect of the RHA overlay on what she could do with her property, but also the absence in her experience of any meaningful engagement with her and other affected residents in the development of the plan change, before and after notification. Without guidance, she had personally found the proposed plan provisions difficult to navigate and understand, and she spoke of increased uncertainty consequently in progressing her own plans for developing her property, which currently are stalled, at least in part, because of that uncertainty and the consenting cost.

201. The Panel has some sympathy with Ms Wall, and we are grateful for the presentation she made to us. It was a salient reminder of the challenges property owners face in navigating changing regulation, sometimes made more challenging by the repair and re-repair legacy that remains because of the Canterbury earthquakes. In our questioning we sought clarification from council staff as to the consultation undertaken and dissemination of information on the plan change. We are mindful of the statutory duty on council to consult and accept that will necessarily have its limitations in a plan change of this nature. We do not consider council has been negligent in that regard. We also acknowledge the opportunity offered through the process itself for public participation. Accepting Ms Wall may not agree, through our questioning of the experts, we are satisfied 24 Carrington Street merits inclusion within the RHA.

202. There were several further submissions received relating to this area, but broader in nature, primarily in opposition to RHAs, and therefore have been discussed elsewhere in this report. Notably, CRFU (FS101, FS98) supported Carter Group (S824) and Kāinga Ora (S834), arguing that the CPT/North St Albans RHA lacks heritage values and should be removed, or at least exclude their properties at Rugby Park, and 6 and 12 Malvern Street.

203. Kainga Ora has subsequently withdrawn their submission.

204. Regarding the exclusion of 6 and 12 Malvern Street, Dr McEwan did not recommend reclassification or exclusion for those buildings. Her methodology accepted that properties with some alterations or reduced integrity may still be considered Contributory, provided they retain features that support the heritage values of the area as a whole, which was the case for 6 and 12 Malvern Street. Ms Dixon recommended retaining the buildings as proposed, on the basis of Dr McEwan's reasoning, and so does the Panel. In our conclusion the arguments for exclusion put by CRFU were not convincing.

205. Other issues raised by CRFU are linked to themes or issues already discussed above; *RHAs do not have unique features; The RHAs conflate character and heritage, and don't meet s6(f); and Submissions challenging existence or boundaries of notified RHAs.*

Shelley/Forbes

206. Kate Askew (S1005) supported the inclusion of the Shelley/Forbes Street RHA, including her property at 11 Shelley Street. She also sought to rate 10 Shelley Street as Defining, but Dr McEwan advised it should remain Contributory given the changes made to the original features of the house, such as replacement fenestration, were retained after the recent renovations. We agree and accordingly reject this submission point.

207. Neil McAnulty [S1040] opposed applying the RHA to Forbes Street; however, Dr McEwan considered the street merits inclusion despite a recent two-storey development at 18 Forbes Street, which is recommended to be downgraded to an Intrusive rating. The Panel agrees with her reasoning and recommends accordingly.

208. During our site visit we noted the buildings at 18 Forbes Street were shown as Defining in the council provided maps of the s42A report. In questioning, Dr McEwan conceded a mapping error had occurred, and the map should be amended to reflect the rating in the Schedule of Individual Items in her assessment. The Panel agrees with making this correction as a minor amendment.

Lyttelton

209. Cody Cooper (S289) sought the removal of the Lyttelton RHA in favour of designating only a specific street or smaller area for protection, while Julie Villard (S1078) opposed the notified extent, and the Lyttelton Port Company [S1083] supported it as it excludes port and non-residential land.

210. Since notification, Council had reduced the RHA's extent, based on a partial withdrawal of PC 13 through Council decisions (16 April[97] and 4 June 2025[98]) following further assessment by Dr McEwan which identified peripheral clusters with limited heritage value for removal. A total of 78 properties were removed in April 2025, with a further 24 removed in June 2025, totalling 102 properties to be taken out of the notified RHA. Although the reductions do not directly match the submitters' requests, they respond in part to concerns about extent. The Panel agrees with this

[97] Minutes of Council, 16 April 2025.
[98] Ibid 4 June 2025.

approach, partly accepting Mr Cooper's submission, and accepting those of Julie Villard and the Lyttelton Port Company.

Requested additional RHA

211. Several submitters sought the creation of new RHAs in various locations. Suzanne Trim (S37) proposed Mary Street and Rayburn Avenue in Papanui; Emma Wheeler (S206) and P. Tucker & C. Winefield (S709) sought RHA status for St James Avenue and Windermere Road; Dominic Mahoney (S329) proposed Perry Street; Marie Byrne (S734) suggested a Phillipstown area between Cashel Street and Ferry Road; Susan Bye (S741), Lower Cashmere Residents Association) requested Cashmere View Street; Margaret Stewart (S75) sought Woodville Street, St Albans; Mark Winter (S1008) and Rosie Linterman (S1091) both sought Beverley Street; Waipapa Papanui–Innes–Central Community Board (S1016) proposed Dover Street; Ruth Morrison (S1041) sought Paparoa Street, Dormer Street, Rayburn Avenue, and Perry Street; Anton Casutt (S1088) proposed Scott Street, Sydenham; and the Waipuna Halswell–Hornby–Riccarton Community Board (S1090) suggested additional RHAs in Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield, and a larger Riccarton heritage setting.

212. Dr McEwan assessed the areas proposed and found that none of these areas meet the criteria for RHA status, largely due to the extent of modification and redevelopment, and advised that in Papanui the plaques and trees are best protected as a scheduled group rather than an RHA. She also considered that linking disparate scheduled heritage items into a suburb-wide heritage setting, as proposed for Riccarton, is not best practice. The Panel agrees with her assessment, and all such requests are therefore recommended for rejection.

Issues to be Determined – Heritage Items and Settings

213. As with RHAs, Mr Pizzey in his submissions at paragraph [106] adopted the approach of the s42A report to identifying the key contentious issues to be determined. The s42A Report analysed submissions on heritage items and settings under commonly raised issues, and we follow that same general approach for the purposes of our assessment.

214. Ms Richmond, Heritage Advisor (planning) in the Heritage team of the Christchurch City Council, provided much of the technical input for the s42A Report in relation to the Heritage Items topic. She provided an overview of PC13, considered and analysed the submissions, and provided her recommendations on the identified issues.

Protection of heritage items – support and opposition

Submissions in Support

215. Several submissions provided general support for new heritage items being added to the Heritage Items Schedule,[99] and support in relation to specific sites which had been proposed to be scheduled as heritage items. Canterbury Regional Council (S1084.18) provided general support for the amendments made. Heritage New Zealand Pouhere Taonga (**HNZPT**) (S1046.17) also supported the protection of heritage items. It sought the retention of the scheduling of the 44 additional heritage items and 26 additional interiors for protection, and the simplified method of protecting interiors, as did Christchurch Civic Trust (S1089).

216. The Waihora Spreydon-Cashmere- Heathcote Community Board (S1077) supported the scheduling of the proposed heritage items in its ward. Historic Places Canterbury (S835) supported the proposed addition of sites and interiors to the heritage schedule, together with a correction of the status of some of the items from Significant to Highly Significant where appropriate.

217. Ms Richmond summarised the submissions both in her table and in her paragraphs [8.1.1 - 8.1.12]. That summary included those supporting scheduling or continued scheduling. Historic Places Canterbury and Christchurch Civic Trust sought additional heritage protection of Barnett Avenue Pensioner Cottages, Upper Riccarton War Memorial Library and the Princess Margaret Hospital. Historic Places Canterbury also sought protection of the former High Court building at 282 Durham Street.

218. The Waipuna Halswell-Hornby-Riccarton Community Board (S902, S1090) and Mr Ross Boswell (S1045) sought the scheduling of the War Memorial plaque in Jane Deans Close as a heritage item. Graham Robinson (S1065.1) and James (David) Bundy (S1074.1) sought the scheduling in Appendix 9.3.7.2 of the Teddington Lockup at 153 Governors Bays –Teddington Road, Allandale. Mr Bundy also sought the scheduling of Burnside Stable (former Quarry Stables) at 79 Bamfords Road, Allandale.

[99] District Plan Appendix 9.3.7.2.

Submissions in Opposition

219. In terms of the submissions in opposition to the protection of new heritage items, those submissions were summarised by Ms Richmond in both tabular form and commentary.[100]

220. Mr Hardie on behalf of JG & JL Hardie Family Trust (S1012.1 and S1012.2) accepted the operative scheduling of the exterior of 47 Rue Balguerie, Akaroa (#1152) but sought to remove the protection of the heritage settings from the operative District Plan and opposed the protection of the interior.

221. Submitter Ben Hay-Smith (S1035.1 and S1035.2) opposed the heritage overlay at 9 Ford Road, Opawa, 129 High Street, Christchurch, 159 Manchester Street, Christchurch, 35 Rata Street, Riccarton, and the 25 baches at Taylors Mistake.

222. His submission stated that as a 25-year-old who had grown up in Christchurch, he considered that policies such as PC13 are going to have a significant impact on whether being able to settle in Christchurch becomes a reality. While he supported the broad intent of the provisions, in PC13 terms of the buildings identified, he considered it revealed a lack of intent or focus to the change. He submitted that ultimately the purpose of a heritage plan should be to preserve genuinely significant and beautiful architecture to provide ongoing amenity but that had to be balanced against the fact that every restriction placed on development within the city boundaries was an impediment to a competitive urban land market, with clear and significant flow-on effects for housing affordability.

223. He also identified funding challenges and considered that heritage regulation should be accompanied by some *sort of guarantee that a building or area of significance will actually receive the requisite funding to keep it in good condition*. Until that is done, he urged the Council to add only the most critical sites to the schedule and otherwise get on with the task of making Christchurch an affordable, attractive place to live.

224. Submitter Peter Earl (S1038.2) opposed the scheduling of heritage buildings in PC14 (Appendix 9.3.7.2). This was a general opposition to the scheduling of heritage buildings largely on the basis that the protection restricts development, increases the cost of living and decreases the quality of living. He was *strongly opposed to any additional regulations*. He submitted that if the buildings were truly valuable then the free market would retain them. He further submitted

[100] Suzanne Richmond, s42A Report - Heritage Items Topic, 28 May 2025 at pages [39 – 41].

that by forcing their maintenance and existence "*we*" restrict the growth and development of the city.

225. Ms Richmond did not dispute the restrictions on development of heritage items and settings places a limitation on development but considered that given the very small proportion of protected heritage items, she did not consider it would directly impact on the cost of living for most residents or decrease their quality of life/living. She considered reuse and subdivision for reuse can be obtained through resource consent and that such may actually achieve a higher quality/higher amenity of development which may attract higher rental/valuations. She considered it provided choice in the housing market.

226. Mr Philip Osborne provided expert economic evidence in support of the s42A Report along with a previous report which was included in the s32 analysis. He recorded that the costs of regulation fall on individual owners, but they apply to a relatively small number of sites, and so from a district wide level they were not material. He identified economic benefits to the city of heritage protection as a public good which offset those costs and identified matters such as community identity and tourism. He also described in his evidence what he termed an *aura* effect which can enhance property values adjoining heritage properties/areas. Mr Osborne considered that heritage protection also contributes to cultural wellbeing as required by s5 RMA.

227. Ms Ohs provided expert evidence on submissions related to the proposed changes to the Schedule of Significant Historic Heritage Items. Her evidence responded to submissions seeking the de-scheduling, amendment or addition of heritage items and settings, and addressed a number of additional listings sought.

228. Ms Ohs explained that all items proposed for scheduling had been assessed against Policy 9.3.2.2.1 of the District Plan, which requires meeting thresholds of heritage significance, including historical, architectural, social, cultural, technological, craftsmanship, contextual, and archaeological values. She emphasized that these assessments are based on national and international best practice and that items must have at least moderate integrity and authenticity.

229. Ms Ohs recommended in general terms, supporting amendments to heritage item settings where appropriate, supporting the scheduling of new heritage items where they meet significance thresholds, and not supporting new additions where there is insufficient heritage value or owner opposition. She did not support the removal (de-scheduling) of key heritage items that retain significant values, even if damaged, but did support refining their extent or significance level where warranted. Overall, she emphasised that heritage scheduling is based

on assessed significance and integrity, and owner disagreement alone is not sufficient grounds for removal.

230. She noted, when questioned at the hearing, that while owner support is preferred, it is not a formal requirement for scheduling, although in practice, Council has generally avoided scheduling privately owned items without owner support. Ms Ohs also stressed that de-scheduling is not a pathway to avoid maintenance or resource consent requirements, and that scheduled status reflects community heritage values, not just owner preference.

Papanui War Memorial Avenues – support, opposition and amendments sought for heritage item

231. We record that Commissioner Gimblett disclosed a potential conflict of interest in relation to the submission by Ms Catherine Elvidge, and did not take part in the decision-making on this issue.

232. PC13 introduced Heritage Item #1459 being the Papanui Memorial Avenues. The avenues are 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 in Christchurch **(the Avenues)**.

233. The Heritage Statement of Significance determined that the Avenues were of an overall high significance to Christchurch and Banks Peninsula. It recorded that the 16 streets, with trees and plaques, are of high historical and social significance for their association with World War II, and its impact on the Christchurch community. It also recorded the association with Harry Tillman, the Christchurch and Papanui Beautifying Associations and the Papanui Returned Services Association. It recorded that between 1943 and 1946 they requested that the Council plant memorial trees in a variety of species in the Papanui streets as a living memorial to the memory of the fallen soldiers. These were planted by Council, which agreed to maintain the trees with the residents of the Papanui district being required to contribute to the costs of the trees as well as the plaques. The local RSA also contributed.

234. Ms Ohs described the heritage item as comprising the avenues of trees and plaques, including the road reserve. She advised that private land and residential properties within the 16 streets do not form part of the heritage item, and that the extent of the heritage item is clear on the heritage aerial map which she attached as Appendix A to her evidence. She recommended a

change to the naming of the heritage item and the Statement of Significance to read *Papanui War Memorial Avenues – limited to the avenues of trees and plaques, including road reserve*.[101]

235. She advised that the 16 streets were established separately to the planting of the war memorial tree avenues. The avenues of trees are spatially integrated with the road reserve and the trees located on the edges of that road reserve. That is why the road reserve is included as part of the heritage item. Ms Ohs noted that this also protected the heritage item from the adverse effects of works on the heritage values.[102]

236. There were a number of submissions in support, opposition and seeking amendments to the heritage item. These are identified and addressed in Ms Richmond's evidence.[103]

237. Several submitters supported the protection. A number sought the extension of the proposed item to include surrounding properties. Those submissions were made in a PC14 intensification context in which the submitters sought to qualify/modify the zone rules based on heritage values. Ms Richmond considered it appropriate for those submission points to be treated as submissions on PC13 for reasons that she summarised. We agree that is appropriate.

238. We received very helpful evidence from the Papanui Heritage Group and from Ms Phillippa Tucker (S1094) in relation to this issue. Both submitters supported the recommendation, including clarification that the road reserves were included in the item along with the avenue trees and plaques. We were provided with a copy of a statement from Mr Doug Francis, then President of the Papanui Returned Services Association. That identified the two public war memorials in the Papanui district to commemorate those who have fallen and identified this *second and less well known* being the 15 living memorials known as the memorial avenues.

239. That statement discussed the genesis of the concept of the living memorials as coming from the centennial celebrations, 1840 – 1940 and was led by the responsible Minister. It explained that it was considered there were enough stone monuments and that new ones should be living memorials in the form of trees, community halls and similar. In 1947 Mr Tillman, the President of the Christchurch Beautifying Association, arranged for the RSA and other groups to establish the trees in the 15 streets as a memorial. The statement noted that the funding from families in the locality of 15 shillings per tree was sought and that the Papanui RSA provided funding as well. It explained that the residents in various streets applied to have their street included in the

[101] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at para [18].
[102] Ibid at para [19].
[103] Suzanne Richmond, s42A Report, 28 May 2025, at pages [45-51].

project. It identified that the living memorials are probably the largest collection of living memorials in New Zealand and must be protected.

240. Ms Tucker (S1094) provided helpful evidence. She considered the Avenues need to be seen as a whole and include adjacent housing. She advised that when the memorial avenues were identified they were side streets not likely to carry heavy arterial traffic. She advised they were intended to be quiet places which would provide a sense of peace and tranquillity.

241. Ms Catherine Elvidge (S1067) sought that the 16 Papanui war memorial avenues are not listed as a heritage item or in the alternative, that the listing be amended to include the specific aspects of the street which comprise the item being original and mature trees. She sought that the plaques are not included in the listing and that a street-by-street assessment be undertaken noting that the original memorial plantings or other significant trees be listed. She also sought the standard for earthworks within 5 metres of the heritage item should not apply to the plaques.

242. Ms Richmond adopted Ms Ohs' technical evidence in relation to the submission. She agreed the plaques contributed to the commemorative significance of the item and should be retained as part of the item, and that it should not be limited to the original plantings. She considered that including replacement planting in the scheduled avenues of trees recognises the trees as a living memorial and seeks to ensure that removals and replacement planting retain the heritage values of the war memorial.[104]

243. In terms of Ms Ohs' amending the schedule for proposed heritage items to reflect the extent of the protection, Ms Richmond considered that appropriate and supported the amended description referencing the avenue of trees, plaques and adjoining road reserve.

244. Ms Richmond confirmed that the road reserve had been included in the extent of the heritage item to protect the trees from physical impacts of adjoining works and impacts on views. She advised that as the maintenance definition includes laying underground services and relaying existing services to the same footprint, those works in the carriageway and on the footpath are excluded from resource consent requirements.[105]

Extension

245. Ms Ohs addressed the submissions seeking heritage protection be extended to include adjacent dwellings. She considered this was not appropriate or justified. She noted that although some

[104] Suzanne Richmond, s42A Report, 28 May 2025, at para [8.1.32].
[105] Ibid at para [8.1.32].

dwellings remain which would have existed at the time the war memorial was established and there may be a degree of connection through owners or families who had association with the war and may have contributed to it, the dwellings do not have an identified direct association with the war memorial or any public commemorative value. We accept Ms Ohs' evidence in that regard. Extending the item to included dwellings is not appropriate taking into account the matters identified by Ms Ohs.

246. Overall, we accept Ms Ohs' evidence on those matters. We agree the plaques do contribute to the commemorative significance and should be retained as part of the item and that the trees should not be limited to original plantings only.

247. We acknowledge Ms Elvidge's concerns that earthworks standard should not apply in the vicinity of the plaques which were attached to the lampposts.

248. On this matter, Ms Richmond acknowledged that the earthworks in the vicinity of the plaques, which are attached to lampposts, are unlikely to cause damage to plaques which would justify assessment. She noted however, there is a maximum of one plaque at either end of the 16 avenues, adjoining corner sites, and the frequency of potential works in the vicinity of the plaques is expected to be limited. She did not consider that a special exemption to the heritage earthworks standard was necessary to accommodate that scenario.[106]

249. Ms Richmond also advised that the notified activity standard for earthworks within 5 metres of a heritage item in Rule 8.9.2.1 P1 i) requires the submission of temporary protection measures rather than a resource consent *to mitigate potential physical effects on the heritage item*. She noted the scope of temporary measures would depend on the scope of works. She advised that the scope of the temporary protection measures would also depend on whether there were any potential impacts on the trees and plaques to mitigate.

250. She noted that where earthworks were to occur within 5 metres of a plaque, and the Council heritage staff assessing compliance with the permitted activity standard identify that no tree is affected, it may be agreed that no mitigation measures are required to protect the plaque and that there are no potential effects to be mitigated in that particular case. She considered that the regulatory implications of not excluding these plaques from the earthwork's standard are limited.[107]

[106] Ibid para [8.1.33].
[107] Ibid para [8.1.34].

251. We agree with Ms Richmond that the exemption sought by Ms Elvidge is not necessary or appropriate. We agree that the regulatory implications of not excluding the plaques from the earthwork's standard are limited.

252. Overall, we accept that the Memorial Avenues have significant heritage values for Christchurch and the scheduling is the appropriate mechanism to give effect to the objectives of the District Plan and the purpose of the RMA.

Recommended Changes

253. Ms Richmond recommended several minor rule amendments as a result of considering Ms Elvidge's submission seeking that the trees are subject to the rules of street trees in the significant and other trees subchapter 9.4 instead of the heritage rules, which had the intention of improving the links between the trees and heritage rules as they apply to this and other heritage items containing groups of public realm trees.[108]

254. Ms Richmond considered that given the 16 avenues containing original and later plantings have collectively been assessed as meeting the criteria for inclusion in the heritage schedule, it was more appropriate that they remain subject to heritage rules, with the exception of Rule 9.4.4.1.1 P5 relating to pruning and maintenance of street trees. She considered that should apply as it allows for ongoing maintenance in the same way as the other street trees which require works to be undertaken by a Council approved arborist as a permitted activity standard.[109]

255. Ms Richmond recommended that cross-references be added to the relevant rules for street trees in Rule 9.4.4.1.1 (P5 maintenance, P6 felling, and P12 earthworks) to clarify how the rules apply (or do not apply) to this particular heritage item and other trees which are located in public open space and road corridors which are heritage items scheduled in Appendix 9.3.7.2.

256. The change to 9.4.4.1.1 P5 a. was proposed to be amended as follows (amendments in bold underlined):[110]

> i. [*original ii*] parks, public open space, and road corridors in Akaroa as shown in Appendix 9.4.7.4; **or**
>
> ii. **heritage items in Appendix 9.3.7.2 in public open space, and road corridors in Christchurch City or Akaroa.**

[108] Ibid para [8.1.35].
[109] Ibid para [8.1.36].
[110] Ibid para [8.1.37].

257. Changes to Rule 9.4.4.1.1 P6 a. were suggested as follows:[111]

> Felling of any tree including ancillary earthworks, in: […]
>
> c. **This rule does not apply to the felling of trees which are heritage items contained in Appendix 9.3.7.2 in public open space, and road corridors, as this is provided for in Rule 9.3.4.1.1 P14 or Rule 9.3.4.1.3 RD1.**

258. The further amendment proposed is as follows:[112]

> Rule 9.4.4.1.1 P12 a. Earthworks within 5 metres of the base of any tree in: […]
>
> e. **This rule does not apply to earthworks within 5 metres of the base of trees which are heritage items contained in Appendix 9.3.7.2 in public open space, and road corridors, as this is provided for in Rule 8.9.2.1 P1 i.**

259. Additionally, Ms Richmond proposed a further clarification in the heritage subchapter in Rule 9.3.4.1.1 P14 (over and above the wording amendments already proposed in PC13 as notified) to ensure that that rule, which is subject to a tree removal certificate activity standard, applies to the proposed Papanui War Memorial Avenues heritage item, and other trees which are located in public open space and road corridors which are heritage items scheduled in Appendix 9.3.7.2. That proposed amendment is as follows (again amendment in bold underlined):[113]

> Rule 9.3.4.1.1 P14:
>
> In relation to a heritage item which is an open space, **or is in a road corridor**, transplanting of a mature tree, or removal of a mature tree which is dead, in a state of irreversible decline, or structurally unsound.

260. As part of her evidence, Ms Richmond provided a further evaluation under s32AA in Table 1 – Evaluation of Recommended Changes. We agree with Ms Richmond that the further evaluation shows that the changes to the proposed amendments do not affect the conclusions of the s32 evaluation.

261. We agree with and adopt that evaluation on this issue.

New Items Sought Through Submissions

262. Ms Ohs identified the additional heritage items in some detail. She recorded that the Schedule is regularly maintained as research and identification continues to be undertaken. She advised

[111] Ibid.
[112] Ibid.
[113] Ibid para [8.1.39].

that additional heritage items are added to the Schedule on an ongoing basis, with a view to reflecting current community values, and with the aim of a comprehensive Schedule that represents the historical development of the district. She referred to the Christchurch Contextual History Overview [2005, updated 2013] which provided the basis for identification. That set out an overview of the history of the city and identified scheduled places which represented historical themes. It also recommended additional specific places to be added to the Schedule.

263. She noted that from time to time the public do make suggestions to heritage staff and that as part of PC13, 45 new items have been added. She also addressed the addition of 5 heritage items arising from submissions and confirmed the additions to the Schedule must meet 9.3.2.2.1 policy – identification, assessment and scheduling of heritage items.[114] Those additional items are discussed.

20th Battalion and 20th Regiment War Memorial, Jane Deans Close

264. Ms Ohs addressed the 20th Battalion and 20th Regiment War Memorial, Jane Deans Close, noting that three submitters (S1045, S1090, S636) sought the amendment of that memorial. Ms Ohs provided photographs as her Appendix H. She noted that the plaque commemorates the fallen of the 20th Battalion and 20th Regiment. She discussed the research that had been undertaken and that had indicated the feature is located near the site of the vocational training centre for disabled servicemen built in 1944-1946 in Riccarton Road. She noted that a memorial avenue of fir trees was planted at that centre in 1949, known as 20th Avenue. She noted that a memorial plaque was also installed somewhere in the memorial avenue in 1949.[115] She identified that the present-day memorial was likely installed in the late 1990s on part of the extensive former site of the rehabilitation centre which was demolished by 2000. She identified that the memorial is located in the road reserve so has a level of protection via Council maintenance and acknowledged that scheduling in the District Plan could provide an additional layer of protection.[116]

265. She referred to Dr McEwan's research on that feature, noting that the scheduling was not supported by Dr McEwan and that a statement of significance has not been drafted as the feature did not readily fit with the heritage assessment methodology and scheduling policy in PC13.

[114] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at para [49].
[115] Ibid para [52].
[116] Ibid para [54].

266. Ms Ohs accepted the feature had some historical, social and cultural heritage value on account of its memorial purpose, and that it appeared to have some cultural values to parts of the Christchurch community, as evidenced by the submissions and by the regular ANZAC ceremonies held there. Her opinion was that any war memorial, no matter how modest a feature, has some heritage value to a community but she was not convinced that the structure itself warrants scheduling under PC13. This was due to the lack of tangible heritage values, and she considered it had low to moderate authenticity and integrity due to it being a replacement memorial, not on but near the site of the original memorial avenue and within a different context.[117]

267. She advised the threshold for scheduling is set at a *necessarily high bar* – places need to be of significance to the Christchurch district. Again, she was not convinced it met the policy for the scheduling due to its more local and modest level of significance, its low integrity and authenticity, and for these reasons she was not able to support it being added to the schedule.

268. Dr McEwan also reviewed the preliminary assessment report for the war memorial in Jane Deans Close in her PC14 evidence, attached as Appendix 4A to her PC13 evidence. She reviewed Council's draft report and additional research to determine whether she considered the memorial merited scheduling. She appreciated that while some members of the community will value the memorial purpose for its structure, her conclusion was that it did not possess intrinsic heritage significance, given that it is a late 1990s interpretive road reserve feature rather than a historic memorial directly linked to the presence of the 1944-46 vocational training centre for disabled servicemen located on Riccarton Road. For that reason, Dr McEwan advised the Council against preparing a full assessment of the structure and recommending it be scheduled as a heritage item.[118]

Assessment

269. Overall, having considered Ms Ohs' evidence, supplemented by that of Dr McEwan, and while we acknowledge that the feature does have historical, social and cultural heritage for parts of the Christchurch community, we accept it does not meet the threshold for scheduling. We therefore recommend that submissions (S636.3, S902.33, S1090.5 and S1045.1) seeking the scheduling be rejected.

[117] Ibid para [56].
[118] Dr Ann McEwan, Statement of Primary Evidence, 28 May 2025, at para [114].

Former Law Courts 282 Durham Street

270. Historic Places Canterbury (S835) sought that the former High Court building at 282 Durham Street be added to the schedule. Ms Ohs recorded her opinion that the documentation indicates the building possesses the heritage values in terms of Appendix 9.3.7.1 and is of significance to the Christchurch District. She also identified that the Christchurch Contextual Historical Overview recommended that it be added to the schedule (Chapter 20, Justice, law and order – further possible heritage items).

271. She identified historical/social and cultural values, the buildings have architectural/aesthetic and technological/craftmanship value, and that the use of highly finished materials such as marble and polished timber in conjunction with raw and aggregate concrete panels was typical of Christchurch's Brutalist style architecture and is a feature that was shared with the neighbouring Town Hall. Again, she considered the buildings and setting had contextual value. She noted however that there is a current resource consent for major alterations to the buildings and the demolition of part of the complex was underway. It was her opinion that it was appropriate to undertake an updated assessment of heritage values against Policy 9.3.2.2.1 c. once the alterations were completed.[119]

272. In addition, she noted that the owner was opposed to scheduling of the building and setting. Ms Ohs recorded that although not a district plan policy, Council staff prefer to have owner support before scheduling any new heritage items.[120]

Assessment

273. We address this item in our previous discussions in relation to the relevance of owner support, but overall, we accept that it is appropriate for an updated assessment to be undertaken once the alterations are completed.

Former Pensioners Cottages, Barnett Avenue / Upper Riccarton War Memorial Library, 372 Riccarton Road

274. In terms of the Christchurch Civic Trust (S908) and the Historic Places Canterbury (S835) submissions as they relate to the scheduling of the former pensioners' cottages, Ms Ohs advised the cottages were demolished in August-September 2023.

[119] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at para [62].
[120] Ibid para [63].

275. In terms of the Upper Riccarton War Memorial Library at 372 Riccarton Road, Christchurch Civic Trust (S908) and Historic Places Canterbury (S835) sought that this Council owned building be added to the Schedule.[121] As noted by Ms Ohs the building was demolished in February 2024.

Princess Margaret Hospital

276. Christchurch Civic Trust (S908) and Historic Places Canterbury) (S835) sought for the building to be added to the schedule as soon as is practicable. Ms Ohs identified that the building was designed by A H Manson of Manson, Seward & Stanton in 1946-52 and built in 1952-61. She advised it was one of the two remaining large brick buildings in Christchurch to demonstrate the influence of Scandinavian and Dutch modernism on New Zealand architecture.[122]

277. Ms Ohs advised that the Christchurch Contextual Historical Overview 2005 (updated 2013) recommended that it be added to the schedule. That report identified that attention should focus on Princess Margaret Hospital and Burwood Hospital, where older buildings not well-known but of interest may survive alongside the modern buildings of recent years.[123]

278. Research into the heritage values of the building was undertaken in 2006 for the Council. That indicated that the building possessed the heritage values in Appendix 9.3.7.1 and is of significance to the Christchurch district. Ms Ohs considered the building also of national heritage significance for its architectural values noting its entry in 'Long Live the Modern, New Zealand's Architecture 1904-1984' edited by Julia Gatley.

279. Ms Ohs was of the opinion that the building is likely to meet Policy 9.3.2.2.1 a. and b., but she advised that a Statement of Significance had not been prepared to confirm that and in addition there had been advice from the owner indicating that there may be engineering and financial factors relating to the physical condition of the item that could render it unreasonable or inappropriate to schedule in line with the exemption clauses in the scheduling policy.

280. It was because of the lack of that financial and engineering information that she was not able to support the scheduling of the building at this time but strongly supported it being assessed under Policy 9.3.2.2.1 when the relevant information becomes available.[124]

281. Again, we addressed this building further in our commentary on owner support.

[121] Ms Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at para [65].
[122] Ibid para [67].
[123] Ibid para [68].
[124] Ibid para [71].

Dwelling 111 Hackthorne Road (S857)

282. Ms Ohs records that the owner of the property at that time, Bruce Alexander (S857), sought to add that property to the schedule on account of its age and history. She noted that the submission stated the house was built in 1920 as a weekend holiday cottage and was the first house built on Hackthorne Road. The owner had lived at the property for 52 years at the time of the submission, and the submission notes that the house is of kauri weatherboard and heart rimu construction and has been extensively altered over time.

283. Dr McEwan provided the initial research on that property in her statement of evidence for PC14 (attached as Appendix 4A to her PC13 evidence). She considered it did not embody significant heritage value. Dr McEwan identified that the house was likely built by Charles and Florence Salter in the late 1910s and that it appears to have been a standard bungalow before it was altered in circa 1973. She could not find any evidence that the dwelling was the first on Cashmere Hill and determined that Hackthorne Road was in fact quite built up by the late 1920s. She considered that the modified bungalow possessed typical and representative qualities rather than any significant heritage value and did not recommend its scheduling.[125]

284. It is the Panel's understanding that the submission is no longer supported by the owners of the property, following Mr Alexander's death. Overall, we accept the evidence of Dr McEwan and Ms Ohs and agree that the scheduling of the property is not appropriate. To the degree the submission remains live, we recommend rejection of that submission.

Teddington (Allandale) Lock up, 153 Governors Bay-Teddington Road (S1065 and S1074)

285. Ms Ohs addressed this Item in her evidence.[126] Ms Ohs prepared the Statement of Significance which was attached to her evidence as Appendix I.

286. The assessment statement addressed the historical and social significance. It is owned by the Christchurch City Council and remains in the care of the Parkinson Trust in terms of financial assistance as a historic museum. It has cultural significance, technological and craftsmanship significance, contextual significance and archaeological significance.

[125] PC14 Statement of Primary Evidence of Dr Ann McEwan on behalf of Christchurch City Council, 11 August 2023, at para [108].
[126] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at paras [77-81].

287. Dr McEwan confirmed (by reference to PC14 evidence) that she supported the scheduling of the Former Governors Bay Lock up in Teddington, and also of the Burnside Stables at Bamfords Road, Allandale.

288. We accept Ms Ohs' evidence, supported by Dr McEwan, and recommend that the Former Governors Bay Lock up be added to the schedule and that S1065 and S1074 are accepted.

Former Quarry Stables and setting, 79 Bamfords Road, Allandale (S1074)

289. That submission sought that the Burnside Stable be added to the schedule. Ms Ohs noted that the heritage staff had researched the quarry stables building and setting including by way of a site inspection. Ms Ohs drafted the Statement of Significance which was then reviewed by other heritage staff. That assessment determined that the building and setting met the threshold for scheduling as a significant heritage item and again this was supported by Dr McEwan.

290. In our view, based on the evidence, it clearly meets the threshold for scheduling as a Significant Heritage Item. Ms Ohs was unable to support the relief sought at this time, because the owners (Living Springs Trust) had not provided a response in relation to support or otherwise of the scheduling. We address this issue in our previous discussions on this approach. In this particular case, we consider that the scheduling is appropriate and that (S1074) be accepted.

Sydenham Cemetery Protection (#1443)

291. Sydenham Cemetery, 34 Roker Street, was notified as a Highly Significant heritage item. Ms Richmond noted this was with the support of the Council as asset owner.[127] She noted there were no submissions specifically opposing the protection of the cemetery. Ms Ohs addressed an amendment in her evidence. She advised that the notified extent of the heritage item #1443 mistakenly omitted the land parcel containing the entrance (including entrance gates) and the area containing a shelter and ashes plot. She advised that the entrance to the cemetery has historical, social, cultural, architectural, aesthetic and craftsmanship significance for its continued use to enter the cemetery, the gates and the landscaping, and as part of the original layout. She identified that the site of the sexton's cottage has historical and social significance as evidence of past practices of providing for sextons to live on the site in the city's cemeteries, and that that shelter was of historical, social, cultural, architectural and craftmanship value as an altered early structure related to the use of the cemetery by visitors.[128]

[127] Suzanne Richmond, s42A Report, 28 May 2025 at para [8.1.45].
[128] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at para [141].

292. She advised that to protect the full extent of the heritage item and its fabric and values, the outline is proposed to be enlarged to include the land parcel containing the entrance, entrance gates, site of the former sexton's cottage (now demolished) and the shelter.[129]

293. We note, again as advised by Ms Ohs, that the Statement of Significance as notified includes reference to this area as being part of the cemetery.

294. We discussed the issue of scope during the hearing. Mr Pizzey addressed this in his reply. He considered the *minor expansion* of the mapped area to include the entrance had no adverse impact on any person other than the Council and that it was highly unlikely that there could be any person who would have submitted on PC13 had that expanded map area been notified. He considered that the same applies to the s42A Report proposed change to the permitted cemeteries Rule 9.3.4.1.1 P11 (addressed in Ms Richmond's report).[130] He noted the change makes the rule more enabling than was notified and better aligns with the scope of the rule described in the s32 Report. He confirmed the landowner, being the Council, supported the scheduling of the additional cemeteries and there were no submissions in opposition.

295. Having considered that issue, we agree with Mr Pizzey's submissions that there is sufficient scope for those matters to be addressed. Indeed, we consider they would likely come within cl 16. of Schedule 1 of the RMA.

JG & JL Hardie Family Trust – (S1012.1 and S1012.2)

296. We record that Commissioner Caldwell disclosed a potential conflict of interest in relation to the submission by JG & JL Hardie Family Trust. Commissioner Caldwell did not take part in the decision-making on this issue.

297. The submitter accepted the operative scheduling of the exterior of the Trust's property at 47 Rue Balguerie, Akaroa but sought to remove the protection of the heritage settings from the operative District Plan and opposed the protection of the interior.

298. Ms Ohs does not support removing the setting for this item. The submitter also opposes protection of the interior but that is not currently scheduled or proposed to be. Ms Ohs considered nothing to have changed since the previous assessment in 2016 which would impact the contribution of the setting to the heritage values of the dwelling. She did however propose changes be made to the Statement of Significance in accordance with information provided by

[129] Ibid para [142].
[130] Section 42A report, Ms Richmond, paras [6.1.20 – 6.1.28].

the submitter. We did not receive any further elaboration from the submitter and accept the conclusion of Ms Ohs.

299. We recommend retaining the operative heritage setting for the property/item #1152, along with the associated updated Significance Statement as provided by Ms Ohs.[131]

Submissions Opposing New Items

300. Ms Ohs addressed the submissions opposing new items, and particularly that of Ben Hay-Smith (S1035) which opposed the addition of 9 Ford Road (#1439), 129 High Street (#1483), 159 Manchester Street (#1402), 35 Rata Street (#1433), and 25 baches at Taylors Mistake.

301. She advised that all those properties had owner support for scheduling, and all had been assessed as meeting the policy for scheduling of heritage items at 9.3.2.2.1. She did not support their removal.[132] She advised that heritage items must meet one or more of the broad heritage values as per the threshold set out in Policy 9.3.2.2.1. Those values are based on national and international best practice and had been developed with reference to definitions and criteria in including those in the RMA, the ICOMOS NZ Charter, 2010, and the Heritage New Zealand Pouhere Taonga Act 2014.[133]

302. In summary, she advised that heritage items must meet at least one of the heritage values at a significant or highly significant level and be of significance to the District, as well as possess a minimum of moderate integrity and authenticity.[134]

303. She identified that associations with particular people is just one part of the historical and social significance criterion for scheduling and not, as the submitter stated, that just because a famous person happened to live there once. She advised that heritage items are required to have more than a passing association with people of note and the heritage values are intended to be objective. She also advised that heritage value in the context of the proposed plan was not determined by representing beautiful architecture or amenity values as the submitter had suggested but rather intrinsic, recognised architectural design values and characteristics, as well as important works by significant architects, or quality examples of particular architectural styles and periods.

[131] Noting the interior is not scheduled and updating the Statement of Significance as per Suzanne Richmond, Statement of Primary Evidence, 28 May 2025, [Appendix F].
[132] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at para [87].
[133] Ibid para [88].
[134] Ibid.

304. We are familiar with all the items identified by the submitter. In terms of Taylors Mistake baches, that is addressed subsequently. We have read and considered the Statements of Significance for the various items identified in the submission.

305. In terms of 9 Ford Road, Opawa, that addressed the historical and social significance, including the identification of the first owners being plant geneticist Sir Otto Frankel and his wife Margaret Frankel, artist and founding member of the artistic collective known as The Group. It notes that the building is also of historical and social significance for its connection with the prominent architect Ernst Plischke and the influx in the 1930s of European intellectuals.

306. The assessment addressed change of ownerships and its implications throughout its history and identified the various owners and participants. Again, in terms of cultural and spiritual significance, it noted the association with the way of life of the Frankels as key progressive figures. It also addressed architectural and aesthetic significance as one of the first examples of modernist residential architecture, craftmanship significance as an early example of the use of representative and traditional building materials, and contextual significance. It also recorded archaeological and scientific significance and provides an overall assessment statement.

307. We viewed that property on our site visit, and consider its protection is entirely appropriate.

308. Again, the commercial building and setting at 129 High Street was subject to a comprehensive Statement of Significance addressing the historical and social significance, cultural and spiritual significance, architectural and aesthetic significance, technological and craftmanship significance, contextual significance, and archaeological and scientific significance.

309. The Statement recorded that the commercial building, setting and noted interior features have overall heritage significance to Christchurch including Banks Peninsula. Again, having considered all of those matters and the evidence, and informed by our site visit, we consider the scheduling is appropriate.

310. We viewed 159 Manchester Street on our site visit and have considered the Statement of Significance. That addressed cultural and spiritual significance, architectural and aesthetic significance, technological and craftmanship significance, contextual significance, archaeological significance, and provides an assessment summary. It assessed the former Canterbury Terminating Building Society building, its setting and noted interior fabric as having high overall heritage significance to Christchurch, including Banks Peninsula. It recorded that it had social significance in relation to its association with the Canterbury Building Society, it had high architectural significance as a rare surviving commercial work by Peter Beaven, one of

Canterbury's most important 20th century architects, noted the resilient reinforced concrete frame construction and use of materials such as bronze, and the contextual significance as a central city landmark. We consider the scheduling is appropriate.

311. We also viewed 35 Rata Street, Riccarton on our site visit, and have read the Statement of Significance. That concluded its setting and the whole interior are of overall significance to the Christchurch district including Banks Peninsula. It noted the historical and social significance and its association with the peace movement in the city as a further enhancement. It also identified that the architectural and aesthetic significance is an example of a larger Arts and Crafts style bungalow. The statement assessed other matters as well. We are entirely comfortable that the scheduling of that item is appropriate.

312. Where submitters have generally opposed the concept of heritage protection, we note also the economic report prepared for the council by Property Economics, and the related contribution to the s42A and s32 Reports and associated expert evidence provided by Mr Osborne.[135] On the issue of economic costs and benefits we generally accept this evidence regarding the higher-level economic and city-wide benefits of both proposed RHAs and the collective protection of buildings and features of heritage merit.

Taylors Mistake Bay Baches – support and opposition for heritage items

313. Commissioner Caldwell identified the potential for a perceived conflict or bias in relation to the Taylors Mistake baches. Commissioner Caldwell has not taken part in the decision-making on this issue.

314. Submitter Otto Snoep (S96.1) sought that the existing heritage protection of 14 baches at Taylors Mistake Bay in the schedule of heritage items be removed and that the proposed protection of 25 additional baches be rejected. He also sought (S96.2) that resource consents are issued that allow demolition of all heritage scheduled baches.

315. We also heard valuable insights from Ms Melanda Slemint, representative for the Taylors Mistake Association (**TMA**) (S102), which fully supported the Council's proposal in PC13 to schedule all baches at Taylors Mistake for heritage inclusion in the District Plan. The TMA strongly endorsed granting full District Plan protection to the baches, believing this will help

[135] Phillip Osborne, Statement of Evidence, 28 May 2025.

current and future owners understand their heritage and public value, while enabling preservation and discouraging demolition.

316. TMA opposed the provision that would allow demolition if a licence to occupy is cancelled, arguing that the baches' value lies in the collective group rather than in individual buildings. Instead, they proposed that, if a licence is cancelled, the bach should be retained as a museum or sculpture for public enjoyment rather than habitation. TMA also opposed Otto Snoep's submission.

317. Ms Ohs considered that all of the operative and proposed scheduled baches at Taylors Mistake have been thoroughly researched and assessed as meeting the District Plan's threshold for scheduling historic heritage items. In her view, they possess heritage value to the district, with sufficient integrity and authenticity to warrant protection.

318. She did not support the removal of any baches which are already scheduled or are proposed to be added to the schedule but noted that, in line with the policy's exclusion criteria, baches located in high rockfall risk areas had not been proposed for scheduling.

319. She also did not support introducing a blanket permitted demolition rule, as this would undermine the protection of places with such heritage significance. While she acknowledged that vacant or unused baches can still hold intangible heritage values and community associations, she recognised that health and safety concerns may limit the feasibility of retaining them in that state.

320. Overall, she recommended that all Taylors Mistake baches already scheduled or proposed to be scheduled outside high rockfall risk areas remain protected under PC13.

321. We agree with Ms Ohs' assessment and her recommendation to retain the 14 existing baches on the Schedule, and also to add the proposed 25 baches. As Ms Slemint put it during the hearing: *…the baches are historic, in that they've remained small and communal, and as such they offer an insight into a gentler way of living.*

322. The Panel also agrees with Ms Ohs' recommendation to reject a blanket permitted demolition rule, since vacant and unused baches can still hold heritage values that merit protection.

Removal of protection of heritage items

323. The issue of the removal of protection for operative heritage items is quite limited in the context of PC13 given decisions already taken on PC14. As has been outlined earlier, the possibility of

de-scheduling only two heritage items and settings fall for our consideration – the properties known as Antonio Hall in Riccarton and Daresbury in Fendalton.[136]

324. At the outset the Panel records that forming our recommendations on submissions relating to these properties has been particularly challenging, not necessarily always for lack of information, but because they exemplify the obvious and apparent tensions in reconciling protecting significant heritage values for public benefit with private landowner interests for practical use. In the case of both, this tension is amplified by not insignificant earthquake induced building damage and the engineering, financial and other realities of achieving retention and/or satisfactory repair.

325. We also record our gratitude to those who assisted the Panel on enabling us to make extensive visits to both sites. We found this invaluable in completing our assessment.

Daresbury (item #185, setting #602)

326. The historic significance of Daresbury and what the property has represented in the heritage context of Canterbury, even nationally, is not contested. The property has been assessed to exhibit several highly significant, and in the opinion of some experts, exceptional heritage values (historical/social, architectural/aesthetic, technological/craftmanship and contextual). Daresbury is listed as a Category 1 Historic Place by HNZPT.

327. It is also accepted the homestead in its present condition is dangerous and uninhabitable. We observed that first hand. It is also the case that the owner holds an Archaeological Authority from HNZPT for the demolition.

328. What is in contention is whether the present damaged condition of the property no longer justifies retaining its heritage scheduling, and if repaired/reinstated, would it continue to do so, and more fundamentally, is it reasonable in cost terms (in particular) to expect that outcome.

329. The evidence addressed these matters in some detail. Helpfully we have received expert technical evidence from multiple sources, advising both the owner and council.

The evidence

330. For the council we received evidence from heritage engineer Mr Stephen Hogg, conservation architect Mr William Fulton, and quantity surveyor Mr Gavin Stanley, all of whom updated their

[136] Antonio Hall heritage item #463 and setting #203, and Daresbury heritage item #185 and setting #602.

evidence from that presented at PC14 addressing the same topic. Ms Ohs and Ms Richmond similarly updated their previous PC14 evidence in contributing to the s42A Report prepared for PC13.

331. Although PC13 did not notify any change to the heritage scheduling, we heard from Ms Ohs that she supported a reduced area for the Daresbury setting, recognising the subdivision consent finalised since the preparation of PC14 hearing evidence and the issuing of resource consents for dwellings to be built on land originally within the site north of Waimairi Stream.

332. That setting reduction presents no issues of scope given the removal requests of submitters, and we observed the residential redevelopment of this part of the site to already be well advanced.

333. We accept the evidence of Ms Ohs that the revised setting would still meet the threshold for scheduling as per Policy 9.3.2.2.1.[137] If the setting is to remain scheduled for protection, we recommend realigning the setting definition to exclude the new properties north of the stream, as Ms Ohs and Ms Richmond propose.

334. As for Daresbury homestead itself, the building is scheduled for protection, but the interior is not.

335. We understand it is almost certain the current owner would look to demolish the building if the scheduling was removed, and potentially apply to do so, even if scheduling is retained. Although purchasing the property in a state compromised by the earthquakes, Mr James Milne's own evidence is he can no longer fulfil his original intentions to restore the homestead and develop peripheral surroundings for housing. We heard how he has been unsuccessful in trying to secure financial support, traditional funding methods through borrowing are not viable, and his sale and development endeavours of land to date have not realised sufficient funds to support repair. He explained to us that he has no financially viable option other than demolition and comprehensive site development.

336. Expert evidence supporting Mr Milne's submission was provided on the topic to the PC14 hearing and was again drawn on for the purposes of PC13. That included quantity surveying evidence by Mr Stewart Harrison, heritage assessment by Mr David Pearson, structural engineering expertise by Mr Brett Gilmore, property valuation evidence by Mr Mark Shalders, and planning evidence by Mr Jonathan Clease. We received written summary presentations to

[137] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, para [121].

the hearing from Mr Milne, Mr Shalders and Mr Clease, and legal submissions from Ms Jo Appleyard.

337. Mr Harrison's evidence essentially provided a response and critique of earlier evidence prepared by Mr Stanley, who has similar expertise, in support of the council position for the PC14 hearing. It sought to outline apparent differences in approach/methodology in the quantification and estimation of costs. The materiality of those differences is explained below in discussing the subsequent evidence we received from Mr Stanley.

338. Mr Pearson accepts the significant intervention proposed by the structural engineer in the repair of the homestead and a consequent reduction in the integrity and authenticity of the building as it would be largely a replication of the original. He however concludes that the level of heritage significance may well be such as to support its rescheduling as a Significant Item (i.e. no longer Highly Significant).[138]

339. The evidence of Mr Gilmore confirms the interventionist nature of the structural engineering work required to make the building safe and habitable. He also confirms there to be broad agreement between himself and Mr Hogg, advising council staff, as to available strengthening options and the nature of those works.[139] Those works would necessarily involve a degree of replication of the original, in combination with reinstatement and repair.

340. Mr Shalders provided valuation evidence, relying on the engineering and quantity surveying evidence of the other experts advising both Mr Milne and council staff. Assessing the options of both repair and new build (replica and modern alternatives) he drew the following conclusions:

    (a) Sales evidence suggests that if repaired and renovated to a 'medium standard' (excluding land and site improvements), Daresbury would have an added value of approximately $4M (incl. GST).

    (b) The repair cost for the homestead alone would be some $9M (incl. GST).

    (c) Rebuilding in a replica style would cost approximately $500k - $1M more than the repair cost.

[138] David Pearson, Statement of Evidence, 20 September 2023, paras [18-19].
[139] Brett Gilmore, Statement of Evidence, 20 September 2023, paras [15.4-15.5].

341. Accordingly, Mr Shalders estimates the end value of a repaired and renovated homestead to have a value some $4.9M below the cost of repair. He also expressed the view that a modern replica would not be well received in the upper price range sectors of the market.

342. He further concluded:

(a) The bare land value to be between $8.5M and just over $9.1M, without the heritage listing, and likely lower with it.

(b) A total end cost (land + building + landscaping) to be in the order of $18.25M.

(c) Size, layout and maintenance costs, even if modernised, would limit market appeal.

(d) The total end cost would essentially be double the highest recorded sale price for a single residential property in Christchurch.

343. Mr Clease provided expert planning evidence in support of the owner's de-scheduling request. He was accepting of the evidence as to the feasibility of repair/reinstatement and the heritage value remaining at a level that supports scheduling based on significance. He however was critical of the council's staff consideration and assessment of the reasonableness of achieving that in view of the economic implications for the owner, stressing the importance of that consideration in the context of both the relevant Policy 9.3.2.2.1 and s32.

344. Mr Clease urged consideration of reasonableness to be informed, not by a simple comparison of the costs of repair versus an equivalent new build, as council staff had done, but by comparing returned value outcomes with the associated investment costs. He explained that it is those comparisons and their economic implications that should realistically inform of what could be considered reasonable. His concluding comment summed up his evidence:

> *… having to embark on a building project where the cost of repairs is nearly twice what the resultant building is worth, and where to recoup costs the overall property would need to be sold for twice the price of the most expensive residential house ever sold in Christchurch, is clearly unreasonable.*[140]

345. We also received quite general presentations on behalf of the Christchurch Civic Trust, much of which traversed matters which are the focus of PC14, or beyond the scope of our responsibilities. However, the Trust's submission did seek retaining Daresbury House on the

[140] Jonathan Clease, Summary Statement of Evidence, 17 June 2025, para [19].

Schedule.[141] Historic Places Canterbury (S835.25) also supports the continued scheduling but did not appear at the hearing.

346. In terms of the experts contributing to the s42A Report, Mr Fulton supported retaining the listing, whether the building is repaired/reinstated or not. His evidence considered previous heritage assessments as to value and the nature of required remedial works previously provided for the owner.[142] In his opinion, while severely damaged, intangible values mean the existing structure retains much of its heritage significance, and that significance would not be compromised by the repair strategy contemplated by the owner's consultants.[143]

347. Mr Hogg's evidence detailed the viable options to repair the building to a safe and usable condition; that is a level of strengthening equivalent to 67% NBS. His evidence is that is feasible from an engineering perspective, and as noted, he and Mr Gilmore largely agree as to the repair and strengthening works required. It would result in the substantial loss of original exterior and interior heritage fabric, although he observes some would be partly salvageable and able to be used to create a replica.[144] Like Mr Fulton, Mr Hogg does not offer any opinion on either the cost of that reinstatement or its economic feasibility.

348. We did receive evidence on those cost aspects and the reasonableness of those estimates from Mr Stanley, who had provided similar evidence earlier to PC14. That evidence largely focussed on prior cost estimates prepared for the owner by Milne Construction. Much of his subsequent evidence was provided in response to matters raised in review of his methodology and findings undertaken by Mr Harrison, and to account for cost escalation in the period since preparing evidence for PC14. Mr Stanley provided some further clarification, revision and updating of various options and the related comparative cost analysis in his Summary Statement for the hearing.[145] In essence, this evidence captured the optionality considered for both building repair and replacement, along with related cost comparisons.

349. Mr Stanley summarised that as follows:[146]

[141] Ms Jocelyn Sleigh also sought to present evidence regarding Daresbury but was not a submitter or further submitter. We understand Ms Sleigh is a member of the Civic Trust, and while we would have accepted hearing from her in support of that submission with the submitter's agreement, official representatives for the Trust at the hearing did not agree to her doing so.
[142] Heritage Assessment and Defects/Remedial Works Schedule, prepared by Dave Pearson Architects, 19 June 2019; Structural Assessment Report prepared by Quoin Structural Consultants, 17 May 2019; Repair Quotation review by Rhodes and Associates QS, 17 July 2023.
[143] William Fulton, Statement of Evidence, 11 August 2023, para [70], confirmed in PC13 evidence statement, 28 May 2025, para [5.3].
[144] Stephen Hogg, Statement of Evidence, 11 August 2023, para [4], confirmed in PC13 evidence statement, 28 May 2025 para [13].
[145] Summary Statement, 17 June 2025 – a difference in the order of $450-460k (5.67%), Supplementary Statement, 18 June 2025 para [3(b)].
[146] Gavin Stanley, Summary Statement, 17 June 2025, para [6(e)], (noting these estimates are exclusive of GST).

a) Options for repair estimated to cost between $7.98M[147] and $8.44M.[148]

b) Options for a replacement replica estimated to cost $8.98M.[149]

c) Modern replacement buildings to cost in the range $7.85M to $11.21M.

350. Exclusive of GST and depending on assumptions and specification, it is apparent from the evidence that repair and replication costs are largely comparable, and the difference in the cost of repair and replacement is in the range of some $100k to more than $3M.

351. Ms Ohs relied on the evidence of Mr Hogg and Mr Fulton to be satisfied of the feasibility of repair and that the resultant strengthened and restored Daresbury would retain sufficient heritage significance to remain scheduled. She recognised those repair and reinstatement works would require very substantial intervention but observes that similar intervention has been considered acceptable for many scheduled heritage items as part of earthquake recovery.[150] She is persuaded by the evidence of Mr Fulton as to repair costs being proportional to the scale of the project and the heritage value placed on the building, supporting her conclusion of there being no engineering or heritage conservation justification for de-scheduling.[151]

352. Informed by the expert evidence that has been described, including that emergent at the hearing, Ms Richmond also maintained the view that Daresbury homestead should continue to be scheduled. Considering the valuation evidence and accepting the considerable repair costs that would fall to the owner, her position and reasoning is best captured in her evidence statement as follows:

> *… in this case, the outstanding significance of the building makes it appropriate to give greater weight to the s6(f) status of heritage as a matter of national importance, than the ability of the owner to recuperate the costs of repair in the future sale of the land.*[152]

Evidence summary

353. In short, the evidence of the council experts is the building is capable of repair and the repaired building, while slightly reduced in heritage value, would still meet the policy threshold for scheduling. The reasonableness of the estimated costs for the necessary repair compares

[147] Ibid (Stanley).
[148] Ibid (Harrison).
[149] While assessed as an option, Ms Richmond did not consider a replica replacement an appropriate heritage outcome (para [129]).
[150] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, para [124].
[151] Ibid para [132].
[152] Suzanne Richmond, Statement of Evidence, 28 May 2025, at para [8.1.70].

similarly to those of demolition and construction of a new building(s) to an equivalent floor area. The repair cost is also considered proportionate to the level of heritage significance of the building.[153] Accordingly, in terms of relevant policy considerations, repaired or otherwise, the building would continue to qualify as having at least significant heritage value[154] and there are no engineering or financial factors justifying de-scheduling on the grounds of that being unreasonable or inappropriate.[155]

354. For the owner, it was accepted that repair and reinstatement to a sufficiently safe standard is technically possible, but it would be a substantial and intrusive undertaking. The engineering viability and scope of that work is not contested, and while there might be variability as to the repair methodology, those different options would not materially impact cost estimations. The key contention by the owner was the associated cost is so uneconomic as to provide no sensible motivation to make that investment. Drawing on the owner's own and unchallenged valuation evidence, that contention is premised on comparing the cost of repair with the realisable value of the repaired building, including consideration of the repaired building and associated land value were it to be on-sold.[156] That comparative analysis is considered to provide a more meaningful indicator of *'reasonableness'* than the floor area equivalent evaluation relied upon by council staff. It was also contended that a methodology that includes consideration of market value was consistently applied in PC14 decisions to de-list heritage items.[157]

Assessment

355. If scheduling for protection was solely determined by the heritage significance of the item/setting, retaining Daresbury on the Schedule would be very clearly and easily justified. Even in its compromised state, it remains one of the most highly valued heritage properties within Christchurch, and of notable importance nationally. Repaired and restored, the evidence is its heritage status is likely to qualify as at least Significant. In the context of the PC13 heritage provisions and the operative planning framework however, we are required to also weigh other factors.[158] Additionally, Section 32A/AA includes further matters for our consideration, including appropriateness, and the costs and benefits of the proposed method of protection.

[153] Ibid para [8.1.68]
[154] Satisfying policy 9.3.2.2.1 a and b. ii A-D, and c i and iii.
[155] Ibid c iv.
[156] Jonathan Clease, Summary Statement, 17 June 2025, at para [15], and assuming no heritage listing in estimating land value.
[157] Identified in the letter by Ms Appleyard, dated 12 November 2024, appended to Suzanne Richmond's Statement of Evidence, 28 May 2025, [Appendix 3].
[158] As per District Plan Policy 9.3.2.2.1.

356. Regarding those factors, the evidence confirmed the works required to repair the building to a habitable and safe condition are certainly feasible and likely to be substantial, irrespective of the engineering methodology adopted. The estimated costs of those repair or reinstatement options, as generally agreed by the relevant experts, are also not insignificant. We are satisfied on the evidence that for the options that have been more thoroughly evaluated, those costs are unlikely to be recoverable in the sense of being fully, or even closely represented in the returned value of the property.

357. Beyond those options, we heard from the owner of there being some consideration given to possible boutique hotel or apartment use, but little further detail on those or any others, and the Panel is mindful that the scenarios that have been evaluated do not necessarily represent all possible options, including other conceivable forms of reuse. In exploring options, the owners own evaluations commenced very much with a structural engineering focus that then set the parameters for assessment from an architectural conservation perspective. Approached differently this may have revealed there to be less interventionist opportunities while still retaining as much heritage fabric as possible. It is also the case that the current owner, experienced in construction and property development, purchased the property on an *'as is where is'* basis in the knowledge it was already significantly earthquake damaged.

358. Considering the economics, the Panel is not convinced the necessary evaluation of reasonableness or appropriateness under Policy 9.3.2.2.1 (c) (iv) should be confined only to a floor area cost comparison between repair and building new. Restriction to just that lens risks ignoring critical economic factors that will influence rational and reasonable decision making, in our opinion. In that respect we found the valuation analysis provided for the owner to be relevant and informative, albeit only for the scenarios it considered.

359. We recognise that for privately owned assets in particular, the restraint that may result for an owner in favour of securing the wider public benefit to be derived from historic heritage protection, will not always make that an unreasonable burden. That is not a given, and respecting s6(f), in our view becomes a question of degree. We do not go as far as Ms Appleyard[159] to conclude that it would be fanciful to suggest a landowner would incur costs to repair a building that does not meet the market for use or sale; however, in the realms of 'reasonableness', being the policy threshold in this case, we consider that a degree of real world pragmatism must be factored into what is deemed to be a viable prospect for reinstatement or adaptive reuse of a building in a very poor state. The more pared back, conservation-focussed

[159] PC14: Supplementary Legal Submissions on behalf of Carter Group Limited - Blue Cottage, 8 May 2024 at [9].

approach adopted by those reporting for the Council we believe is lacking in that respect and we instead consider the more end-use focussed scenario favoured by the owner's witnesses to be more credible in making the necessary policy judgement as to reasonableness and appropriateness. Both facets, we believe, have relevance.

360. As has been noted, since the closing of the hearing both the Daresbury (and Antonio) property has been rezoned for medium density following Council's decision (16 July 2025) to accept the IHP recommendations on PC14. With the 'uplift' resultant from that now operative rezoning, which is enabling of medium density residential development, we also accept the alternatives for a greater density of redevelopment of the site under that new zoning quite probably introduces higher value options for the owner than previously.

361. Weighing all these factors, our conclusion is very finely balanced but falls marginally in favour of de-scheduling the Daresbury homestead. Considering that, we also see insufficient merit in retaining protection for the setting in the absence of scheduled status for the building. We don't make either recommendation lightly. Whilst knowing that if even adopted that de-scheduling does not necessarily mean the building will be demolished, or all elements of the setting lost,[160] from what we have learnt through this process, that seems almost an inevitability under the present ownership.

362. In terms of s32AA, in the circumstances of Daresbury, weighing the relevant matters and for the reasons we have described, the Panel is not convinced retaining scheduled heritage status is the most appropriate method for achieving the relevant objective or the Act's purpose.

Antonio Hall (Former Holy Name Seminary and Dwelling Baron's Court/Kilmead. Motor House and Setting) (item #463, setting #203)

363. The situation with Antonio Hall is not dissimilar to Daresbury, although the property histories are quite different. Unusually, the owner has not submitted on PC13[161,] and the scope to consider the de-scheduling arises from a 'third party' request.[162]

364. Representatives for the owner had informed council staff of the owner's opposition to the scheduling in 2023, reaffirmed later in 2025[163] at a time when the property was subject to a

[160] Noting the limiting requirements of the Archaeological Authority issued for demolition, and the required retention of some features existing within the site.
[161] Notwithstanding owner representatives being informed by council staff of the opportunity to further submit on submissions received on PC13, and engagement as to future intentions of the owner and the existence of any structural damage reports, quantity surveying or repair costing information [Ms Ohs, Primary Evidence Statement, May 2025, Appendix T],
[162] Justin Avi (#1037)
[163] As referenced by Ms Ohs, Primary Evidence Statement, May 2025, Appendix T.

conditional agreement for sale and purchase. It was indicated that if that sale was completed the new owners would look to demolish, and if sale was not completed the present owner's view was the structure(s) no longer possessed the integrity to justify heritage status, and any suggestion of repair or adaptive reuse was neither realistic nor commercially viable.

365. We heard from owner representatives at the hearing speaking in support of the request for de-scheduling. We also heard how recent extensive fire damage had informed a reassessment of the item by council staff.[164]

366. It is relevant to comment on us receiving evidence on the owner's behalf in relation Antonio Hall when the owner has not submitted or further submitted on PC13. There is no issue of available scope for the relief they sought, but potentially one of legitimacy or status as a non-submitter. The somewhat unusual interconnection between the dual PC13 and PC14 processes, and the assurances given to parties from council staff as PC13 has progressed, gives us some comfort in hearing from the representatives for Antonio Hall. We are also appreciative of the situation for them arising from the Minister's deferral decision released just prior to the hearing commencing, and the difficulty of both preparing and circulating/presenting evidence in the time available, if it hadn't been already prepared. The legal submissions and evidence we did receive in the hearing, some from experts, was partly written but largely verbal, and came mostly in response to our questioning.

367. We considered these matters at the time of the hearing and ascertained that Mr Pizzey had no objections, recognising the potential disadvantage this may have placed on those presenting the Council s42A report and his own submissions. Another submitter, the Christchurch Civic Trust was present at the hearing, was offered the chance to follow up with additional response on various matters related to their submission after the adjournment of the hearing, and they did so. The remaining submitter in opposition, HNZPT did not appear, nor did opposing further submitter Waipuna Halswell Hornby Riccarton Community Board. Mr Christian Jordan had also made a further submission, and while he appeared he did not address this particular property in his presentation.

368. Weighing these matters and the various interests, we have received and considered the evidence presented on the owner's behalf. The s42A Report canvasses the relevant matters in some detail and all submitters/further submitters received this report ahead of the hearing. The

[164] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, para [94].

owner's evidence introduced no new issues. We are satisfied no material prejudice, or issues of natural justice or fairness arises from the approach we have taken.

369. The scheduling of Antonio Hall identifies it to be 'Highly Significant' and references various parts of the property. The listed item consists of the former homestead, homestead additions, chapel, motor house, accommodation block, and setting. The buildings are identifiable based on three distinct stages of development – the west wing incorporating the original homestead (1910s), a central section containing the chapel (circa 1950s) and an eastern accommodation wing (1960s).[165] The property has a Category 2 Historic Place listing by HNZPT.

370. All buildings on the property suffered significant damage in the 2010/11 earthquakes and have not been in use since. Parts have also been further damaged by various subsequent fires, the most destructive of which largely destroyed the original homestead and central section.

371. Council's evidence was principally given by Ms Ohs, Ms Richmond, and Mr Hogg, assisted by review of the proposed amended Statement of Significance by Dr McEwan. Various other council documents informed this evidence, including those relating to fire damage, structural integrity and the dangerous/insanitary state of some of the buildings.

372. From an engineering perspective, Mr Hogg reaffirmed his evidence to the PC14 hearing that it would be physically possible to engineer a repair solution to the fire damage that has occurred to both the chapel and accommodation wings to produce a 'like for like' replacement.[166] Noting earlier reported engineering investigation of the undamaged building seismic capacities, he observed that while those solutions would improve the seismic strength of the repaired buildings, further work would be required to strengthen the buildings to a minimum 67% NPS.[167] To our knowledge those works have not been costed in any detail.

373. Recognising the extent of damage that has occurred to the original homestead (west wing) Ms Ohs explained she considers the heritage values and significance of those parts of the heritage item are now lost and unsalvageable.[168] She recommended these be removed from the Schedule, but the remainder (chapel, accommodation wing and motor house together with the setting) continue to be scheduled for protection. With the non-recoverable elements removed, Ms Ohs considered the threshold for scheduling is still met but the overall level of significance

[165] Converted and in use as travellers' accommodation prior to the earthquakes.
[166] Stephen Hogg, Statement of Primary Evidence (PC13), 28 May 2025, paras [46-48].
[167] Stephen Hogg Statement of Primary Evidence (PC14), 11 August 2023, at para [15].
[168] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at para [97].

of the item should reduce from 'Highly Significant' to 'Significant'.[169] In light of the substantive destruction of the former Kincaid house, and her own consideration of retained heritage value, Dr McEwan endorses that recommendation.[170]

374. On the information available when preparing her evidence, Ms Ohs could not conclude there to be financial factors that would make it unreasonable to maintain scheduling of the recoverable parts of the property and their setting. Even scheduled as currently, she did note the owner's ability to apply for retrospective resource consent to demolish the fire damaged west and central wings given their structural vulnerability.[171]

375. Ms Richmond essentially concurred with the rationale for a modified scheduling and supported the recommendation of Ms Ohs.[172]

376. In representing the owner's position at the hearing, we heard from Mr Chris Scott and Mr Ben Bridge, both employed by Mainland Capital Limited, and had the opportunity to question expert planner, Mr Jeremy Phillips. We also received legal submissions from Ms Appleyard.

377. Although we did not receive detailed information of engineering scope or methodology, we were told of the owner's understanding of the cost of repairing the buildings to be in the order of $15-20k per m^2 for the older, more substantially damaged/destroyed buildings, compared with around $5k per m^2 to construct an envisaged new student accommodation that the owners were considering developing on the site if the existing buildings were removed. Concept plans were presented as to what that proposed new student accommodation complex might entail.

378. Ms Appleyard urged us to be careful if relying on an absence of detailed engineering and costing analysis to support retention of the scheduling, particularly in the face of the obvious damaged, dangerous and unsanitary condition of the buildings. In her submission that would contradict the position taken by council as part of the PC14 de-scheduling considerations, where she explained how council had obtained that information if it wasn't otherwise available to inform decision making.[173] Ms Appleyard stressed the relevance of that approach not only in being consistent, but also in fulfilling the obligations under s32.

[169] Ibid para [99].
[170] Ann McEwan, Primary Statement of Evidence, 28 May 2025, at para [116].
[171] Amanda Ohs Summary Statement, 17 June 2025, at para [17.1].
[172] Suzanne Richmond, s42A Report, 28 May 2025, at para [8.1.61].
[173] Although critical of the IHP on PC14 for failing to do that in its consideration of Antonio Hall and arriving at their recommendation to retain a revised heritage item.

Assessment

379. Antonio Hall is, from a heritage perspective, a multi-layered place that reflects several distinct phases of significance, each largely unrelated to the others. These include the Kincaid era (20 years), the Montgomery era (17 years), the Catholic Church era (36 years), the Luisetti era (9 years), and more recent periods of ownership. While historical layers over time are appreciated in heritage terms, it is important that the remnants of these layers can still be clearly read and have sufficient integrity and authenticity to carry the significance of a place. It is also important to reflect on the level of significance the various layers contribute to the overall significance.

380. In our view, the association of the property with the Catholic Church is a very significant one, not merely because the church has been associated with the property the longest, but also because of the national importance of this ownership. The private ownerships have a level of regional and local importance, as noted by Ms Ohs in her assessment of the property.

381. That said, we accept the evidence of Ms Ohs, supported by Dr McEwan, that the former Kincaid homestead (west wing) has lost its heritage value through extensive fire destruction and earthquake damage. The evidential consensus is that any reinstatement would be a replication, not conservation of authentic building fabric.

382. From both a heritage and a policy perspective, replication cannot sustain the identified values that justified scheduling. Policy 9.3.2.2.1(c)(iii) invites us to ask whether the repaired/rebuilt item would still justify inclusion. This is not the case here, given the total loss of heritage integrity. We therefore recommend the removal of the homestead (west wing) from the Schedule.

383. While we acknowledge Ms Ohs' assessment that the motor house retained sufficient value to justify continued scheduling, our site inspection led us to a different conclusion. The structure is heavily overgrown, in an advanced state of dilapidation, and where visible, its original fabric appears substantially deteriorated. Here again, it seems that retention of the building on the schedule would require, for the heritage values to be protected, restoration that results in a large degree of replication due to the condition of the building fabric. In addition, situated in a remote corner of the property, it is not publicly appreciable and, as a former garage, makes comparatively little contribution to understanding the heritage values associated with the Kincaid era of the estate. Unfortunately, the Kincaid residence which was of great grandeur has been lost to fire. On this basis, we consider the motor house no longer possesses the integrity or contextual relevance required to warrant retention in the Schedule, and we recommend its removal.

384. The accommodation wing, including its link block, has suffered extensive fire and earthquake damage, which seems to be affecting about half of the building. In addition, substantial alterations undertaken including the removal of original gables (to the east), insertion of new access from the front (west), and internal modifications and conversion into motel-style units have compromised the building's authenticity and integrity. While Mr Hogg confirmed that repair and strengthening would be technically feasible, such works would require wholesale replacement of fabric, leaving a considerably reduced amount of original fabric intact.

385. On balance, we consider that the cumulative effect of fire damage, earthquake loss, and unsympathetic alterations has eroded the accommodation wing's ability to convey its heritage values. What remains is a modified and partially destroyed structure, such that continued scheduling cannot reasonably be justified. We therefore recommend that the accommodation wing and its link block be removed from the Schedule.

386. The chapel represents the most compelling element for retention in our view. Despite fire damage to the southern end, Mr Hogg's evidence confirmed its repair is feasible, with strengthening required, but achievable.

387. The chapel has strong associative values with the Catholic Church period of ownership from 1946 onward, when the estate, together with a 1950s addition, was used as a seminary and for student accommodation. In 1961 the chapel and accommodation wing were constructed, consolidating the role of Antonio Hall as the site of the second national seminary established by the Catholic Church in New Zealand.

388. In our judgment, the chapel retains architectural, historical, and associative values sufficient to meet the scheduling threshold. While Ms Ohs considered its overall level of significance to be diminished in light of the loss of the homestead and wider context, we take a different view. As the most intact surviving element of the complex, the chapel's heritage importance is in fact reinforced. It stands as the 'remaining sentinel' and therefore assumes greater prominence in conveying the site's history. We accordingly recommend that the chapel be retained in the Schedule as Highly Significant.

389. Ms Ohs considered the landscape values of the property to be significant and recommended their continued scheduling, particularly in relation to the Kincaid and Montgomery families and their opulent estate. While we were able to experience remnants of the former driveway, sections of concrete edging, and a number of surviving trees (including two already scheduled as individual heritage trees), we do not consider these fragments sufficient to represent the

splendour of the Kincaid/Montgomery era. Our reasons for departing from Ms Ohs' assessment are set out below.

390. Firstly, the generous landscape layout established by the early families originally extended across the area where substantial later buildings were subsequently constructed. The insertion of these later structures must have significantly compromised the coherence and legibility of the original landscape values.

391. Secondly, the grounds are now heavily overgrown, with little of the original formal landscaping discernible. Pathways can still be faintly traced, and two individual trees remain scheduled, but the wider layout and planting patterns have been almost entirely lost. Moreover, it is uncertain how much of what survives can be attributed to the early Kincaid period, as opposed to modifications introduced during the years of Church ownership or by later proprietors.

392. Again, it seems to us that reinstatement of the historic landscape would be replication, rather than conservation of authentic heritage values. The site is also not a public park, meaning public appreciation of landscape values is limited, and the protection of such a large piece of land for landscaping purposes by a private owner is unreasonable. We therefore recommend the heritage setting be removed from the Schedule, sans the two individually scheduled trees.

393. Policy 9.3.2.2.1(c)(iii) requires consideration of whether the item, as is or if repaired, continues to justify scheduling. As explained above, only the chapel meets this test in our assessment. Policy 9.3.2.2.1(c)(iv) requires us to consider engineering and financial reasonableness, which due to the lack of formal evidence we cannot reflect on. In the absence of a more detailed repair methodology, and quantification of related costs, we are unable to judge whether retaining the scheduling of the chapel would present an unreasonable or inappropriate burden for the landowner.

394. In terms of s32AA, weighing the relevant matters, considering the evidence we have received, and for the reasons we have described, the Panel is satisfied retaining scheduled heritage status for the chapel and not for other parts of the property is the most appropriate method for achieving the relevant objective or the Act's purpose. For completeness, in terms of section 77J(3) we acknowledge that our recommendation regarding the Chapel may potentially have some minor impact on development capacity of the site. We received little evidence on this. However, our recommendation, if accepted, will provide for greater development opportunity than the scheduling proposed.

Support changes or seek changes to protection of heritage items and heritage settings

395. Ms Richmond identified the submissions on this issue, the decision requested, and her recommendation in her Table at page [64]. In summary, the Canterbury Jockey Club (S1059) supported the deletion of Heritage Setting #183 which related to the Riccarton Racecourse Public Grandstand, an amendment to Heritage Setting #684 (Riccarton Racecourse Tea House), and the deletion of Heritage Item #453 (the Riccarton Racecourse Public Grandstand) from Appendix 9.3.7.2. Submitter Dany Whiting (S1070) sought to reduce the spatial extent of the heritage setting #423 (for heritage item #209 at 27 Glandovey Road) to exclude 7 and 9 Thornycroft Street. Richard and Suzanne Peebles (S1072) sought the same reduction as submitter Whiting.

Assessment

Riccarton Tea House, Heritage Setting #684, and Riccarton Racecourse Public Grandstand, Heritage Item #453

396. In relation to the Canterbury Jockey Club submission (S1059), we consider the submission seeking the removal of the Riccarton Racecourse Public Grandstand (Heritage Item #453) is appropriate. The public grandstand has been demolished.

397. In relation to the deletion of the shared setting for the Riccarton Tea House and the reduction in setting, Ms Ohs opposed that proposed setting but provided a further amendment which was attached to her evidence. We discussed that with Ms Ohs at the hearing, and the reasons for her proposed setting noting in particular the landscape features and the visual connection with the racecourse.

398. We understand that that was supported by the submitter in a statement to the PC14 IHP hearing. Ms Ohs noted that retaining the unimpeded physical and visual connection of the Tea House with the racecourse was an important aspect of the heritage values of the tea rooms which enabled women to participate in the spectator sport as they were denied access to stands due to alcohol being served there.[174]

399. Ultimately Ms Ohs did not support the revised setting requested in the submission but did support the reduced setting which she provided in her Appendix C and noted that that had

[174] Amanda Ohs, Statement of Primary Evidence, 28 May 2025, at para [34].

agreement from the submitter. We consider that the revised setting is appropriate and therefore accept it.

27 Glandovey Road, Heritage Item #209

400. Ms Ohs identified in her evidence that the setting outlined in PC13 as notified related to previous land parcels and that it was necessary to update this to reflect the current situation while still retaining an appropriate heritage setting for the heritage item. She agreed that the properties at 7 and 9 Thornycroft Street had no physical relationship to 27 Glandovey Road, were not integral to the contextual heritage values of the heritage item or its function, meaning and relationships, and while they were historically part of the site associated with the house, that has changed over time and the operative and proposed setting outline relates to the previous property ownership and subdivision pattern.[175]

401. Ultimately, she did not consider that 7 and 9 Thornycroft Street were integral to the contextual heritage values, function, meaning and relationships of Heritage Item #209 and that the current immediate land parcel of 27 Glandovey Road meets the definition of heritage setting. This was amended in her evidence.[176] She also supported a minor change to the Statement of Significance to reflect that change. She provided a revised Statement of Significance in Appendix E to her evidence.

402. Ms Richmond adopted Ms Ohs' evidence noting the request removed adjoining properties which were no longer related by ownership or subdivision to the land parcel containing the heritage item and the removal was consistent with Council's approach to protection of heritage settings which are generally limited to land in the same ownership as the heritage item.[177]

403. In terms of the amendments for 27 Glandovey Road, we accept the submissions (S1070) and (S1072). The removal of the adjoining properties is appropriate.

Support for provisions for heritage items and heritage settings

404. Ms Richmond identified the submissions supporting the various provisions for heritage items and heritage settings in tabular form.[178]

[175] Ibid para [39].
[176] Ibid para [42].
[177] Suzanne Richmond, s42A Report, 28 May 2025, at para [8.1.74].
[178] Ibid at pages [66 – 69].

405. Ms Richmond identified that a number of submissions express support for changes to the heritage provisions either generally, or in support of specific heritage provisions. She identified that HNZPT (S193) strongly supported the proposed strengthening of heritage provisions and Historic Places Canterbury (S835.19) supported simplification and clarification of rules for heritage to help make them more workable, effective and easily understood.[179]

406. In terms of definitions, she identified that HNZPT supported the definitions of *'Alteration'* (S1046.1) and *'Heritage Professional'* (S1046.5). She identified that the Carter Group (S814.23) the Catholic Diocese of Christchurch (S823.214) and Daresbury Limited (S1082.4) supported the definition of *'Heritage Building Code'* works as notified and in particular the inclusion of insulation and glazing upgrades.

407. Ms Richmond identified Carter Group Limited, the Catholic Diocese of Christchurch and Daresbury Limited also supported changes to the *'Reconstruction'*, *'Repairs'* and *'Restoration'* definitions on the basis that they provided greater clarity and certainty, and they specify additional forms of reconstruction and repairs.

408. Again, there was support from HNZPT in relation to Policies 9.3.2.2.3 – Management of scheduled historic heritage. That supported the proposed amendment to remove the provisions *recognising that heritage settings and Significant heritage items are potentially capable of accommodating a greater degree of change than Highly Significant heritage items in part b.i*.

409. Carter Group Limited, the Catholic Diocese of Christchurch, and Daresbury Limited also supported the earthworks standard and related exemptions for heritage items and settings. Those reduced consenting by replacing the consent requirement with a requirement to address temporary protection measures. HNZPT also supported the earthworks standard. It also supported the notified changes to the maintenance activity standards in 9.3.4.1.1 P1, the repairs activity standards in 9.3.4.1.1 P2 and controlled activities.

410. HNZPT sought retention of Policy 9.3.2.2.5 regarding the ongoing use of scheduled historic heritage, permitted activity standard 9.3.4.1.1 P1, and controlled activity standards 9.3.4.1.2 C1-C5, and replacement C1.

411. Ms Richmond's recommendation is to accept these submissions.

[179] Ibid at para [8.1.77].

412. Like Ms Richmond we consider these to be improvements to the proposed provisions, assisting interpretation, workability and effectiveness, and recommend accordingly.

Oppose or seek amendments to provisions for heritage items and heritage settings, including making them more or less restrictive

413. Opposing or seeking amendments to provisions for heritage items and settings so they are less restrictive, requests for greater restriction, and some of a neutral nature featured in several submissions. Ms Richmond addressed these in her evidence statement. We have adopted her approach to grouping these for the purposes of our own assessment.

414. Ms Richmond helpfully summarised those elements of the notified plan change that would increase restrictions as limited to:

(a) Moving Reconstruction and Restoration from being a controlled to a discretionary activity if the permitted activity standard for a Heritage Works Plan is not met. What are currently considered Building Code related works (Repairs and Temporary Lifting/Moving) are to be included as Heritage Building Code Works.

(b) The deletion of the non-notification rule for Heritage Building Code Works, Reconstruction, Restoration and Temporary Buildings in heritage items/settings.

(c) The addition of some permitted activity standards.

415. Acknowledging other changes to activity standards and consent requirements and observing recent practice since these provisions have had effect after notification of PC13, Ms Richmond assessed any net increase in resource consent applications because of these increased restrictions to be negligible. Ms Richmond's analysis of the consequences of these changes considered the need and possible benefits of influencing methodology and/or effects mitigation beyond the constraints of a controlled activity, the potential increased notification of applications, and the related transaction costs. She further evaluated the consistency of these changes with relevant strategic and heritage related objectives. We found this analysis and assessment thorough and convincing, and our recommendations support making those changes.

416. The submission by Luke Hinchey (S1068.7) sought assurance that the recommended changes would not conflict with the resource consent held by Ryman Healthcare Limited in relation to redeveloping land for a retirement village at Park Terrace/Dorset Street. Given the presence of the heritage scheduled Former Bishops Chapel on the site, Ms Richmond explained the proposed rule changes would have the effect of the consented works as they relate to that item

becoming discretionary (from controlled). However, the issued consent essentially negates that effect, unless it isn't implemented, or a change of conditions is sought. Ms Richmond identified such a change to conditions, if sought, to be a discretionary activity in any event. We accept her reasoning and agree this to be of very limited consequence for the submitter's held approval.

Specific recognition of earthquake damaged heritage buildings

417. Ceres NZ submitted that a new schedule identifying significantly damaged heritage items including a specific framework for these items is introduced.[180] We received expert planning evidence to the hearing from Mr Tim Joll in support of this submission.[181]

418. Ms Richmond explained that the existing heritage policies already provide for consideration of the condition, integrity, and vulnerability of heritage buildings, including those damaged by earthquakes[182]. These provisions allow decision-makers to weigh the balance between heritage values, public safety, and practical considerations on a case-by-case basis. She considered that adding further specific provisions risks unnecessary duplication without materially improving outcomes.

419. The number of earthquake-damaged heritage buildings remaining within the District Plan's Schedule is relatively small. Given the limited scale of the issue, in her opinion it does not justify the development of an additional policy or rule framework, particularly when the general heritage provisions are already designed to apply flexibly across a range of circumstances, including post-disaster contexts.

420. The provisions of section 104D of the RMA provide an established consenting pathway for non-complying activities, where that activity status applies. We have not heard any evidence that in recent practice the absence of a specific framework would preclude or unduly constrain consideration of proposals affecting earthquake-damaged heritage buildings.

421. We acknowledge the confirmation from Mr Joll that the Ceres NZ request by way of further submission to pursue controlled activity status was no longer their focus, and instead something of a 'tailored response' within the existing regime was now preferred. Controlled status would introduce a fundamentally different planning approach, if it were applied in the alternative. Under the notified approach such activities would therefore remain either discretionary or non-

[180] S1064.16.
[181] Tim Joll, Statement of Evidence, 6 June 2025.
[182] Suzanne Richmond, s42A Report, 28 May 2025, at paras [8.1.100-110].

complying, supporting the existing policy framework (rather than introducing new assessment matters). That remains the appropriate and suitable basis for decision-making, in our view.

422. We heard from council witnesses that introducing specific recognition or provisions for earthquake-damaged buildings could prompt demolition, inadvertently create inconsistency or reduce the clarity of the overall heritage framework, and as Ms Richmond asserted, could become outdated very quickly. We are not so convinced singling out damaged buildings for specific recognition and management would elevate the chances of demolition, and the risk of becoming outdated arguably may be a manageable consequence given the processes to rectify minor inaccuracies in the Plan.[183] More fundamentally though the focus of the heritage provisions is on identified values, integrity, and effects, rather than on the cause or origin of a building's condition (e.g., whether damage is from an earthquake or another source), and as noted by Ms Richmond during the hearing, the establishment of a comprehensive and comparable list of damaged heritage buildings may also be problematic.[184]

423. Mr Joll reasoned the passage of time since the earthquakes has provided for a much more robust awareness, identification and documentation of the condition of impacted buildings. In the case of many of those buildings, we accept that is most likely so. We also appreciate there may be some situations where that level of understanding adds considerably to devising strategies for restoration/retention, and potentially also justification for demolition. We do not accept Mr Joll's contention that the proposed regime makes it *substantially harder* for owners to deconstruct buildings that are beyond plausible/reasonable repair.[185] Quite the opposite is possible in our view, where physical condition due to earthquake damage is a very material and deliberate consideration in the relevant objective and policy framework, and thus relevant in the resource consent process, where merits based determinations can be made on the specifics.

424. In summary, while the Panel acknowledges the intent of Ceres NZ's submission and recognises the compromised condition still of a number of scheduled buildings, we find the proposed policy framework sufficiently enables appropriate consideration of earthquake-damaged heritage buildings. Given the limited number of affected sites, the existing RMA pathways, and the potential risks of unnecessary duplication or fragmentation of the planning framework, we do not recommend introducing a separate or specific policy approach for these cases. Accounting

[183] Recognising other similar type lists exist in many District Plans, such as those identifying trees for recognition/protection.
[184] Council Reply, 18 July 2025, at paras [60–61], and [83–84].
[185] Tim Joll, Statement of Evidence, 6 June 2025, at para [25].

for those matters, we favour the integrated approach as the more effective in implementing the relevant objective and in other s32 respects.

425. Mr Joll also challenged the wording of proposed Policy 9.3.2.2.8 in giving his evidence. He questioned the reality of demolition of 'Highly Significant" heritage items (in particular) ever passing the s104D RMA threshold tests, acknowledging the probable 'more than minor' effects that would arise in most cases, and a policy wording seeking 'avoidance' wherever possible. This was discussed in the context of the hearing with council staff and addressed in some detail by Mr Pizzey in the Council Reply.[186] Suffice to say, we largely accept the legal points made in submission by Mr Pizzey. We also see some advantage in the further changes proposed to the policy as explained by Mr Pizzey, after reflection by the council planning witnesses. We are mindful too that it is a principal aim of PC13 not to be a substantive change from the operative policy and rule framework.[187]

426. We accept the reasoning for the change as summarised by Mr Pizzey at paragraphs [38.1-38.3] of the Council Reply, and recommend the Policy is changed accordingly. It is possible that may well also satisfy some of the submitters policy concerns, including the apparent subjectivity inherent in the notified *wherever possible* wording, as articulated by Mr Joll.

427. Ms Richmond's evidence under this issue moved to address various submissions touching on definitions, policies, matters of discretion and plan appendices. We heard nothing further or more specific on these matters during the hearing, and without diminishing the relevance or importance of these submissions, we explain our assessment of them in summary as follows:

(a) We accept Ms Richmond's contention that the proposed PC13 policy wording does not have the effect of introducing new tests in the consideration of demolition from the operative provisions. We agree the scheduling Policy 9.3.2.2.1 and demolition Policy 9.3.2.2.8 are to be read and understood in unison, in the absence of dedicated de-scheduling policy. One is not needed, in our view, and we touched on applying this approach earlier in considering de-scheduling of specific listed items.

(b) The notified and proposed revision of the demolition policy does not broaden the scope of the policy. Ms Richmond contends the modifications are directed to better supporting the

[186] Brent Pizzey, Reply Submissions, 18 July 2025, at paras [27-39].
[187] Ibid at para [28].

unchanged operative activity statuses of activities, and we agree they do. They do not manifestly change the policy aims.

(c) We accept the appropriateness of the policy wording adjustments to acknowledge the rules framework as also applicable to RHAs, and for consistency. We also accept Ms Richmond's recommendations to clarify heritage settings do not form part of a scheduled heritage item, and regarding inclusions as to what constitutes heritage fabric.

(d) Elevated activity status (from permitted to restricted discretionary) is not appropriate in the situation of features within a scheduled heritage setting being altered, relocated or demolished, where the feature is not itself individually scheduled as a heritage item. Unless they merit recognition for scheduled status, in our evaluation, that elevation is not justified nor consistent with the policy framework.

(e) There is sufficient opportunity under the consenting pathways directed by the rules for demolition to enable considerations of environmental sustainability, as they may be relevant.

(f) Accuracy amendments are appropriately made to the Appendix 9.3.7.2. Schedule of Historic Heritage items in respect of HNZPT referencing and list numbering.

(g) Exemptions available from zone rules for both items and settings (Appendix 9.3.7.4) are not reduced under PC13, but improvements are proposed for reasons of maintaining both consistency and fairness. We accept the point made by Ms Richmond as to the complexity of interrelationships across the planning rule framework that make this a challenge to accurately maintain. We make further reference to this in considering Council's own submission.

Remaining submissions, minor and inconsequential submissions

428. As the conclusion of her evidence, Ms Richmond addressed remaining submissions on items/settings.

429. Submitter Mr Michael Dore (S225) sought protection of the history, character and heritage of Christchurch at all costs. That is simply unrealistic in the overall management of resources, and while historic heritage protection has national importance under s6(f) of the RMA, it is not exclusive nor pre-eminent amongst other nationally important considerations in achieving the Act's sustainable management purpose.

430. Mr Ben Hay-Smith (S1035) sought guaranteed funding for maintaining scheduled heritage items. HNZPT also raise the issue of "demolition by neglect". This touches on an important and stark reality brought into focus through this plan change. It was made very clear to us that while no changes are proposed to the operative incentives/assistance Policy 9.3.2.2.10, there is currently no council heritage grant funding available in the Council's Long Term Plan. Our suspicion is that is the reality of most other possible funding sources as well.

431. We accept the reasoning and recommendations of Ms Richmond regarding these matters.

432. We also record that we recommend the removal of the scheduled building at 187 Fitzgerald Avenue. Although removal was not included in the notified plan change, resource consent was granted for its demolition (RMA/2023/325) in October 2023, and the building has since been demolished.[188] There was no submission seeking this outcome either but removing the building (#641) and setting (#376) could be done, in our conclusion, as a minor correction in accordance with the powers to make such minor changes under the RMA.[189] To avoid any doubt, we recommend that occur.

Council's own submissions

433. Lastly, we consider the points raised in the submission lodged by the Council (S1058 and S751). Independent expert planning evidence was presented regarding the five changes sought through submission S1058 by Mr Marcus Langman.[190]

434. On those matters Mr Langman explained:

a) The need for minor wording change to avoid the incorrect interpretation of the explanatory provision 9.3.3 (g) that none of the heritage items and setting rules apply to those features within the Akaroa Township Heritage Area (HA1). The intention of the exemption for the Akaroa Township Heritage Area is in respect of the RHA provisions only, because those for that location specific rules under 9.3.6.3 apply instead. From this, consequential changes are necessary for other rules regarding matters of discretion in relation to signs and permitted activity rules.

[188] Council Reply, 18 July 2025, para [65] and Suzanne Richmond, Summary Statement, 17 June 2025, para [16].
[189] Schedule 1 clause 16(2) in respect of PC13 or 20A in respect of the operative Plan.
[190] Marcus Langman, Statement of Primary Evidence, 6 June 2025.

b) The request, for consistency, to insert cross-referencing to other parts of the Plan in recognition of the introduction of Sydenham, Linwood and Akaroa French Cemeteries as Scheduled Heritage Items.

c) The need for correct referencing of the Akaroa Design Review Panel being responsible for design input for applications for consent in Akaroa.

435. Additionally, several matters raised in Council's submission S751 on PC14 that were deferred/out of scope under PC14 remain live under PC13. Mr Langman identified they relate to:

a) Earthworks occurring near heritage items as to what is permitted and related exemptions.

b) Scheduling of Spreydon Lodge and its interior.

c) Heritage setting revisions largely to reflect boundary adjustments and subdivisions.

d) Site contribution mapping for the Inner-City West RHA.

436. Exemptions from zone rules for heritage items. On the advice of Mr Langman, we also recommend changes are made to notified Appendix 9.3.7.4 in accordance with the principles set out in paragraph [59 (a)-(c)] of his evidence statement, noting these are not set out in the recommended text amendments incorporated in **Appendix 1** attached to this report. We recognise this is in relation only to the changes sought by the Council's own submission and are in addition to the principles applied to the notified changes, which were not limited to just changes arising because of PC14.[191]

437. The overlap between Rule 9.3.4.1.3 RD1 and Rule 9.3.4.1.3 RD6 and the application of these provisions, as has already been discussed in this report.

438. We accept and recommend the changes proposed by Mr Langman are made for the reasons given in his evidence, including adopting his s32AA analysis and conclusions.

[191] The reasons for the notified changes are set out in the s32 document for PC13, at Appendix 2, pages [76-94]. The Panel also acknowledges the complexity of this task and that other consequential changes may still be found to be necessary, such as to correct minor referencing or numbering errors, re-ordering of provisions, consistency of naming protocols, or to improve fairness and consistency with the unaltered operative plan provisions. We anticipate these to be the type of changes that could be made, if found to be necessary, in accordance with Schedule 1, Clause 16 (2) of the RMA, and rely on Council to do so as they may become apparent.

Conclusion

439. Throughout our report we have generally focused our discussion and assessment on the various issues, topics or themes as presented in the Council s42A report and related s32 documents. In doing so we have recorded our conclusions and recommendations in relation to the submissions and further submissions received on PC13, based on the evidence received up to the closing of the hearing.

440. In many respects our recommendations closely accord with the assessment and the resultant plan modifications as presented in the Council Reply.

441. Where our recommendations differ, we have explained those differences and the reasons for them within the body of our report. They are reflected in the plan provision amendments included in attached **Appendix 1** and the recommendations to accept, accept in part, or reject submission points as set out in the tables in attached **Appendix 2**.

442. Where applicable we have also often relied on the evidence to explain and support our recommendations in meeting the requirements of s32A and s32AA, and s77 of the Act.

443. Unless recommended otherwise in our report, we also accept the notified provisions as satisfying the statutory requirements of s32 and Part 2 RMA and recommend to Council that they be adopted.

[redacted]

Commissioner Ken Gimblett (Chair)

[redacted]

Commissioner Heike Lutz

[redacted]

Commissioner David Caldwell

1 September 2025

Appendix 1

Appendix 1 – Plan Change 13 Hearing Panel Recommended Amendments to Provisions

DISTRICT PLAN TEXT AMENDMENTS

KEY:

1. Combined Text Amendments - Notified by Council, or recommended in s42A reports, at hearing stage, or in Council's Right of Reply

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 underline** and text to be deleted as ~~**bold strikethrough**~~.

Note: Versions of the provisions which distinguish amendments at the above stages by colour can be found on the Plan Change 13 webpage: Proposed Heritage Plan Change (PC13) : Christchurch City Council in the sections titled Provisions (as notified), s42A Reports and Evidence, and Council Right of Reply.

2. Panel Recommendations for Amendments

Text in **bold pink underline** indicates text recommended by the Hearing Panel to be added, and text in ~~**bold pink strikethrough**~~ indicates text recommended by the Hearing Panel to be deleted.

Chapter 2 Abbreviations and Definitions

Alteration ~~of a heritage item~~

in relation to Sub-chapter 9.3 Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any **change**, modification or addition to a heritage item, **heritage setting or heritage fabric, or a building in a heritage area** ~~**which impacts on heritage fabric**~~.

Alteration ~~**of a heritage item**~~ includes:

a. permanent modification of, addition to, or permanent removal of~~, **exterior or interior**~~ heritage fabric which is not decayed or damaged**;** ~~**and**~~
b. ~~**includes**~~ partial demolition of a heritage item;
c. ~~**b.**~~ changes to the existing surface finish and/or materials; and
d. ~~**c.**~~ permanent addition of fabric **to** ~~**the**~~ **a heritage item or heritage fabric** ~~**exterior or interior.**~~

In relation to a ~~**building, structure or feature which forms part of**~~ **heritage item which is** an open space ~~**heritage item**~~, alteration includes:

e. ~~**d.**~~ **removal of, or** modifications or additions to buildings, structures or features **which are not individually scheduled as a heritage item**;
f. ~~**e.**~~ permanent modification or addition to garden or landscaping layout, paths, paving, circulation or on-site access, walkways or cycle ways;
g. ~~**f.**~~ earthworks which change the profile of the landform (other than earthworks approved by subdivision consent);
h. ~~**g.**~~ removal or transplanting of **a** mature tree~~**s**~~ unless the tree is dead~~**;**~~**, in a state of irreversible decline, or is structurally unsound.**

~~**h. in relation to cemeteries scheduled in Appendix 9.3.7.2, new planting on, or immediately adjoining, plots; and.**~~

~~**i. new buildings, structures or features.**~~

Alteration ~~**of a heritage item**~~ excludes:

i. ~~**j.**~~ maintenance;
j. ~~**k.**~~ repairs;
k. ~~**l.**~~ restoration **or reconstruction**;
l. ~~**m.**~~ heritage ~~**upgrade**~~ **Building Code** works;
m. ~~**n.**~~ heritage investigative and temporary works~~**;**~~**. and**

~~**o. reconstruction of new or replacement headstones, plaques or panels in church graveyards and cemeteries other than closed cemeteries.**~~

Contributory building

In relation to a heritage area, means the buildings identified in Appendix 9.3.7.3 as being contributory buildings. These buildings support and are consistent with the heritage values and significance of the heritage area, but are not defining buildings.

Defining building

In relation to a heritage area, means the buildings identified in Appendix 9.3.7.3 as being defining buildings. These are buildings that are of primary importance to the heritage area and establish its heritage values and significance.

Demolition

in relation to a heritage item, **heritage setting, or a building in a heritage area**, means permanent destruction, in whole or ~~**of a substantial**~~ part, which results in the complete or significant loss of the heritage fabric ~~**and**~~ **or** form**.**

Heritage fabric

in relation to Sub-chapter 9.3 Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any physical aspect of a heritage item**,** ~~**or**~~ heritage setting**, or heritage area** which contributes to its heritage values. In the case of the interior of a heritage item, it includes only that heritage fabric which is **protected by** ~~**in**~~ Appendix 9.3.7.2 Schedule of significant historic heritage for that heritage item. Heritage fabric **may** include~~**s**~~:

a. original and later material and detailing which forms part of, or is attached to, the interior or exterior of a building, structure or feature;
b. **later fabric introduced as part of repairs**, **restoration or reconstruction;**
c. ~~**b**~~ the patina of age resulting from the weathering and wear of construction material over time;
d. ~~**c.**~~ fixtures and fittings that form part of the design or significance of a heritage item, but excludes inbuilt museum and artwork exhibitions and displays; and
e. ~~**d.**~~ for ~~**open space**~~ **a** heritage item**s which is an open space**, built or ~~**nonbuilt**~~ **other** elements independent of buildings, structures or features, such as historic paths, paving, **trees,** and garden layout.

Heritage fabric excludes fabric certified in accordance with Appendix 9.3.7.6 ~~**Certification**~~ **Certificate** of non-heritage fabric.

Heritage investigative and temporary works

in relation to a heritage item, means temporary removal, recording, storage and reinstatement of undamaged heritage fabric where necessary for associated works to the heritage item. It may include:

a. temporary removal for investigation of building condition and determining the scope of works; and

b. temporary removal of heritage fabric where the heritage fabric cannot be satisfactorily protected in situ; and
c. core drilling.

It excludes the following activities where they are undertaken as part of heritage ~~**upgrade**~~ **Building Code** works:

d. core drilling;
e. temporary lifting and/ or temporary moving off foundations; and
f. temporary lifting and/or temporary moving of a heritage item to allow for ground, foundation and retaining wall remediation.

Heritage item

means an entry in Appendix 9.3.7.2 Schedule of significant historic heritage which has met the significance threshold for ~~**listing**~~ **scheduling** in the District Plan. Heritage items can be:

a. a building, buildings or group of interrelated buildings;
b. a structure or feature, such as a bridge, monument, gun emplacement, whale pot or lamp stand; and
c. **land which is** an open space, such as a square, park, garden or cemetery.

Heritage items exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage where the heritage item has been demolished or relocated from the setting.

Heritage professional

in relation to Rule 9.3.4 Historic heritage, Appendix 9.3.7.5 Heritage works plan and Appendix 9.3.7.6 Certificate of non-heritage fabric, means **a person who has been certified by Council as having**:

~~**a. a registered architect with a recognised post-graduate qualification in a field related to heritage conservation or management and at least three years of experience, including experience on at least three projects where he/she has acted as the principal heritage advisor for works involving a heritage building listed by Heritage New Zealand and/or in a district plan; and/or**~~

a. ~~**b. a person with**~~ a degree or ~~**with**~~a recognised post-graduate qualification in a field related to heritage conservation or management**,** and
b. at least five years of experience **working** in heritage conservation or management, **and** ~~**including**~~
c. experience on at least ~~**five**~~ **three** projects where ~~**he/she has**~~ **they have** acted as ~~**a**~~ **the** ~~**principal**~~ heritage advisor for **conservation** works involving a heritage ~~**building**~~ **place** listed by Heritage New Zealand **Pouhere Taonga** and/or **scheduled** in a district plan**, or of documented district level or higher significance, where the works have aligned with the principles of the ICOMOS New Zealand Charter 2010, and**

d. **membership of an organisation for heritage professionals such as ICOMOS New Zealand, New Zealand Archaeological Association, or Pū Manaaki Kahurangi New Zealand Conservators of Cultural Materials.**

Heritage setting

means an **area surrounding a heritage item, and shown on the Heritage Aerial Map for that item, which is integral to its contextual heritage values and** ~~**entry in Appendix 9.3.7.2 Schedule of significant historic heritage which, together with the associated heritage item, has met the significance threshold for listing in the District Plan. A heritage setting is the area around and adjacent to a heritage item that is integral to**~~ its function, meaning and relationships. ~~**Heritage settings have not been assessed as meeting the significance threshold for scheduling as and may include individually listed**~~ **The heritage setting does not form part of the scheduled** heritage item~~**s**~~. Heritage settings **may** include:

a. buildings;
b. multiple heritage items
c. ~~**b.**~~ structures or features, such as fences, walls and gates, bridges, monuments, gun emplacements, whale pots, lamp stands and public artworks;
d. ~~**c.**~~ gardens, lawns, mature trees and landscaping, water features, historic landforms;
e. ~~**d.**~~ access, walkways and cycle ways, circulation, paths and paving;
f. ~~**e.**~~ **land which is** open space; and
g. ~~**f.**~~ spatial relationships.

Heritage settings exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage where the associated heritage item has been demolished or relocated from the setting.

Heritage ~~**upgrade**~~ **Building Code works**

in relation to a heritage item ~~**or heritage setting**~~, means works ~~**undertaken**~~ **which** ~~**to satisfy or**~~ increase compliance with **the** Building Act 2004 and **the** Building Code ~~**requirements**~~. It may include:

a. structural seismic upgrades, **foundation works,** core drilling, temporary lifting and/or moving off foundations or permanent realignment of foundations;
b. fire protection;
c. provision of **safe** access; and
~~**d. temporary lifting and/or temporary moving of a heritage item to allow for ground, foundation and retaining wall remediation.**~~
d. insulation and glazing upgrades.

It excludes Building Code ~~**upgrade**~~ works undertaken as part of ~~**repairs,**~~ reconstruction or restoration.

Heritage values

means the following tangible and intangible attributes which contribute to the significance of a heritage item **or heritage area** ~~**and its heritage setting**~~:

a. historical and social values;
b. cultural and spiritual values;
c. architectural and aesthetic values;
d. contextual values;
e. technological and craftsmanship values; and
f. archaeological and scientific values.

Intrusive building or site

In relation to a heritage area, means the buildings and sites identified in Appendix 9.3.7.3 as being intrusive buildings or sites. These are buildings or sites which detract from and are inconsistent with the heritage values and significance of the heritage area. Vacant lots are also included as intrusive within the streetscape of the heritage area.

Maintenance

in relation to a heritage item or heritage setting, **or heritage area** means regular and ongoing protective care ~~**of the item or setting**~~ to prevent deterioration and to retain its heritage value. It includes the following, where there is no permanent damage or loss of heritage fabric:

a. cleaning **or** ~~**,**~~ washing ~~**or repainting**~~ **of** exterior or interior fabric using a method which does not damage the surface of the heritage fabric;
b. reinstating existing exterior or interior surface treatments~~;~~, **including repainting**;
c. temporary erection of freestanding scaffolding;
d. laying underground services and relaying ~~**paved**~~ **existing** surfaces to the same footprint;
e. upkeep of gardens, including pruning of trees, pruning or removal of shrubs and planting of new trees or shrubs ~~**(except planting within, or adjoining, plots within cemeteries);**~~ and
f. in relation to **church graveyards,** crematoria and cemeteries, maintenance also includes:
   i. protective care and routine works to enable their ordinary functioning, such as temporary and reversible modifications or additions to buildings;
   ~~**ii. installation of plaques;**~~
   ii. ~~**iii. restoration, repair and**~~ **protective care** ~~**and reinstatement**~~ of ~~**monuments**~~ **heritage fabric**~~**; and**~~
   ~~iv.~~ **iii.** disturbance of soil for burials and interment of ashes.

Neutral building or site

In relation to a heritage area, means the buildings and sites identified in Appendix 9.3.7.3 as being neutral buildings or sites. These buildings or sites do not establish, support or detract from the heritage values and significance of the heritage area.

Reconstruction

in relation to a heritage item ~~**or heritage setting**~~, means to rebuild ~~**part of a building, structure or feature**~~ **an element** which has been lost or damaged, as closely as possible to a documented earlier form**, appearance and profile** ~~**and**~~ using mainly new materials. It includes:

a. deconstruction for the purposes of reconstruction; ~~**and**~~
b. rebuilding architectural features such as windows, parapets and chimneys
c. ~~**b. Building Code upgrades**~~ **works** ~~**which may be**~~ needed to meet relevant **Building Code** standards as part of the reconstruction.

Relocation ~~**of a heritage item**~~

in relation to a heritage item**,** ~~**or**~~ heritage setting**, or heritage area,** means permanently moving part or all of a structure either within or beyond the heritage setting **of a heritage item, or within or beyond the site in a heritage area**. ~~**It excludes:**~~

~~**a. temporary lifting and/or temporary moving of a heritage item off its foundations; or**~~
~~**b. permanent realignment of foundations of a heritage item where this is required for heritage upgrade works.**~~

Repairs

in relation to a heritage item**,** ~~**or**~~ heritage setting, **or heritage area,** means to ~~**replace or**~~ mend ~~**in situ**~~ decayed or damaged heritage fabric**,** ~~**using materials (including identical, closely similar or otherwise appropriate material) which resemble**~~ **so that** the form, appearance**,** ~~**and**~~ profile **and materials** of the heritage fabric **are reinstated** as closely as possible. It includes:

a. mending heritage fabric in situ
b. replacement of heritage fabric which cannot be mended in situ
c. temporary removal of heritage fabric where necessary for mending or temporary protection
d. ~~**a. temporary securing of heritage fabric for purposes such as**~~ making a structure safe or weathertight **for temporary protection**; and
e. mending heritage fabric in church graveyards and cemeteries scheduled in Appendix 9.3.7.2.
f. ~~**b. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.**~~

Restoration

in relation to a heritage item ~~**or heritage setting**~~, means to return the item ~~**or setting**~~ to a known earlier form, using mainly existing materials, by reassembly and reinstatement. It includes deconstruction for the purposes of restoration. It may also include removal

of heritage fabric that detracts from its heritage value and **works to meet** Building Code **requirements** ~~**upgrades which may be needed to meet relevant standards,**~~ as part of the restored area.

Chapter 6 General Rules and Procedures

6.8 Signs

6.8.4.1.1 Permitted activities

Activity		Activity specific standards
P13	Signage in association with public walking and cycling tracks or areas of public open space that is for track marking, entrance identification, warning, direction, or interpretation of the natural or cultural environment. **Advice note:** **This rule does not apply to signage in heritage settings or in open spaces which are heritage items identified in Appendix 9.3.7.2, or to signage in heritage areas identified in Appendix 9.3.7.3, which are subject to the signage built form standards in 6.8.4.2.**	a. Each sign shall be less than 0.25m² in area where used for track marking; b. Each sign shall be less than 2m² in area where used for track entrance identification, warning, direction, or interpretation.

6.8.4.2 Built form standards

6.8.4.2.4 Signs attached to buildings

a. For signage on heritage items**, on buildings in heritage items which are open spaces,** ~~**and**~~ in heritage settings, **and in heritage areas, the signage activity standard** ~~**the rules**~~ in ~~**Chapter 9**~~ **9.3.4.1.1 P4a** also ~~**apply**~~ **applies**.

6.8.4.2.6 Free-standing signs

~~**a. Any free-standing sign located within a heritage setting identified in Sub-chapter 9.3 is subject to Rule 9.3.4.1 P6 and Rule 9.3.4.3 RD7 and the below table does not apply.**~~

6.8.5 Rules – Matters of Discretion

6.8.5.1 All signs and ancillary support structures

a. Whether the scale, design, colour, location and nature of the signage will have impacts on the architectural integrity, amenity values, character, visual coherence, and heritage values of:

i. …

ii. …

iii. …

iv. heritage items or heritage settings, **heritage areas,** open spaces, protected trees or areas possessing significant natural values.

…

h. Where the site is within the Akaroa **Township** Heritage Area, the matters set out in Rule 9.3.6.3.

i. …

j. Where the sign is located on or in a heritage item or in a heritage setting or heritage area, ~~excluding Akaroa Township Heritage Area~~, the relevant matters set out in Rule 9.3.6.1n also apply. Rules and matters of discretion for heritage areas do not apply to the Akaroa Township Heritage Area. The matters of discretion for the Akaroa Township Heritage Area in Rule 9.3.6.3 apply when a rule in the Plan is breached.

Chapter 8 Subdivision, Development and Earthworks

8.8 Rules as to matters of discretion – subdivision

8.8.12 Natural and cultural heritage

b. Where the subdivision is of land which includes a heritage item or heritage setting listed in Appendix 9.3.7.2:

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 adversely affect the likely retention **and use or adaptive reuse** of the heritage item;

ii. The extent to which heritage items or heritage settings 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: and**~~ **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** heritage item, and heritage setting; **and**

iv. Any relevant matters of discretion set out in Rule 9.3.6.1.

8.9 Rules – Earthworks

8.9.2.1 Permitted activities – earthworks

P1 Activity Standard

i. **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.**

8.9.3 Exemptions

a. The following earthworks are exempt from the activity standards set out in **Rule 8.9.2.1** P1 and P2:

iv. Any earthworks subject to an approved building consent where they occur wholly within the footprint of the building. For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the wall. This exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the principal building on the site or adjoining site. **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.**

…

xii. Earthworks undertaken by Council or Canterbury Regional Council to maintain or upgrade their own parks and reserves. ~~**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.**

8.9.4 Matters of discretion

8.9.4.6 Amenity

a. …

b. The ~~**resultant**~~ effects that result from the earthworks in terms of visual amenity, landscape context and character, **heritage values**, views, outlook, overlooking and privacy.

Chapter 9 Natural and Cultural Heritage

9.3 Historic heritage

9.3.1 Introduction

a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

b. This sub-chapter relates to the management of the Christchurch District's significant historic heritage. The values of heritage items, heritage settings and heritage areas of the Christchurch District are identified in a series of schedules appended to this sub-chapter and shown on the Planning Maps.

c. The objective, policies, rules, standards, matters of control and matters of discretion in this sub-chapter are intended to provide for the protection of significant historic heritage, while also recognising the impact of the Canterbury earthquakes on heritage items and the effect of engineering and financial factors on the ability to retain, restore, and continue using them.

d. The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

9.3.2 Objective and policies

9.3.2.1 Objectives

9.3.2.1.1 Objective – Historic heritage

a. The overall contribution of historic heritage to the Christchurch District's character and identity is maintained through the protection and conservation of significant historic heritage across the Christchurch District in a way which:

   i. enables and supports:

      A. the ongoing retention, use and adaptive re-use; and

      B. the maintenance, repair, upgrade, restoration and reconstruction;

      of historic heritage; and

   ii. recognises the condition of buildings, particularly those that have suffered earthquake damage, and the effect of engineering and financial factors on the ability to retain, restore, and continue using them; and

   iii. acknowledges that in some situations demolition may be justified by reference to the matters in Policy 9.3.2.2.8.

9.3.2.2 Policies

9.3.2.2.1 Policy – Identification, ~~and~~ assessment and scheduling of ~~historic~~ heritage item ~~for scheduling in the District Plan~~

a. Identify historic heritage throughout the Christchurch District which represents cultural and historic themes and activities of importance to the Christchurch District, and assess their heritage values for significance in accordance with the criteria set out in Appendix 9.3.7.1.

b. Assess the identified historic heritage in order to determine whether each qualifies as 'Significant' or 'Highly Significant' **heritage item** according to the following:

   i. to be categorised as meeting the level of 'Significant' ~~**(Group 2)**~~, the historic heritage shall:

      A. meet at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level; and

      B. be of significance to the Christchurch District (and may also be of significance nationally or internationally), because it conveys aspects of the Christchurch District's cultural and historical themes and activities, and thereby contributes to the Christchurch District's sense of place and identity; and

      C. have a moderate degree of authenticity (based on physical and documentary evidence) to justify that it is of significance to the Christchurch District; and

      D. have a moderate degree of integrity (based on how whole or intact it is) to clearly demonstrate that it is of significance to the Christchurch District.

   ii. to be categorised as meeting the level of 'Highly Significant' ~~**(Group 1)**~~, the historic heritage shall:

      A. meet at least one of the heritage values in Appendix 9.3.7.1 at a highly significant level; and

      B. be of high overall significance to the Christchurch District (and may also be of significance nationally or internationally), because it conveys important aspects of the Christchurch District's cultural and historical themes and activities, and thereby makes a strong contribution to the Christchurch District's sense of place and identity; and

      C. have a high degree of authenticity (based on physical and documentary evidence); and

      D. have a high degree of integrity (particularly whole or intact heritage fabric and heritage values).

c. Schedule significant historic heritage as heritage items and heritage settings where each of the following are met:

   i. the thresholds for Significant ~~**(Group 2)**~~ or Highly Significant ~~**(Group 1)**~~ as outlined in Policy 9.3.2.2.1 b(i) or (ii) are met; and

   ii. in the case of interior heritage fabric, ~~**it is specifically**~~ **the extent of protection is** identified in the schedule;

   unless

iii. the physical condition of the heritage item, and any restoration, reconstruction, maintenance, repair or upgrade work would result in the heritage values and integrity of the heritage item being compromised to the extent that it would no longer retain its heritage significance; and/or

iv. there are engineering and financial factors related to the physical condition of the heritage item that would make it unreasonable or inappropriate to schedule the heritage item.

9.3.2.2.2 Policy – ~~Heritage areas~~ Identification, assessment and scheduling of heritage areas

a. Identify **heritage areas** ~~**groups of related historic heritage within a geographical area**~~ which represent important aspects of the Christchurch District's cultural and historic themes and activities and assess them for significance **to the Christchurch District** ~~**and their relationship to one another**~~ according to:

i. ~~**the matters set out in Policy 9.3.2.2.1**~~ **whether the heritage area meets at least one of the heritage values in Appendix 9.3.7.1 at a significant or higher level**; and

ii. the extent to which the ~~**area**~~ **heritage area and its heritage values contributes to Christchurch District's sense of place and identity; has at least a moderate degree of integrity and authenticity;** is a comprehensive, collective and integrated place, **and** ~~**contains a majority of buildings or features that are of defining or contributory importance to the heritage area**~~

iii. whether the heritage area contains a majority of buildings or features that are of defining or contributory importance ~~**to the heritage area**~~.

b. Schedule historic heritage areas that have been assessed as significant in accordance with Policy 9.3.2.2.2(a).

9.3.2.2.3 Policy – Management of scheduled historic heritage

a. Manage the effects of subdivision, use and development on the heritage items, heritage settings and heritage areas scheduled in Appendix 9.3.7.2 and 9.3.7.3 in a way that:

i. provides for the ongoing use and adaptive reuse of scheduled historic heritage in a manner that is sensitive to their heritage values while recognising the need for works to be undertaken to accommodate their long term retention, use and sensitive ~~**modernisation**~~ **change** and the associated engineering and financial factors;

ii. recognises the need for a flexible approach to heritage management, with particular regard to enabling repairs, heritage investigative and temporary works, heritage ~~**upgrade**~~ **Building Code** works to meet building code requirements, **and** restoration and reconstruction, in a manner which is sensitive to the heritage values of the scheduled historic heritage**, and retains the current level of significance of heritage items and heritage areas on the schedule**; and

iii. subject to i. and ii., protects their particular heritage values from inappropriate subdivision, use and development.

b. Undertake any work on heritage items and heritage settings scheduled in Appendix 9.3.7.2 **and defining building or contributory building in heritage areas scheduled in Appendix 9.3.7.3** in accordance with the following principles:

   i. focus any changes to those parts of the heritage items or heritage settings, **or defining building or contributory building** which have more potential to accommodate change (other than where works are undertaken as a result of damage)**~~, recognising that heritage settings and Significant (Group 2) heritage items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items~~**;

   ii. conserve, and wherever possible enhance, the authenticity and integrity of heritage items and heritage settings, **and heritage areas,** particularly in the case of Highly Significant **~~(Group 1)~~** heritage items and heritage settings;

   iii. identify, minimise and manage risks or threats to the structural integrity of the heritage item and the heritage values of the heritage item, **or heritage area,** including from natural hazards;

   iv. document the material changes to the heritage item and heritage setting **or heritage area**;

   v. be reversible wherever practicable (other than where works are undertaken as a result of damage); and

   vi. distinguish between new work and existing heritage fabric in a manner that is sensitive to the heritage values.

9.3.2.2.4 Policy – Archaeological sites

a. Assist Heritage New Zealand Pouhere Taonga in the identification and protection of archaeological sites.

9.3.2.2.5 Policy – Ongoing use of scheduled historic heritage~~ heritage items and heritage settings~~

a. Provide for the ongoing use and adaptive re-use of heritage items and heritage settings scheduled in Appendix 9.3.7.2 **and defining buildings and contributory buildings in heritage areas scheduled in Appendix 9.3.7.3** (in accordance with Policy 9.3.2.2.3), including the following:

   i. repairs and maintenance;

   ii. temporary activities;

   iii. specific exemptions to zone and transport rules to provide for the establishment of a wider range of activities;

   iv. alterations, restoration, reconstruction and **heritage ~~upgrade~~ Building Code** works to heritage items, including seismic, fire and access upgrades;

   v. signs on heritage items and within heritage settings;**~~ and~~**

vi. ~~**new buildings in heritage settings.**~~ **Subdivision and new development which maintains or enhances access to heritage items, defining buildings and contributory buildings.**

9.3.2.2.6 Policy – Relocation of heritage items within and beyond heritage settings

a. Provide for the ~~**relocation of a heritage item**~~ **relocation of a heritage item** within its heritage setting scheduled in Appendix 9.3.7.2, where the relocation will maintain the heritage significance of the heritage item.

b. Protect a heritage item from relocation beyond its heritage setting, except:

i. when alternatives which retain the item within its heritage setting have been explored, and relocation is demonstrated to be the only reasonable option to provide for the retention and ongoing viable use, including adaptive re-use of the heritage item and maintaining heritage significance; and

ii. where the location provides a setting compatible with the item's heritage value.

9.3.2.2.7 Policy – Utilities

a. Ensure that utilities, where they are required by their locational, technical or operational requirements to be located within, or on, a heritage item or heritage setting scheduled in Appendix 9.3.7.2 are appropriately designed, located and installed to maintain, as far as practicable, the particular heritage values of that heritage item or heritage setting.

9.3.2.2.8 Policy – Demolition of scheduled historic heritage ~~items~~

a. ~~**i. When considering the appropriateness of**~~ **Having regard to the level of significance of the heritage item, avoid** the demolition of a heritage item scheduled in Appendix 9.3.7.2~~**,**~~ **unless**:~~**or a defining building or contributory building in a heritage area scheduled in Appendix 9.3.7.3, is to be avoided wherever possible, particularly in the case of Highly Significant heritage items.**~~

~~**ii. In considering the appropriateness of the demolition of a heritage item have regard must be had to a.i and the following matters:**~~

~~**A.**~~ i. ~~**whether**~~ there is a threat to life and/or property ~~**for which**~~ **and** interim protection measures would not remove that threat; **or**

~~**B.**~~ ii. ~~**whether**~~ the extent of the work required to retain and/or repair the heritage item ~~**or building**~~ is of such a scale that the heritage values and integrity of the heritage item ~~**or building**~~ would be significantly compromised**, and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1**; **or**

~~**C.**~~ iii. ~~**whether**~~ the costs to retain the heritage item ~~**or building**~~ (particularly as a result of damage) would be unreasonable; **or**

~~**D.**~~ iv. ~~**the ability**~~ **it is not physically feasible** to retain the overall heritage values and significance of the heritage item ~~**or building**~~ through a reduced degree of demolition~~**; and**~~

~~**E. v. the level of significance of the heritage item**~~.

b. ~~i.~~ Within Residential Heritage Areas, demolition of defining buildings or of contributory buildings is inappropriate unless: ~~is strongly discouraged and demolition of contributory buildings is discouraged.~~

~~ii. In considering the appropriateness of the demolition of a defining building or contributory building in a Residential Heritage Area scheduled in Appendix 9.3.7.3, regard must be had to b.i. and also to the following matters:~~

i. ~~A.The effect of the proposed d~~Demolition would have no more than a minor effect on the collective heritage values and significance of the heritage area, including its overall integrity and coherence; and
~~B. Whether the building is a defining building or a contributory building, and the specific contribution the building makes to the significance of the area;~~

ii. ~~C. Whether o~~Options for retention and repair have been thoroughly considered, and either

A. all options would result in the contribution category of the building becoming neutral or intrusive; ~~have been shown to be feasible or otherwise, including whether the options for repair could compromise the heritage values and contribution category of the building;~~ or

B. ~~iii. t~~he costs to retain and repair the building would be unreasonable.

9.3.2.2.8 Policy – Awareness and education of historic heritage

a. Enhance the community's awareness and understanding of the values of historic heritage, including sites of Ngāi Tahu cultural significance, through education initiatives.

b. Promote the use of conservation plans.

9.3.2.2.9 Policy – Incentives and assistance for historic heritage

a. Provide incentives (including financial incentives) and technical advice to assist in achieving the retention, conservation and ongoing use of historic heritage, including earthquake repairs and seismic strengthening, in recognition of the public good value of heritage to the community.

9.3.2.2.10 Policy – Future Work Programme

a. The Council will facilitate further identification and assessment of heritage items, including interior heritage fabric, heritage settings and heritage areas for inclusion in the District Plan over time.

9.3.3 How to interpret and apply the rules

a. These rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 – Schedule of Significant Historic Heritage as Highly Significant ~~(Group 1)~~ and Significant ~~(Group 2)~~, and heritage areas.

b. The Planning Maps identify sites that contain a heritage item and heritage setting, and heritage areas. Reference should also be made to:

   i. Appendix 9.3.7.2 - Schedule of Significant Historic Heritage **Items which includes links to the Statement of Significance, Heritage Aerial Map and Planning Map for each heritage item**;

   ii. Appendix 9.3.7.3 – Schedule of Heritage Areas**, which includes links to the Heritage Area Report and Site Record Forms, Heritage Area Aerial Map, Heritage Area Site Contributions Map, and Character Area Overlap Map for each heritage area**;

   iii. ~~**Appendix 9.3.7.7 – The Heritage Aerial Maps.**~~ **Appendix 9.3.7.4 – Heritage item and heritage setting exemptions from zone rules**

   iv. **Appendix 9.3.7.5 – Heritage Works Plan**

   v. **Appendix 9.3.7.6 - Certificate of Non-Heritage Fabric**

c. Appendix 9.3.7.2 - Schedule of Significant Historic Heritage **Items** contains the heritage item(s) which have met the significance ~~**threshold**~~ **criteria in Policy 9.3.2.2.1** and their associated heritage setting. ~~**Where the heritage item is an area of open space, this is stated in the schedule in Appendix 9.3.7.2. Where the interior of heritage item is specifically scheduled this is stated in Appendix 9.3.7.2, with the specific interiorheritage fabric protected for that heritage item described in the Register of Interior Heritage Fabric which is a document incorporated by reference in this District Plan.**~~ **Heritage settings do not have a status in the Plan which is independent of the heritage item. Some open spaces have met the criteria to be heritage items in their own right and may also contain other heritage items and heritage settings, or other structures and features which are not separately scheduled. Where scheduled heritage items are located together and have related heritage values they are grouped together as a "place" with a collective name in the schedule in Appendix 9.3.7.2.**

d. Scheduled Interiors – Where interior heritage fabric of a heritage item is protected by the rules in Chapter 9.3 this is shown in the Scheduled Interior column in Appendix 9.3.7.2.

e. The Heritage Statement of Significance for each scheduled item and the Residential Heritage Area Record Form and Site Record Forms for each heritage area can be accessed from a link in the schedules in Appendix 9.3.7.2 and Appendix 9.3.7.3. Statements of Significance and Residential Heritage Area Record Forms do not form part of the Plan, and are simply a ready reference tool for recording information known to the Council that supported scheduling under Policy 9.3.2.2.1 and Policy 9.3.2.2.2. Statements of Significance and Residential Heritage Area Record Forms may be updated by the Council from time to time if further information becomes available.

f. ~~**d.**~~ The Heritage Aerial Maps ~~**– Heritage Items and Heritage Settings**~~ **can be accessed via Appendix 9.3.7.2 by clicking the link in the Heritage Aerial Map Number column for the relevant heritage item in the schedule. The Heritage Aerial Maps** show an outline of each heritage item. The heritage item outline (solid **black** line) shows the extent of the roofline and the footprint of the parts or whole of the features contained within the heritage item. The Heritage Aerial Maps also show the extent of the ~~**associated settings**~~ **heritage setting** (dotted **white** line), **associated with heritage items**. **Heritage settings often,** ~~**which do**~~ **but** not always**,** follow cadastral boundaries. ~~**Some open spaces contain multiple individual heritage items and settings and have status as a heritage item in their own right. Where scheduled heritage**~~

~~**items are located together and have related heritage values they are grouped with a collective name in Appendix 9.3.7.2 Schedule of Significant Historic Heritage.**~~

g. ~~**e.**~~ The rules that apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 **and heritage areas scheduled in Appendix 9.3.7.3** are contained in the activity status tables (including activity specific standards) in Rules 9.3.4.1.1 to 9.3.4.1.6. ~~**These H**~~**h****eritage area rules do not apply to Akaroa Township Heritage Area (HA1). The matters of discretion for the Akaroa Township Heritage Area in Rule 9.3.6.3 apply when a rule in the Plan is breached.**

h. ~~**f.**~~ Activities within heritage items, heritage settings and heritage areas scheduled in Appendix 9.3.7.2 and 9.3.7.3 are also subject to the:

i. rules contained in other sub-chapters of Chapter 9 Natural and Cultural Heritage;

ii. rules in the relevant zone chapters; and

iii. activity status tables, rules and standards in the following chapters (unless stated otherwise below):

4 Hazardous Substances and Contaminated Land;

5 Natural Hazards;

6 General Rules and Procedures **including signs**;

7 Transport;

8 Subdivision, Development and Earthworks;

10 Designations and Heritage Orders; and

11 Utilities and Energy.

i. ~~**g.**~~ Specific exemptions to zone ~~**and transport**~~ rules to enable a wider range of activities to establish within scheduled heritage items and heritage settings are identified in Appendix 9.3.7.4. ~~**These specific exemptions only apply where:**~~

iv. ~~**the heritage item is retained in situ; or**~~

v. ~~**resource consent has been granted for relocation of the heritage item within its heritage setting.**~~

j. ~~**h.**~~ For signage **in or** on heritage items and in heritage settings scheduled in Appendix 9.3.7.2 the rules **and Matters of Discretion** in Chapter 6**.8 apply, as well as those in** ~~**and**~~ **Chapter 9.3** ~~**apply, except as expressly stated under Rule 9.3.4.1.1 P6 and Rule 9.3.4.1.3 RD7.**~~

k. ~~**i.**~~ Activities ~~**are permitted**~~ in heritage settings ~~**scheduled**~~ **identified** in Appendix 9.3.7.2 ~~**(subject to other rules in this Plan), except for**~~ **are subject to rules for** new buildings in heritage settings (Rule 9.3.4.1.3 RD2)**,** ~~**and**~~ temporary structures and signage in heritage settings (Rule 9.3.4.1.1 **and Rule 9.3.4.1.3** ~~**P4, P5 and P6)**~~, **and earthworks and subdivision (Chapter 8).**

l. ~~**j.**~~ The rules that relate to utilities within or on heritage items or heritage settings can be found in Chapter 11 Utilities and Energy. The rules in Sub-chapter 9.3 do not apply to utilities, other than the matters of discretion in Rule 9.3.6.

m. ~~**k.**~~ The rules in Chapter 11 that relate to heritage items or heritage settings shall not apply to works undertaken to electrical equipment located within heritage items in the Appendix 9.3.7.2 - Schedule of Significant Historic Heritage as heritage item numbers ~~**(HIDs)**~~ 201, 207, 489, 544, 600 and 624, where such works are associated with the replacement, repair, maintenance and minor upgrading of the electricity distribution network.

~~**l. The rules in Chapter 11 that relate to heritage items shall not apply to the Hagley Park heritage item (1395), other than to heritage items and heritage settings individually scheduled in the Schedule of Significant Historic Heritage in Appendix 9.3.7.2.**~~

n. ~~**m.**~~ The following exemptions apply in relation to Rule 9.3.4.1 - Activity Status Tables:

i. For the Annandale ~~**Woodshed**~~ **Woolshed heritage setting (12 Starvation Gully Road, Heritage Setting Number 535),** Rule 9.3.4.1.3 RD1 and RD2 shall not apply to the modification of, or new stockyards within, the heritage setting shown on Heritage Aerial Map 476.

ii. For the Elmwood Park heritage item **(Heritage Setting Number 243)**, the rules for heritage items shall not apply to the hatched area shown on the Heritage Aerial Map 672.

iii. For the Hagley Park heritage item (~~**HID**~~ **Heritage Setting Number** 1395) ~~**as identified on the Planning Maps and in Appendix 9.3.7.2**~~, the rules for heritage items shall not apply to Hagley Park other than to heritage items and heritage settings within Hagley Park individually scheduled in Appendix 9.3.7.2.

iv. For the Hagley Oval Cricket Pavilion Setting (~~**HID**~~ **Heritage Setting Number** 242) as identified in Appendix 9.3.7.2 and Heritage Aerial Map ~~**No.**~~ 93, the rules for heritage settings shall not apply to activities that are permitted by Rule 18.4.1.1 P25 and P26. **However Rule 18.4.2.8 requires protection of the heritage setting during construction works.**

~~**n. The matters of discretion for the Akaroa Heritage Area (HA1) in Rule 9.3.6.3 apply when triggered by a rule in the zone chapter.**~~

~~**o. The Council maintains a record of information held in relation to scheduled historic heritage in the form of a Heritage Statement of Significance (HSOS). A copy of the relevant HSOS can be accessed via the electronic plan though a link from the group column in Appendix 9.3.7.2 – Schedule of Significant Historic Heritage or a hard copy can be requested from the Council. The HSOS does not form part of the plan, and is simply a ready reference tool recording information known to the Council that supported the RMA s32 evaluation for the Chapter. The HSOS may be updated by the Council from time to time, if further information becomes available.**~~

Advice note:

1. Reference should also be made to other applicable legislation and requirements including the following:

   a. The Building Act and Building Code;

   b. The Heritage New Zealand Pouhere Taonga Act 2014 in relation to any modification or destruction of archaeological sites;

c. In relation to ~~**crematoria and**~~ **Council-administered** cemeteries, work involving monuments ~~**may**~~ **will** also require a **permit for ~~M~~m**onumental **works** ~~**Work Permit**~~ from the Council; and

d. Any work affecting heritage items and heritage settings scheduled in Appendix 9.3.7.2 which may be subject to heritage orders **in Chapter 10** are required to comply with the separate procedures specified in Part 8 of the Resource Management Act 1991.

9.3.4 Rules – Historic heritage

9.3.4.1 Activity Status Tables

9.3.4.1.1 Permitted activities

a. The following rules apply to heritage items**,** ~~**and**~~ heritage settings**,** **and** **heritage areas** scheduled in Appendix 9.3.7.2 **or Appendix 9.3.7.3,** ~~**(excluding the Akaroa Township Heritage Area),**~~ and identified on the Planning Maps. **Rules for heritage areas do not apply to the Akaroa Township Heritage Area.**

b. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

c. Activities may also be controlled, restricted discretionary, discretionary, non-complying, or prohibited as specified in Rules 9.3.4.1.2 to 9.3.4.1.6.

d. The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - ~~**Certification**~~ **Certificate** of non-heritage fabric.

e. Exemptions relating to this rule can be found in Rule 9.3.3 **n**~~**m**~~.

Activity		**Activity specific standards**
P1	Maintenance of a heritage item **or a building in a heritage area.**	c. Any temporary scaffolding must be erected: i. without fixing to the heritage item (except where this would breach health and safety requirements) and **ii.** protective material must be used to prevent damaging the surface of the heritage fabric~~**; or**~~ ~~**ii. in accordance with the design and/or supervision of a heritage professional. and, where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect**~~.

Activity		Activity specific standards
P2	Repairs to a heritage item **or to a defining or contributory building in a heritage area, and heritage investigative and temporary works.**	**a. A scope of works and proposed temporary protection measures are to be submitted to Council's Heritage team for comment at least 10 working days prior to the work commencing.** b. **~~a.~~** The heritage fabric removed **~~is~~ shall be** limited to the amount necessary to carry out the **works** **~~repairs~~**. c. **Undamaged heritage fabric (excluding core drilling samples), being temporarily removed, shall be recorded, stored and reinstated on completion of the works.** **~~b. Any repairs shall be undertaken:~~** **~~i. in accordance with the following:~~** **d. ~~A.~~** any temporary scaffolding must be erected without fixing to the heritage item (except where this would breach health and safety requirements) and protective material must be used to prevent damaging the surface of the heritage fabric; **e. ~~B.~~** introduced or new materials and new work shall be identifiable by use of a recognized conservation technique such as date stamping; **~~and~~** **f. ~~C. the~~ any** area the heritage fabric has been removed from shall be made weathertight**; and** **g. a photographic record taken prior to, during the course of the works and on completion, shall be submitted to Council's Heritage team within three months of the completion of the work.** **~~Or~~** **~~in accordance with the design and/or supervision of a heritage professional, and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.~~**
~~P3~~	**~~Heritage investigative and temporary works.~~**	**~~a. Heritage fabric removed is limited to the amount necessary to carry out the associated work.~~** **~~b. Any heritage investigative and temporary works shall be undertaken:~~** **~~a. in accordance with the following:~~** **~~A. removed heritage fabric (excluding core drilling samples) shall be~~**

Activity		Activity specific standards
		~~recorded, stored, and reinstated on completion of the works; and~~ ~~B. the area the heritage fabric is removed from shall be made weathertight.~~ ~~Or~~ ~~ii. in accordance with the design and/or supervision of a heritage professional, and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.~~
~~P4~~ **P3**	Temporary buildings or structures for events in a heritage item which is an open space **or in a heritage setting or heritage area**.	~~d. The building or structure is removed within one month after the event.~~ **a. The temporary building(s) or structures must not be erected more than two weeks before or remain on the site for more than two weeks after the event.** **e. There is no permanent change to the heritage item, heritage setting, or heritage area.**
~~P5~~	~~Temporary buildings or structures for events in a heritage setting.~~	~~a. The building or structure is removed within one month after the event.~~
~~P6~~P4	**a.** ~~Sign/Signage.~~ **Signs attached to buildings which are:** **i. heritage items,** **ii. located in heritage items which are open spaces,** **iii. located in heritage settings, or** **iv. located in heritage areas.** Advice note: 1. This rule applies to heritage items**,** ~~and~~ heritage settings **and heritage areas,** in addition to the rules for signage in Chapter 6. ~~Where the rules in each chapter conflict, this rule will prevail.~~	~~a. For signs on heritage items:~~ ~~i. protective material must be used to prevent damaging the surface of the heritage fabric, or~~ a. where fixing signs to ~~the heritage item~~ **heritage fabric** is necessary, the number of fixing points must be limited to the minimum necessary to secure the sign. ~~b. For signs in heritage settings:~~ ~~i. any sign which is for the purposes of interpretation shall not exceed 1.2 m² in size; and~~ ~~ii. where the road frontage exceeds 50 metres, the maximum sign area shall be 0.5 m² per 50 metres of road frontage or part thereof, and the maximum area of any individual sign shall be 2 m². Any sign exceeding 0.5 m² in area shall be separated from other signs by a minimum of 10 metres.~~ ~~c. Signs must not flash or move.~~

Activity		Activity specific standards
~~P7~~P5	Development (i.e. buildings and earthworks) on sites located above **Second World War Bunkers/Cracroft Caverns (HID 634)** Moncks Cave (HID 1367), Moa Bone Point Cave (HID351), and the Lyttelton Rail Tunnel (HID 760).	~~a. Any building or earthworks must avoid direct or indirect (i.e. vibration) impact on the underground heritage item.~~ **a. Details of temporary protection measures to be put in place to mitigate potential vibration impact on the underground heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing.**
~~P8~~ P6	**Regardless of any other rule,** ~~D~~demolition, partial demolition or deconstruction **works in relation to** ~~of~~ **a** heritage item **authorised by legislation or regulations that respond to a natural disaster or a State of Emergency**.	~~a. Regardless of any other rule, demolition or deconstruction works carried out under section 38 of the Canterbury Earthquake Recovery Act 2011.~~ **Nil**
P7	**Regardless of any other rule, demolition or partial demolition or deconstruction of a bach at Boulder Bay or Taylors Mistake Bay scheduled in Appendix 9.3.7.2, where the licence to occupy is cancelled.**	**Nil**
~~P9~~ P8	~~Replacement of buildings, structures or features (which are not listed separately as a heritage item) in a heritage setting or a heritage item which is an open space, where the replacement building, structure or feature is required as a result of damage sustained in the Canterbury earthquakes of 2010 and 2011.~~ **a. Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item.** **b. This rule does not apply to works subject to Rule 9.3.4.1.3 RD1 and RD2.**	~~Nil.~~ **Nil**
~~P10~~ P9	Heritage ~~upgrade~~ **Building Code** works**, reconstruction or restoration** ~~for:~~ ~~a. Highly Significant (Group 1) heritage items, where the works~~	a. The works shall be undertaken in accordance with the certified ~~h~~**H**eritage ~~w~~**W**orks ~~p~~**P**lan prepared, and certified by the Council, in accordance with Appendix 9.3.7.5.

Activity		Activity specific standards
	~~are required as a result of damage; or~~ ~~b. Significant (Group 2)~~ heritage ~~items.~~	
~~P11~~	~~Reconstruction or restoration for:~~ ~~a. Highly Significant (Group 1) heritage items, where the works are required as a result of damage; or~~ ~~b. Significant (Group 2) heritage items.~~	~~a. The works shall be undertaken in accordance with the certified heritage works plan prepared, and certified by the Council, in accordance with Appendix 9.3.7.5.~~
~~P12~~	~~Temporary lifting of a damaged heritage item for the purposes of heritage investigative and temporary works or repair.~~	~~a. The heritage item shall not be lifted to a height exceeding 3 metres above any relevant recession plane in the applicable zone.~~ ~~b. The heritage item must be lowered back to its original position within 12 weeks of the lifting works having first commenced.~~ ~~c. The lifting and lowering shall be undertaken in accordance with the design and/or supervision of a heritage professional and, where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.~~ ~~d. If the heritage item is located in a residential zone, the owners/occupiers of land adjoining the site shall be informed of the work at least seven days prior to the lifting of the heritage item occurring. The information provided shall include details of a contact person, details of the lift, and the duration of the lift.~~ ~~e. The Council shall be notified at least seven days prior to the lift occurring. The notification must include details of the lift, property address, contact details and intended start date.~~
~~P13~~ **P10**	Installation, modification or removal of electrical, plumbing**,** heating, cooling, ventilation, lighting, audio-visual, cooking, hot or cold water, security and/or other service systems and **associated** fixtures which form part of heritage items.	a. Where the works affect heritage fabric, they must be undertaken in accordance with ~~the~~ **a** design **which has been reviewed by** ~~and/or supervision~~ ~~of~~ a heritage professional ~~and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect~~. **b. The heritage professional must submit the design of the works to Council's Heritage team for comment at least 5 working days prior to the works commencing.**

Activity		Activity specific standards
P11	**New monuments, replacement monuments, and works ~~Works~~ to existing monuments and plots in church graveyards, and in cemeteries scheduled in Appendix 9.3.7.2.** **Advice Note: New monuments in cemeteries are also subject to the rules in the cemeteries sub-chapter in Rule 13.2.4. In relation to Council administered cemeteries, works involving monuments will require a permit for monumental works from the Council.**	**Nil**
P12	**In a Residential Heritage Area, demolition or relocation of a neutral building or intrusive building.**	**Nil**
P13	**In a Residential Heritage Area, new road boundary fences or walls of up to 1.5m in height.**	**Nil**
P14	**In relation to a heritage item which is an open space, or is in a road corridor, transplanting of a mature tree, or removal of a mature tree which is dead, in a state of irreversible decline, or structurally unsound.**	**The need for removal has been certified by a technician arborist, in accordance with Appendix 9.4.7.3 Tree removal certificate.**

9.3.4.1.2 Controlled activities

a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

b. The activities listed below are controlled activities.

c. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 9.3.5, as set out in the following table.

~~**d. The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 Certification of non-heritage fabric.**~~

~~**e.**~~ d. Exemptions relating to this rule can be found in Rule 9.3.3 **n~~m~~.**

~~f.~~ e. Any resource consent application arising from Rule~~s~~ 9.3.4.1.2 C1~~, C2, C3, C4 and C5~~ shall not be limited or publicly notified.

Activity		The Council's control shall be limited to the following matters:
~~C1~~	~~Heritage upgrade works for:~~ ~~a. Highly Significant (Group 1) heritage items where either the works do not meet the activity specific standards in Rule 9.3.4.1.1 P10, or are not as a result of damage; or~~ ~~b. Significant (Group 2) heritage items which do not meet the activity specific standards in Rule 9.3.4.1.1 P10.~~	~~a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1.~~
~~C2~~	~~Reconstruction or restoration for:~~ ~~a. Highly Significant (Group 1) heritage items where either the works do not meet the activity specific standards in Rule 9.3.4.1.1 P11, or are not as a result of damage; or~~ ~~b. Significant (Group 2) heritage items which do not meet the activity specific standards in Rule 9.3.4.1.1 P11.~~	~~a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1~~
~~C3~~ C1	~~a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament (H46), other than where provided in Rule 9.3.4.1.1 P8.~~ ~~b.~~ Works to ~~Demolition or partial demolition of Christchurch~~ Christ Church Cathedral (H106), or the Citizens' War Memorial (HID107) which fall within the scope of the Christ Church Cathedral Reinstatement Order 2020. ~~other than provided for in Rule 9.3.4.1.1 P8, for the purposes of restoration and/or reconstruction and where the resource consent application for this activity (C3) is made in conjunction with:~~ ~~i. a resource consent application for restoration and/or reconstruction in accordance with Rule 9.3.4.1.2 C2; or~~ ~~ii. the restoration and/or reconstruction activity provided for in a heritage works plan certified in accordance with Rule 9.3.4.1.1 P11~~ **Advice note:**	~~a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament and Christchurch Cathedral – Rule 9.3.5.2.~~ a. Matters of Control contained in the Christ Church Cathedral Reinstatement Order 2020.

Activity		The Council's control shall be limited to the following matters:
	1. ~~**Deconstruction for b. is included within reconstruction and restoration.**~~ **Rules 15.11.1.2 C2 and 15.11.1.3 RD9 in Chapter 15 on urban design are also relevant to works at 100 Cathedral Square.**	
~~**C4**~~	~~**a. Temporary lifting of a damaged heritage item for the purposes of heritage investigative and temporary works or repair which does not meet one or more of the activity specific standards in Rule 9.3.4.1.1 P12.**~~	~~**a. Temporary lifting or temporary moving - Rule 9.3.5.3**~~
~~**C5**~~	~~**a. Temporary moving of a damaged heritage item for the purposes of heritage investigative and temporary works or repairs.**~~	~~**a. Temporary lifting or temporary moving - Rule 9.3.5.3**~~

9.3.4.1.3 Restricted discretionary activities

a. The following rules apply to heritage items**,** ~~**and**~~ heritage settings**,** **and** **heritage areas** scheduled in Appendix 9.3.7.2 **or Appendix 9.3.7.3,** ~~**(excluding the Akaroa Township Heritage Area),**~~ and identified on the Planning Maps. **Rules for heritage areas do not apply to the Akaroa Township Heritage Area.**

b. The activities listed below are restricted discretionary activities.

c. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.3.6, as set out in the following table.

~~**d. The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - Certification of non-heritage fabric.**~~

~~**e.**~~ **d.** Exemptions relating to this rule can be found in Rule 9.3.3 **n**~~**m**~~.

Activity		The Council's discretion shall be limited to the following matters
RD1	a. Alteration ~~**of a heritage item**~~ **of a heritage item or heritage fabric**~~**, other than provided in:**~~ ~~**i. Rule 9.3.4.1.1 P8 and P13; and**~~ ~~ii. **Rule 9.3.4.1.2 C3.**~~	a. **Heritage items and heritage settings** ~~**– Alterations, relocation, temporary event structures, signage and replacement of buildings**~~ - Rule 9.3.6.1.

Activity		The Council's discretion shall be limited to the following matters
	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.**	~~**a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1**~~
RD2	a. New buildings in a heritage setting; **new buildings, structures or features in a** heritage item **which is an open space** ~~**other than provided for in Rule 9.3.4.1.1 P9.**~~	~~**a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1**~~
~~**RD3**~~	~~**a. New buildings, structures or features located within an open space which is a heritage item other than provided for in Rule 9.3.4.1.1 P9.**~~	~~**a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Heritage items and Settings - Rule 9.3.6.1**~~
~~**RD4**~~**RD3**	a. ~~**Relocation of a heritage item**~~ **Relocation of a heritage item** within its heritage setting.	
~~**RD5**~~**RD4**	a. Any activity listed in Rule 9.3.4.1.1 **Permitted Activities** ~~**P1, P2, P3, or P7**~~ that does not meet one or more of the activity specific standards. **b.** Any application arising from **non-compliance with an activity specific standard in Rule 9.3.4.1.1 P1, P2, P4, or P5** ~~**this rule**~~ shall not be limited or publicly notified.	~~**a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1**~~
~~**RD6**~~	~~**a. Any activity listed in Rule 9.3.4.1.1 P4 or P5 that does not meet the activity specific standard.**~~ ~~b. **Any application arising from this rule shall not be limited or publicly notified.**~~	~~**a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1**~~
~~**RD7**~~	~~**a. Any activity listed in Rule 9.3.4.1.1 P6 that does not meet one or more of the activity specific standards.**~~	a. ~~**Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1 (o).**~~
~~**RD8**~~ **RD5**	a. Demolition of ~~**Christchurch**~~ **Christ Church** Cathedral ~~**(H106)**~~, other than provided for in Rule 9.3.4.1.1 **P6**~~**P8**~~ and Rule 9.3.4.1.2 ~~**C3**~~ **C1**.	a. Demolition of ~~**Christchurch**~~ **Christ Church** Cathedral - Rule 9.3.6.2
RD6	**a. In a Residential Heritage Area** i. **new buildings and alteration to building exteriors** ii. **new road boundary fences and walls over 1.5 metres in height and alteration to road boundary fences and walls which are or will be over 1.5 metres in height.** **b. Where the building is a heritage item scheduled in Appendix 9.3.7.2, Rule 9.3.4.1.3 RD1 or RD2 will apply instead.** **c. This rule does not apply to:** i. **buildings that are located to the rear of the main**	**a. Matters of discretion for Residential Heritage Areas (excluding Akaroa Township Heritage Area) - Rule 9.3.6.4.** **b. Where the site is also located in a Character Area, the Matters of discretion for Character Areas in Rule 14.15.27.**

Activity		The Council's discretion shall be limited to the following matters
	residential unit on the site and are less than 5 metres in height; ii. **alteration to exteriors of neutral buildings or intrusive buildings ~~where the alteration is not visible from the street~~;** iii. **fences and walls on side or rear boundaries;** iv. **the installation of sustainability or energy conservation features such as double glazing (where windows are not changed in shape, size, frame proportions or frame materials), solar panels, and water capture tanks.** **v. buildings or other structures which are permitted activities on sites zoned as open space.**	
RD7	**a. In a Residential Heritage Area** **Demolition or relocation of a defining building or contributory building, except:** **i. where the building is also a heritage item scheduled in Appendix 9.3.7.2, in which case Rule 9.3.4.1.3 RD3, 9.3.4.1.4 D1, D2 or 9.3.4.1.5 NC1 will apply instead.** **ii. buildings or other structures on sites zoned as open space. ~~This exemption does not apply to the CRFU memorial gates at Rugby Park.~~** **b. Any application for demolition or relocation of a contributory building which is not a heritage item shall not be limited or publicly notified.**	**a. Matters of discretion for demolition in Residential Heritage Areas (excluding Akaroa Township Heritage Area) - Rule 9.3.6.5.** **b. Where the site is also located in a Character Area, the Matters of discretion for Character Areas in Rule 14.15.27.**

9.3.4.1.4 Discretionary activities

a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

b. The activities listed below are discretionary activities.

c. Exemptions relating to this rule can be found in Rule 9.3.3 **n~~m~~**.

Activity	
D1	**~~Relocation of a heritage item~~ Relocation of a heritage item** beyond its heritage setting.
D2	Demolition of a Significant **~~(Group 2)~~** heritage item.

9.3.4.1.5 Non-complying activities

a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

b. The activities listed below are non-complying activities.

c. Exemptions relating to this rule can be found in Rule 9.3.3 **n**~~**m**~~.

Activity	
NC1	a. Demolition of a Highly Significant ~~**(Group 1)**~~ heritage item. b. This rule does not apply to the demolition of the following: ~~**i. Cathedral of the Blessed Sacrament (H46) (see Rule 9.3.4.1.1 P8 and Rule 9.3.4.1.2 C3); and**~~ i. ~~**ii. Christchurch**~~ **Christ Church** Cathedral (H106) (see Rule 9.3.4.1.1 ~~**P8**~~**P6**, Rule 9.3.4.1.2~~**-C3**~~**C1**, and Rule 9.3.4.1.3 ~~**RD8**~~**RD5**).

9.3.4.1.6 Prohibited activities

There are no prohibited activities.

~~**9.3.5 Rules – Matters of control**~~

~~**9.3.5.1 Heritage upgrade works, reconstruction and restoration**~~

~~a. **The form, materials, and methodologies to be used to maintain heritage values, including integration with, and connection to other parts of the heritage item;**~~

~~b. **The methodologies to be used to protect the heritage item during heritage upgrade works, reconstruction and restoration;**~~

~~c. **Documentation of change during the course of works, and on completion of work by such means as photographic recording; and**~~

~~d. **Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.**~~

~~**9.3.5.2 Demolition, partial demolition or deconstruction - Cathedral of the Blessed Sacrament and Christchurch Cathedral**~~

~~a. **The methodology for deconstruction in the case of the Cathedral of the Blessed Sacrament, and for partial demolition and demolition, including the phasing of the works, any heritage fabric which is to be retained, and how any heritage fabric to be retained is to be stored.**~~

~~b. **A photographic record of the heritage item, including prior to, during the course of the works and on completion.**~~

~~c. Any mitigation measures, such as installation of interpretative panels on the site that identify the history and significance of the heritage item, and may include photographs, text and architectural plans of the building.~~

~~d. In the case of Christchurch Cathedral, conditions to ensure that the demolition or partial demolition is undertaken in conjunction with reconstruction and/or restoration.~~

~~**9.3.5.3 Temporary lifting or temporary moving of a damaged heritage item for the purposes of heritage investigative works or repair**~~

~~a. Measures to avoid or mitigate damage to the heritage item during temporary lifting or moving;~~

~~b. The duration of time that the item is to be lifted or moved; and~~

~~c. Measures to avoid or mitigate the effects of the temporary lifting or moving on neighbouring properties.~~

9.3.6 Rules – Matters of discretion

9.3.6.1 Heritage items and heritage settings ~~– Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings~~

For all activities

~~**a. The nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction.**~~

a. ~~b.~~ The level of ~~**intervention necessary to carry**~~ **change involved in carrying** out the works, including to meet the requirements of the Building Act and Building Code, and alternative solutions considered.

b. ~~c.~~ Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the heritage item.

c. ~~d.~~ Whether the proposal, including the form, materials and methodologies are consistent with maintaining the heritage values **and level of significance** of heritage items, and the **heritage values of** heritage settings**, which are on the site or an adjoining site,** and whether the proposal will enhance heritage values, particularly in the case of Highly Significant ~~**(Group 1)**~~ heritage items and heritage settings and ~~**in particular**~~ **will** have regard to:

i. the form, scale, mass**,** materials, colour, design (including the ratio of solid to void), detailing (including the appearance and profile of materials used), and location of the heritage item;

ii. the ~~**use**~~ **retention and integration** of existing heritage fabric;

iii. the **purpose and** extent of earthworks necessary as part of the proposal **including area, depth and location of, and methodology for earthworks**;

iv. the **options for retaining mature trees, or the** necessity of the removal or transplanting of mature trees;

v. the impact on public places; and

vi. within a heritage setting, **or heritage item which is an open space**, the relationship between elements, such as layout and orientation, form and materials.

d. ~~**e.**~~ The extent to which the works are in accordance with the principles in Policy 9.3.2.2.3 b., and whether the proposal:

i. is supported by a conservation plan or expert heritage report **which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the** heritage item and heritage setting; and

ii. the extent to which it is consistent with the Heritage Statement of Significance and Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).

e. ~~**f.**~~ Whether the proposed work will have a temporary or permanent adverse effect on heritage fabric, layout, form**,** ~~**or**~~ heritage values **or significance of heritage items or settings on the site or an adjoining site,** and the scale of that effect, and any positive effects on heritage fabric, ~~**fabric,**~~ form or values.

f. ~~**g.**~~ The extent to which the heritage fabric **or heritage values** ~~**has**~~ **have** been damaged by natural events, weather and environmental factors and the necessity **and practicality** of work to prevent further deterioration.

g. ~~**h.**~~ Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

h. ~~**i.**~~ Whether the site has cultural or spiritual significance to ~~**Tangata Whenua**~~ **mana whenua** and the outcome of any consultation undertaken with ~~**Te Rūnanga o Ngāi Tahu and**~~ Papatipu Rūnanga.

i. ~~**j.**~~ The extent to which mitigation measures are proposed to be implemented to protect the heritage item **and heritage setting**. Such mitigation measures include but are not limited to the use of ~~**a**~~ temporary protection ~~**plan**~~ **measures**.

j. ~~**k.**~~ The extent of photographic recording which is necessary to document changes, including prior to, during the course of the works and on completion. ~~**particularly**~~ In the case of Highly Significant ~~**(Group 1)**~~ heritage items**, particularly,** the need for a high level of photographic recording throughout the process of the works, including prior to the works commencing.

k. ~~**l.**~~ **Additional matters of discretion for new buildings in heritage settings and** ~~**For**~~ new buildings, structures ~~**and/**~~or features in heritage items which are open spaces**.** ~~**w**~~**W**hether the building, structure or feature will:

i. be compatible with, the heritage fabric, values and significance of the heritage item including design, detailing and location of heritage item(s) within the open space **or heritage setting**;

ii. impact on views to or from the heritage item(s)~~,~~**;** ~~**and reduce the visibility of heritage item(s) from public places; and**~~

iii. impact on public places and historic street form, or reduce the visibility of heritage item(s) from public places; and

iv. ~~**iii.**~~ **impact on** the relationship between elements, such as the layout and orientation, form, **spaces** and materials within the open space **or heritage setting**; **and**

v. provide for access and use or adaptive reuse of the heritage item

l. ~~**m.**~~ **Additional matters of discretion for** ~~**For**~~ the ~~**relocation of a heritage items**~~ **relocation of a heritage item:**

i. whether the new location and orientation of the heritage item will maintain the heritage values **and significance** of the heritage item;

ii. whether alternative solutions have been considered, including repairs, reconstruction, heritage ~~**upgrade**~~ **Building Code** works, and restoration in situ; and

iii. the potential damage to heritage fabric during relocation and whether repairs will be required, and what mitigation measures are proposed, including the use of temporary protection ~~**plan**~~ **measures**.

m ~~**n.**~~ **Additional matters of discretion** ~~**F**~~**f**or temporary event structures in **heritage items** which are open spaces and in **heritage settings:**

i. the duration the temporary event structure will remain within the heritage item or heritage setting; and

ii. ~~**whether the temporary event structures will**~~ impact**s** on **heritage fabric or on** views to or from the heritage item(s) or heritage setting, and ~~**reduce the**~~ **on the** visibility of heritage item(s) from public places.

n. ~~**o.**~~ **Additional matters of discretion for** ~~**For**~~ **signage** on **or in** heritage items and in heritage settings:

i. whether the sign (including its supporting structure and methods of attachment to the heritage item) is compatible with the architectural form, features, fabric and heritage values of the heritage item or heritage setting;

~~**ii. the extent to which any moving or flashing signs detract from the heritage values of the heritage item and/or heritage setting; and**~~

ii. ~~**iii.**~~ whether the sign is temporary or permanent, and if temporary, the duration of the signage~~**.**~~ **and**

iii. benefits of appropriate interpretation signage which records the history of the site.

o. ~~**p.**~~ **Additional matters of discretion for** ~~**For**~~ **utilities**

i. the functional need to be located in or in proximity to heritage items and heritage settings~~.~~ **and**

ii. how the location of the proposed utility provides for heritage values.

p. Additional matters of discretion for heritage items located within a Residential Heritage Area

i. 9.3.6.4 and 9.3.6.5 Residential Heritage Areas.

9.3.6.2 Demolition of ~~Christchurch~~ Christ Church Cathedral

a. Whether the engineering requirements and associated costs of retaining the Cathedral in whole or in part are unreasonable.

b. Whether there is a threat to life and/or property as a result of the condition of the building.

c. Where demolition of the whole or a substantial part of building is proposed, whether resource consent has been applied for and/or has been granted for a replacement building in accordance with Rules 15.1~~0~~**1**.1.2 C2 and 15.1~~0~~**1**.1.3 RD9.

d. The methodology for demolition including the phasing of the works, heritage fabric to be retained, and how any heritage fabric to be retained is to be stored.

e. Any mitigation measures, such as installation of interpretative panels on the site that identify the history and significance of the heritage item, and may include photographs, text and architectural plans of the building.

9.3.6.3 Akaroa Township Heritage Area

a. In considering whether or not to grant consent or impose conditions in respect of proposals in the Akaroa Heritage Area (HA1)**, where a rule in the Plan is breached, t**he Council shall have regard to the following matters of discretion:

   i. Whether the scale, form, design and location of development and subdivision, will maintain or enhance the heritage values and significance of the heritage area.

   ii. Whether development, including new buildings or additions to buildings **and fencing,** will impact on views to or from any heritage item or heritage setting within the heritage area, and whether the visibility of any heritage item from public places will be reduced.

   iii. Where relevant, the extent to which the proposal is consistent with Appendix 15.15.7 Design Guidelines – Akaroa Commercial Banks Peninsula Zone.

   iv. Whether the Akaroa Design ~~and Appearance Advisory Committee~~ **Review Panel** has been consulted and the outcome of that consultation.

v. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

9.3.6.4 Residential Heritage Areas (excluding Akaroa Township Heritage Area) - new buildings, fences and walls, and exterior alterations to buildings

a. Whether the proposal is consistent with maintaining or enhancing ~~the heritage values of the building, fence or wall, and~~ primarily the collective heritage values and significance of the heritage area, and secondarily the heritage values of the building, fence or wall, in particular having regard to the following matters of discretion where applicable:

i. the scale, form, mass, rooflines, materials, colour, design, and detailing of the defining buildings and contributory buildings within the heritage area;

ii. the relationship between elements in the heritage area including the existing pattern of subdivision, pattern of buildings and fencing including height, materials and permeability of fencing and walls, layout and orientation on sites, and setbacks from streets;

iii. the purpose and extent of earthworks necessary as part of the proposal;

iv. the extent and scale of vegetation removed, retained or provided;

v. the impact on public places and the street scene, including avoiding the location of parking areas and garaging within the road boundary setback;

vi. the impact of the proposal on views to and from the Residential Heritage Area;

vii. the provision of access and use or adaptive reuse of defining buildings and contributory buildings.

Additional matters of discretion for alteration to building exteriors

viii. retention, and integration of existing building fabric, form, appearance, and heritage values;

~~ix. the methodologies to be used in undertaking the works including temporary protection measures;~~

~~x.~~ the heritage values of the building and whether the building is a defining building, or a contributory building. ~~neutral building or intrusive building.~~

b. The extent to which the proposal is consistent with the Council's heritage report for the Residential Heritage Area concerned, and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).

c. Whether the proposal will provide for retention of a building or ongoing and viable use, including adaptive reuse.

~~d. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.~~

e. Whether the site has cultural or spiritual significance to mana whenua and the outcome of any consultation undertaken with Papatipu Rūnanga.

9.3.6.5 Residential Heritage Areas (excluding Akaroa Township Heritage Area) – demolition or relocation of a defining building or contributory building

a. **As the primary consideration, ~~T~~the effect of the works on ~~the heritage values of the building or site and~~ the collective heritage values and significance of the heritage area, including the overall integrity and coherence of the heritage area.**

b. Whether the building is a defining building or a contributory building, and the specific contribution the building makes to the significance of the area.

c. The extent to which the ~~heritage fabric or heritage values~~ physical features of the building or site have been damaged by natural events, ~~weather and environmental~~ and other factors. ~~and the necessity and practicality of work to prevent further deterioration.~~

d. Whether options for retention and repair have been thoroughly considered, including obtaining conservation advice where necessary, and the technical feasibility and likely costs of those options.

~~e. Whether the costs to retain the building on site would be unreasonable.~~

f. The ability to retain the overall heritage values of the building and its contribution category through an alternative proposal.

g. The extent of photographic documentation that will occur prior to, during and on completion of the works.

9.3.7 Appendices

Appendix 9.3.7.1 Criteria for the assessment of significance of heritage values

a. Historical and social value:

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;

b. Cultural and spiritual value:

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;

c. Architectural and aesthetic value:

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;

d. Technological and craftsmanship value:

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;

e. Contextual value:

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; and

f. Archaeological and scientific significance value:

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.

DISTRICT PLAN TEXT AMENDMENTS

KEY:

1. Combined Text Amendments - Notified by Council, or recommended in s42A reports, at hearing stage, or in Council's Right of Reply

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 underline** and text to be deleted as ~~**bold strikethrough**~~.

Deletions and amendments to Appendix 9.3.7.2 as a result of Plan Change 14 decisions of 18 September and 2 December 2024, and the Plan Change 13 decisions of 11 December 2024 are now operative and therefore have been removed or changed. A version of the 9.3 subchapter including the Appendix 9.3.7.2 schedule showing the withdrawals, deletions and amendments in mauve highlight can be found on the PC13 webpage under "Updated provisions": Sub- Chapter 9.3 - Historic heritage - PC13 withdrawals and PC14 heritage decisions.DOCX

2. Panel Recommendations for Amendments

Text in **bold pink underline** indicates text recommended by the Hearing Panel to be added, and text in ~~**bold pink strikethrough**~~ indicates text recommended by the Hearing Panel to be deleted.

Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items

Advice notes:

1. Where heritage settings contain multiple heritage items, these have been grouped together using thicker lines in the table below and a collective name for the scheduled historic heritage is also noted.
2. **The schedule can be searched by keyword using the Find function (keyboard shortcut: Ctrl+F).**

Street #	Street Address	Other Addresses	Location	Description and/or Name	Heritage Item Number	Heritage Setting Number	Scheduled Interiors	Significance: ~~Group 1~~ Highly Significant/ ~~Group 2~~ Significant	Heritage NZ Pouhere Taonga Heritage List number & ~~registration~~ type	Heritage Aerial Map Number	Planning Map Number
23	Abberley Crescent		St Albans	Abberley Park	31	N/A	N/A	Significant		677	32C;H7
30	Acacia Avenue	74 Middleton Road, 47A Arthur Street	Upper Riccarton	Former Dwelling and Setting, Middleton	27	200	No - not yet assessed	Significant	1824 Category 2	28	38C
33	Aikmans Road		Merivale	Elmwood School War Memorial and Setting	326	439	N/A	Significant		82	31C; H6
63	Aldwins Road		Linwood	Dwelling and Setting	28	392	No - not yet assessed	Significant	579 Category 2	338	39C
	Alpha Avenue	Claremont Avenue, Condell Avenue, Dormer Street, Gambia Street, Halton Street, Hartley Avenue, Kenwyn Avenue, Lansbury Avenue, Norfolk	Papanui	Papanui War Memorial Avenues - includes the avenues of trees, plaques and adjoining road reserve	1459	N/A	N/A	Highly Significant		861	24C; 31C

		Street, Perry Street, Scotston Avenue, St James Avenue, Tillman Avenue, Tomes Road, Windermere Road.									
	Armagh Street, between Durham-Oxford		Central City	Armagh Street Kerbstones and Setting	619	315	**N/A**	Highly Significant		228	32C; H16
	Armagh Street, between Durham-Oxford		Central City	Armagh Street Bridge and Setting	219	583	**N/A**	Highly Significant	1830 Category 2	232	32C; H16
~~**25**~~	~~**Armagh Street**~~	~~**-**~~	~~**Central City**~~	~~**Dwelling and Setting, Red House**~~	~~**35**~~	~~**280**~~		~~**Highly Significant**~~	~~**3703**~~ ~~**Category 1**~~	~~**175**~~	~~**32C; H15**~~
56	Armagh Street		Central City	Dwelling and Setting	40	299	**No - not yet assessed**	Significant	3116 Category 2	201	32C; H15
85	Armagh Street		Central City	Former Magistrates Court and Setting	41	316	**No - not yet assessed**	Highly Significant	5308 Category 1	231	32C; H16
				Victoria Square							
89	Armagh Street	100 Kilmore Street	Central City	Queen Victoria Statue/Canterbury Jubilee Memorial and Setting	523	318	**N/A**	Highly Significant	1916 Category 2	247	32C; H16
89	Armagh Street	100 Kilmore Street	Central City	Horse Watering Ramp and Setting	621	318	**N/A**	Significant		683	32C; H16
89	Armagh Street Kilmore Street	100 Kilmore Street	Central City	Captain James Cook Statue and Setting	524	318	**N/A**	Highly Significant	1860 Category 2	240	32C; H16
89	Armagh Street	100 Kilmore Street	Central City	Bowker Fountain and Setting	527	318	**No - not yet assessed**	Highly Significant		246	32C; H16
89	Armagh Street	100 Kilmore Street	Central City	K2 Telephone Box and Setting	528	318	**No - not yet assessed**	Significant		248	32C; H16

89	Armagh Street	100 Kilmore Street	Central City	Former Market Place Bridge/Hamish Hay Bridge and Setting	525	318	**N/A**	Highly Significant	1832 Category 2	684	32C; H16
100	Kilmore Street	89 Armagh Street	Central City	Floral Clock and Setting	526	318	**No - not yet assessed**	Significant		234	32C; H16
100	Kilmore Street	89 Armagh Street	Central City	The Christchurch Town Hall and Setting	311	318	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	**9817** **Category 1**	237	32C; H16
~~**218R**~~ **210**	~~**Manchester**~~ **Armagh Street**	**195 Gloucester Street**	**Central City**	**Former MED Converter Station, Substation and Setting**	~~**372**~~ **1407**	~~**345**~~ **656**	**No - not yet assessed**	**Significant**		**276**	**32C; H16**
9A	Aubrey Street		Akaroa	Dwelling and Setting	663	498	**No - not yet assessed**	Significant	3345 Category 2	500	77C; H37
6	Aubrey Street South		Akaroa	Dwelling and Setting, Betchworth	743	91	**No - not yet assessed**	Significant	5294 Category 2	487	77C; H37
16	Aubrey Street South		Akaroa	Dwelling and Setting (note the setting on the north east side of the building ends at the concrete retaining wall on that side)	1037	42	**No - not yet assessed**	Significant		482	77C; H37

	Avon River between Montreal-Cambridge	60, 78, 80 Cambridge Terrace	Central City	Rhododendron Island and Setting	399	576	**N/A**	Significant		206	39C; H19
	Avon River between Hereford-Worcester	71 Hereford Street, 110 Cambridge Terrace	Central City	Mill Island and Setting	608	~~578~~ **682**	**N/A**	Significant		224	32C; H16
31	Aylmers Valley Road		Akaroa	Dwelling and Setting	1042	33	**No - not yet assessed**	Significant		507	77C; H37
8A and 8B	Balmoral Lane		Redcliffs	Te Ana o Hineraki/Moa Bone Point Cave and Setting (underground heritage item)	351	613	**N/A**	Highly Significant		703	48C
79	**Bamfords Road**		**Governors Bay**	**Former Quarry Stables and Setting**	**1462**	**685**	**Yes**	**Significant**		**900**	**60C; R1C**
391	Barbadoes Street	357 Cambridge Terrace, 351 Cambridge Terrace, 389 Barbadoes Street	Central City	Barbadoes Street Cemetery and Setting	603	365	**N/A**	Highly Significant		652	32C; H11
12	Barclays Road		Little River	Former Little River Railway Station and Setting	1183	538	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant	7681 Category 2	462	69C
270	Barrington Street		Barrington	Barrington Park Gates	1377	N/A	**N/A**	Significant		792	38C
14	Bass Street		Linwood	Dwelling and Setting	51	394	**No - not yet assessed**	Significant	1876 Category 2	340	39C

	Beach Road, between Aylmers Valley-Hempleman		Akaroa	Akaroa Lighthouse and Setting	701	547	**No - not yet assessed**	Highly Significant	3343 Category 2	479	77C; H37
	Beach Road, between Bruce-Aylmers Valley		Akaroa	The Akaroa Boating Club Boatshed and Setting	1230	529	**No - not yet assessed**	Significant		481	77C; H37
	Beach Road, between Bruce-Aylmers Valley		Akaroa	Beach Road Bridge and Setting	693	501	**N/A**	Significant	7193 Category 2	489	77C; H37
	Beach Road, between Jolie-Church		Akaroa	Trypots and Setting	1035	527	**N/A**	Significant		529	77C; H36
	Beach Road, between Jolie-Church		Akaroa	French Landing Site and Setting	1027	528	**N/A**	Highly Significant		531	77C; H36
				Akaroa Main Wharf Area							
	Beach Road, between Church-Bruce		Akaroa	Wharfinger's Office and Setting	1033	526	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		497	77C; H37
	Beach Road, between Church-Bruce		Akaroa	Seat, Shelter and Setting, The Fisherman's Rest	1202	526	**N/A**	Significant		502	77C; H37
82	Beach Road		Akaroa	Cannon and Setting	1201	526	**N/A**	Significant		494	77C; H37
	Beach Road		Akaroa	Main Wharf and Setting	1137	526	**N/A**	Significant		480	77C; H37
65	Beach Road		Akaroa	Commercial Building and Setting	1138	482	**No - not yet assessed**	Significant		519	77C; H37

67	Beach Road		Akaroa	Commercial Building and Setting	1030	497	**No - not yet assessed**	Significant		517	77C; H37
69	Beach Road		Akaroa	Former Dwelling and Setting	1031	14	**No - not yet assessed**	Significant		514	77C; H37
71	Beach Road	73 Beach Road	Akaroa	Commercial Building and Setting	1032	496	**No - not yet assessed**	Significant		508	77C; H37
81	Beach Road		Akaroa	Commercial Building and Setting	1036	178	**No - not yet assessed**	Significant		495	77C; H37
99	Beach Road		Akaroa	Former Dwelling/Hotel and Setting	662	99	**No - not yet assessed**	Significant	1712 Category 2	491	77C; H37
28	Bealey Avenue	**28A Bealey Avenue**	Central City	Knox **Presbyterian** Church and **Setting** ~~**Interior**~~	~~**53**~~ **1409**	~~**N/A**~~ **659**	**Yes**	**Highly** Significant	3723 Category 2	158	32C; H10
82	Bealey Avenue		Central City	Former Dwelling and Setting	55	311	**No - not yet assessed**	**Highly** Significant	1939 Category 2	211	32C; H10
				Former RNZAF Base Wigram							
32R	Bennington Way		Hornby	Kingsford Smith Landing Site	632	N/A	**N/A**	Significant		722	37C
69	Corsair Drive	~~**35 Mustang Avenue**~~ **75 Sioux Avenue, 95 Sioux Avenue**	Hornby	Former RNZAF Station Wigram Instructional Building/Control Tower and Setting	628	~~**184**~~ **677**	**No - not yet assessed**	Highly Significant		10	37C
14	Henry Wigram Drive	20E Henry Wigram Drive	Hornby	Former RNZAF Station Wigram No 1 Officers' Mess, Brevet Garden and Setting	630	185	**No - not yet assessed**	Highly Significant		647	37C
235	Main South Road		Hornby	Former Canterbury Aviation Company Barracks and Setting	631	186	**No - not yet assessed**	Highly Significant		9	37C
~~**35**~~ **75**	~~**Mustang Avenue**~~ **Sioux Avenue**	69 Corsair Drive **95 Sioux Avenue**	Hornby	Former RNZAF Station Wigram Hangar 4 and Setting	1306	~~**184**~~ **677**	**No - not yet assessed**	Highly Significant		7	37C

~~35~~ **75**	~~Mustang Avenue~~ **Sioux Avenue**	69 Corsair Drive **95 Sioux Avenue**	Hornby	Former RNZAF Station Wigram Hangar 5 and Setting	629	~~184~~ **677**	**No - not yet assessed**	Highly Significant		8	37C
1/2	Beveridge Street		Central City	Dwelling and Setting	395	290	**No - not yet assessed**	Significant		191	32C; H10
18	Beveridge Street		Central City	Dwelling and Setting	60	304	**No - not yet assessed**	Significant	3695 Category 2	204	32C; H10
12	Blakes Road		Belfast	Dwelling and Setting, Spring Grove	62	459	**No - not yet assessed**	Highly Significant	3811 Category 2	265	12C
~~10A~~	~~Bridle Path~~	-	~~Lyttelton~~	~~Dwelling and Setting, Devonia~~	~~1131~~	~~30~~	~~No - not yet assessed~~	~~Significant~~	-	~~370~~	~~52C; H31~~
285	Bridle Path Road		Heathcote	Dwelling and Setting, Ferrymead House	591	405	**No - not yet assessed**	Significant		357	47C
2	Brittan Terrace		Lyttelton	Dwelling and Setting/ Former St Saviour's Vicarage	1133	7	**No - not yet assessed**	Significant		365	52C; H30
230	Brougham Street		Sydenham	King Edward VII Coronation Memorial Lamp and Drinking Fountain and Setting	68	326	**N/A**	Significant		250	39C
51	Browns Road		St Albans	Dwelling and Setting, Chippenham Lodge	70	449	**No - not yet assessed**	Significant	1846 Category 2	111	31C
9	Bruce Terrace		Akaroa	Dwelling and Setting	710	169	**No - not yet assessed**	Significant	1722 Category 2	501	77C; H37
11	Bruce Terrace		Akaroa	Dwelling and Setting	1079	93	**No - not yet assessed**	Significant		503	77C; H37
23	Bruce Terrace		Akaroa	Dwelling and Setting	661	26	**No - not yet assessed**	Significant	3052 Category 2	521	77C; H37
49	Bryndwr Road	49b Bryndwr Road	Fendalton	St John's Methodist Church, Lychgate and Setting	71	424	**Yes**	Highly Significant		648	31C
25	**Butterfield Avenue**		**Linwood**	**Linwood Cemetery**	**1406**	**N/A**	**N/A**	**Highly Significant**		**817**	**33C; 40C**

				Canterbury Club Gas Lamp and Hitching Post							
	Cambridge Terrace, between Hereford-Worcester		Central City	Canterbury Club Gas Lamp and Setting	1344	554	**N/A**	**Highly** Significant	1838 Category 2	743	32C; H15
	Cambridge Terrace, between Hereford-Worcester		Central City	Canterbury Club Hitching Post and Setting	77	554	**N/A**	Significant	1839 Category 2	216	32C; H15
2	Cambridge Terrace	13 Cambridge Terrace	Central City	Antigua Boatsheds and Setting	72	575	**No - not yet assessed**	Highly Significant	1825 Category 1	146	39C; H19
65	Cambridge Terrace	69 Cambridge Terrace	Central City	Commercial Building and Setting	1356	599	**Yes**	**Highly** Significant		746	39C; H19
129	Cambridge Terrace		Central City	Canterbury Club and Setting	76	305	**No - not yet assessed**	Highly Significant	1837 Category 2	208	32C; H15
				Poplar Crescent							
230	Cambridge Terrace	2/230 Cambridge Terrace, 272 Cambridge Terrace, 283 Cambridge Terrace, 295F Madras Street, 211 Oxford Terrace, **250R Oxford Terrace**, 267 Oxford Terrace	Central City	Edmonds Band Rotunda Area including Rotunda, Shelter, Balustrades, Landing and Lamp Standards and Setting	79	585	**No - not yet assessed**	Highly Significant	1865 Category 2	258	32C; H16
272	Cambridge Terrace, 267 Oxford Terrace	230 Cambridge Terrace, 2/230 Cambridge Terrace, 283 Cambridge Terrace, 295F	Central City	Poplars, Lamp Standards and Setting	643	585	**N/A**	Highly Significant		271	32C; H16

		Madras Street, 211 Oxford Terrace, **250R Oxford Terrace**									
295F	Madras Street,	230 Cambridge Terrace, 2/230 Cambridge Terrace, 272 Cambridge Terrace, 283 Cambridge Terrace, 211 Oxford Terrace, **250R Oxford Terrace**, 267 Oxford Terrace	Central City	Edmonds Clock Tower, Telephone Cabinet and Setting	653	585	**No - not yet assessed**	Highly Significant	3106 Category 2	289	32C; H16
361	Cambridge Terrace		Central City	Dwelling and Setting	81	373	**No - not yet assessed**	Significant		308	32C; H11
				Former Purau Station							
16A	Camp Bay Road		Diamond Harbour	Dwelling and Setting, Purau	778	543	**No - not yet assessed**	Highly Significant	280 Category 1	454	62C
16A	Camp Bay Road		Diamond Harbour	Dwelling and Setting, The Whare	777	543	**No - not yet assessed**	Significant	7157 Category 2	455	62C
197	Camp Bay Road		Diamond Harbour	Ripapa Island/ Fort Jervois and Setting	691	142	**No - not yet assessed**	Highly Significant	5306 Category 1	450	59C
440	Camp Bay Road		Port Levy	Former Little Port Cooper School and Setting	1162	550	**No - not yet assessed**	Significant		467	R1C
450	Camp Bay Road		Diamond Harbour	Quarantine Cemetery	1161	N/A	**N/A**	Highly Significant		721	R1C
26	Canterbury Street		Lyttelton	Former Kilwinning Lodge and Setting	1052	140	**No - not yet assessed**	Significant		397	52C; H31
45	Canterbury Street		Lyttelton	Dwelling and Setting	1106	505	**No - not yet assessed**	Significant		400	52C; H31
47	Canterbury Street		Lyttelton	Dwelling and Setting	1105	32	**No - not yet assessed**	Significant		399	52C; H31

49	Canterbury Street		Lyttelton	Dwelling and Setting	1104	48	**No - not yet assessed**	Significant		402	52C; H31
79	Carmen Road		Hornby	Dwelling and Setting, Former Stoneycroft / Hornby Lodge	1370	635	**No - not yet assessed**	Significant		785	37C
	Cashel Street, between Oxford-Cambridge/75 and 78 Cashel Street	97, 100, 101, 127 Oxford Terrace	Central City	Bridge of Remembrance and Setting	607	~~297~~ **683**	**N/A**	Highly Significant	289 Category 1	680	39C; H19
23	Cashel Street	25 Cashel Street, 25 A Cashel	Central City	Dwelling and Setting	1326	568	**No - not yet assessed**	Significant	9997 Category 2	734	39C; H19
214	Cashel Street		Central City	Façade and Setting, Former New Zealand Farmers' Co-operative Association of Canterbury Ltd	95	351	**N/A**	Significant		282	39C; H20
28	Cathedral Square	28A-F Cathedral Square, 1-52/28 Cathedral Square, 54/28 Cathedral Square, 58/28 Cathedral Square	Central City	Former Government Buildings and Setting	575	605	**No - not yet assessed**	Highly Significant	301 Category 1	688	32C; H16
31	Cathedral Square		Central City	Commercial Building and Setting, Former Chief Post Office	609	611	**No - not yet assessed**	Highly Significant	291 Category 1	685	32C; H16
				Cathedral Square							
99	Cathedral Square	100 Cathedral Square, 105 Cathedral Square, and adjacent Road Reserve	Central City	Cathedral Square and Setting	98	553	**N/A**	Highly Significant		238	32C; H16
99	Cathedral Square	100 Cathedral Square, 105 Cathedral Square, and	Central City	Citizens' War Memorial and Setting	107	553	**N/A**	Highly Significant	3693 Category 1	629	32C; H16

		adjacent Road Reserve									
100	Cathedral Square	105 Cathedral Square, 99 Cathedral Square, and adjacent Road Reserve	Central City	Christ Church Cathedral and Setting	106	553	**No - not yet assessed**	Highly Significant	46 Category 1	252	32C; H16
105	Cathedral Square	99 Cathedral Square, 100 Cathedral Square, and adjacent Road Reserve	Central City	Godley Statue, Godley Plot and Setting	105	553	**N/A**	Highly Significant	3666 Category 1	244	32C; H16
2A	Cave Terrace		Moncks Spur	Monck's Cave and Setting (underground heritage item)	1367	633	**N/A**	Highly Significant	9067 Category 1	778	48C
66	Chancellor Street		Richmond	Dwelling and Setting	110	465	**No - not yet assessed**	Significant		321	32C; H5
70	Chancellor Street		Richmond	Dwelling and Setting	111	464	**No - not yet assessed**	Significant		322	32C; H5
72	Chancellor Street		Richmond	Dwelling and Setting	112	463	**No - not yet assessed**	Significant		320	32C; H5
				Former Bradley Estate							
1	Charteris Bay Road		Diamond Harbour	Former Charteris Bay School and Setting	680	558	**No - not yet assessed**	Significant	5276 Category 2	349	63C
1	Charteris Bay Road		Diamond Harbour	Stables and Setting	682	558	**No - not yet assessed**	Significant	5285 Category 2	353	63C
1	Charteris Bay Road		Diamond Harbour	Millhouse and Setting	679	558	**No - not yet assessed**	**Highly** Significant	4392 Category 1	350	63C
86-88	Chester Street East		Central City	Dwellings and Setting	113	358	**Yes - 86 Chester Street East**	Significant	1881 Category 2	291	32C; H16

							No - not yet assessed – 88 Chester Street East				
98-100	Chester Street East		Central City	Dwellings and Setting	116	361	**No - not yet assessed**	Significant	7323 Category 2	294	32C; H16
22	Cholmondeley Avenue	**22A, 22B, 22C Cholmondeley Avenue**	Opawa	Former Dwelling and Setting, Risingholme	118	387	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	3131 Category 2	333	39C; H40
	Chorlton Road, between McHales-View Hill		Okains Bay	Former Chorlton Post Office Depot and Setting	1298	531	**No - not yet assessed**	Significant	1738 Category 2	634	66C
1280	Chorlton Road	1238 Chorlton Road, 1236 Chorlton Road	Little Akaloa	St Luke's Church and Setting	1311	546	**No - not yet assessed**	Highly Significant	7094 Category 1	636	66C
4183	Christchurch Akaroa Road		Little River	St John the Evangelist Church and Setting	730	147	**No - not yet assessed**	Significant	5293 Category 2	461	69C
				Awa-Iti Domain							
4313	Christchurch Akaroa Road		Little River	Little River Library and Setting	772	159	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		463	69C; H34

4313	Christchurch Akaroa Road		Little River	Little River War Memorial Gates and Setting	1160	159	**N/A**	Significant		464	69C; H34
6025	Christchurch Akaroa Road		Duvauchelle	Former Duvauchelle Saleyards Building and Setting	1157	544	**No - not yet assessed**	Significant		475	70C
6706	Christchurch Akaroa Road		Akaroa	Former Takamatua School and Setting	1185	71	**No - not yet assessed**	Significant		590	76C
				Church of St Mary the Virgin							
30	Church Square	30E Church Square	Addington	Church Square and Setting	120	241	**N/A**	Highly Significant	7516 Historic Area	90	38C; H22
30	Church Square	30E Church Square	Addington	Church of St Mary the Virgin and Setting	1300	241	**No - not yet assessed**	Highly Significant	7516 Historic Area	638	38C; H22
30	Church Square	30E Church Square	Addington	Church of St Mary the Virgin Belltower and Setting	1301	241	**No - not yet assessed**	Significant	7516 Historic Area	639	38C; H22
30	Church Square	30E Church Square	Addington	Church of St Mary the Virgin Lychgate and Setting	1302	241	**N/A**	Significant	7516 Historic Area	640	38C; H22
3	Church Street		Akaroa	Former Shipping Office and Setting	711	65	**No - not yet assessed**	Highly Significant	5333 Category 2	510	77C; H37
6	Church Street		Akaroa	Commercial Building and Setting	1148	480	**No - not yet assessed**	Significant		513	77C; H37
66H	Clarence Street		Addington	Former Addington Railway Workshops Water Tower and Setting	96	222	**No - not yet assessed**	Highly Significant	5390 Category 1	65	38C
83	Clyde Road		Ilam	Dwelling and Setting, Te Whare Waiutuutu Kate Sheppard House	127	~~205~~ **676**	**No - not yet assessed**	Highly Significant	9325 Category 1	35	31C
88A	Clyde Road		Fendalton	Dwelling and Setting, Kooringa	126	207	**Yes**	Significant		37	31C

109	Clyde Road		Ilam	Dwelling and Setting	128	206	**No - not yet assessed**	Significant		36	31C; H8
				Fendalton Open Air School Classrooms							
168	Clyde Road		Fendalton	Open Air Classroom [west] and Setting	129	422	**No - not yet assessed**	Significant		39	31C; H8
168	Clyde Road		Fendalton	Open Air Classroom [east] and Setting	1284	422	**No - not yet assessed**	Significant		40	31C; H8
58	Colenso Street		Sumner	Dwelling and Setting	1350	595	**No - not yet assessed**	Significant	7466 Category 2	772	48C; H29
2	Coleridge Terrace		Lyttelton	Dwelling and Setting	1125	133	**No - not yet assessed**	Significant		377	52C; H31
3	Coleridge Terrace		Lyttelton	Dwelling and Setting	1126	106	**No - not yet assessed**	Significant		376	52C; H31
6	Coleridge Terrace		Lyttelton	Dwelling and Setting	1127	24	**No - not yet assessed**	Significant		374	52C; H31
7	Coleridge Terrace		Lyttelton	Dwelling and Setting	1128	110	**No - not yet assessed**	Significant		373	52C; H31
	Colombo Street, between Oxford-Cambridge	2/230, 3/230 Cambridge Terrace, 211 Oxford Terrace	Central City	Colombo Street Bridge and Setting	153	584	**N/A**	Highly Significant	1835 Category 2	249	32C; H16
69	Colombo Street		Somerfield	The Malthouse and Setting	130	327	**No - not yet assessed**	Highly Significant	1902 Category 2	251	46C
527	Colombo Street		Central City	New City Hotel and Setting	1327	569	**No - not yet assessed**	Significant	3124 Category 2	735	39C, CC
690	Colombo Street	682,684, 686, 688 Colombo Street, 146, 146A, 146B, 148 Cashel Street	Central City	Former Beaths Department Store in respect of the following features only: [a] The Cashel Street facade above the veranda level [including the parapet, the multi	90	N/A	**N/A**	Significant	3094 Category 2	687	39C; H19

				paned windows above the veranda level] and being approximately 18.8 metres from the northwest corner of the site. [b] The Colombo Street facade above the veranda level [including the parapet, the multi paned windows above the veranda level] being approximately 24 metres in length from the northwest corner of the site and the 1933 building facade return on the south end [being approximately 1.5 metres in length]. [c] The existing [1933] street veranda on Cashel and Colombo Streets including the diagonal metal supports, decorative copper fascias, metal soffit linings and decorative 'flower' bosses. [d] The "Starmart" Colombo Street shop front being the bronzed metal sections, diagonally intersected fan light, the decorative metal panels and metal framed exterior light.							

				[e] The 2 metal display cases on the granite faced columns.							
779	Colombo Street		Central City	Commercial Building and Setting, Former Cook and Ross	152	318	**No - not yet assessed**	Highly Significant	7383 Category 2	686	32C; H16
866	Colombo Street		Central City	Former St Mary's Convent Chapel and Setting	154	329	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	7239 Category 2	254	32C; H10
5	Cracroft Terrace		Cashmere	St Augustine's Anglican Church and Setting (excluding the basement, Hannan Hall and Hannan Centre)	156	312	**No - not yet assessed**	Significant	1924 Category 2	223	46C
1	**Cranmer Square**	**25 Armagh Street**	**Central City**	**Dwelling and Setting, Red House**	**35**	**280**	**No - not yet assessed**	**Highly Significant**	**3703** **Category 1**	**175**	**32C; H15**
1P	Cranmer Square		Central City	Cranmer Square and Setting	157	284	**N/A**	Highly Significant		181	32C; H15
38	Cranmer Square		Central City	Dwelling and Setting	159	302	**No - not yet assessed**	Highly Significant		202	32C; H15
40	Cranmer Square		Central City	Former Shop/Dwelling and Setting	160	301	**No - not yet assessed**	Highly Significant		203	32C; H15
53	Cressy Terrace		Lyttelton	Dwelling and Setting, Omarama	1204	141	**No - not yet assessed**	Significant		352	58C
2	Cunningham Terrace		Lyttelton	Dwelling and Setting	1132	177	**Yes**	Significant		371	52C; H31
~~**9**~~	~~**Daresbury Lane**~~	~~**67, 67B Fendalton Road**~~	~~**Fendalton**~~	~~**Dwelling and Setting, Daresbury**~~	~~**185**~~	~~**602**~~	~~**No - not yet assessed**~~	~~**Highly Significant**~~	~~**3659**~~ ~~**Category 1**~~	~~**664**~~	~~**31C; H9**~~

66	Derby Street		St Albans	Dwelling and Setting	162	298	**Yes**	Significant	3711 Category 2	199	32C
74	Derby Street		St Albans	Dwelling and Setting	163	303	**No - not yet assessed**	Significant	3710 Category 2	205	32C
71	Domain Terrace		Spreydon	Coronation Hall and Setting	1376	641	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		791	38C
2	Dorset Street	4, 4A, 6, 8, 10, 12, 14 and 16 Dorset Street	Central City	Dwellings and Setting, Dorset Street Flats	165	266	**No - not yet assessed**	Highly Significant	7804 Category 1	138	32C; H10
12	Drummond Street		Sydenham	Dwelling and Setting	167	323	**No - not yet assessed**	Significant		242	39C; H24
26	Dublin Street	12-20 Bealey Avenue	Central City	Dwellings and Setting, Maisonettes	620	261	**No - not yet assessed**	Significant	3724 Category 2	133	32C; H10
28	Dublin Street		Lyttelton	Former Boarding House and Setting	1120	506	**No - not yet assessed**	Significant		379	52C; H31
30	Dublin Street		Lyttelton	Dwelling and Setting	1121	53	**No - not yet assessed**	Significant		380	52C; H31
32	Dublin Street		Lyttelton	Dwelling and Setting	1122	55	**No - not yet assessed**	Significant		381	52C; H31
				Canterbury Provincial Council Buildings							
280	Durham Street North		Central City	Canterbury Provincial Council Buildings Courtyard/Grounds	638	N/A	**N/A**	Highly Significant	45 Category 1	742	32C; H16
280	Durham Street North		Central City	Canterbury Provincial Council Buildings and Setting	172	625	**Yes**	Highly Significant	45 Category 1	681	32C; H16

							~~Scheduled interior heritage fabric identified in~~ ~~Register of Interior Heritage Fabric~~				
280	Durham Street North		Central City	Canterbury Provincial Council Buildings Former Land Transfer Office and Setting	1345	625	**Yes** ~~Scheduled interior heritage fabric identified in~~ ~~Register of Interior Heritage Fabric~~	Significant	45 Category 1	725	32C; H16
65	Durham Street South	77 Durham Street South, 71 Durham Street South	Sydenham	Former Dwellings and Setting, Blackheath Place	168	313	**No - not yet assessed**	Significant	1829 Category 2	220	39C
				St. Michael and All Angels Church and School							
243	Durham Street South	90 Oxford Terrace	Central City	St. Michael and All Angels Church and Setting	410	307	**No - not yet assessed**	Highly Significant	294 Category 1	213	39C; H19
243	Durham Street South	90 Oxford Terrace	Central City	St Michael and All Angels Church Belfry and Setting	411	307	**No - not yet assessed**	Highly Significant	295 Category 1	214	39C; H19
243	Durham Street South	90 Oxford Terrace	Central City	St Michael's **Church** School Stone Building and Setting	412	307	**No - not yet assessed**	Highly Significant	1927 Category 2	219	39C; H19

243	Durham Street South	90 Oxford Terrace	Central City	St Michael's **Church** School Hall and Setting	169	307	**No - not yet assessed**	Highly Significant		221	39C; H19
54	Dyers Pass Road		Cashmere	Dwelling and Setting	179	282	**No - not yet assessed**	Significant		178	46C
63	Dyers Pass Road		Cashmere	Dwelling and Setting, Whareora	178	308	**No - not yet assessed**	Significant	3743 Category 2	210	46C
	Dyers Pass Road, between Summit-Governors Bay		Governors Bay	Bridge/Culvert and Setting	1181	588	**N/A**	Significant		695	57C
				Sumner Foreshore							
25	Esplanade	27 Esplanade	Sumner	The Esplanade War Memorials, Sea Walls and Setting	1288	412	**N/A**	Highly Significant		456	48C; H27
27	Esplanade	25 Esplanade	Sumner	Tuawera/Cave Rock and Pilot/Signal Station, and Setting	507	412	**No - not yet assessed**	Highly Significant		458	48C; H27
147R	Esplanade		Sumner	Sumner Clock Tower and Setting	1323	565	**No - not yet assessed**	Significant		731	48C
9	Eveleyn Couzins Avenue		Richmond	Dwelling and Setting, Avebury	1324	566	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	**9075** **Category 2**	732	32C
21	Exeter Street		Lyttelton	Former Dwelling and Setting	1102	16	**No - not yet assessed**	Significant		412	52C; H31
10	Farrells Road	768 Marshland Road	Chaneys	Former Fruit Storage Shed and Setting	376	461	**No - not yet assessed**	Significant		318	5C
				Mona Vale							
63	Fendalton Road	27F, 65 Fendalton Road; 40 Mona Vale Avenue	Fendalton	Mona Vale Grounds	644		**N/A**	Highly Significant		667	31C; H9

63	Fendalton Road	27F, 65 Fendalton Road; 40 Mona Vale Avenue	Fendalton	Former Dwelling and Setting, Mona Vale	183	623	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	283 Category 1	669	31C; H9
63	Fendalton Road	27F, 65 Fendalton Road; 40 Mona Vale Avenue	Fendalton	Mona Vale Bath House and Setting	645	623	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		670	31C; H9
65	Fendalton Road	27F, 63 Fendalton Road; 40 Mona Vale Avenue	Fendalton	Mona Vale Gatehouse and Setting	184	623	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1799 Category 2	668	31C; H9
40	Mona Vale Avenue	27F, 63, 65 Fendalton Road	Fendalton	Mona Vale Lodge and Setting	385	623	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		671	31C; H9
110	Fendalton Road		Fendalton	Dwelling and Setting, Los Angeles	186	216	**No - not yet assessed**	Highly Significant	3680 Category 1	55	31C

	Ferry Road, between Radley Street and Richardson Terrace		Woolston	Woolston Borough Monument and Setting	190	399	**N/A**	Significant	1949 Category 2	345	40C
365	Ferry Road	357 Ferry Road; 72 Ryan Street	Linwood	Edmonds Factory Garden	193	N/A	**N/A**	Significant		698	39C
502	Ferry Road	502E Ferry Road	Woolston	MED Substation and Setting	201	397	**No - not yet assessed**	Significant		343	39C
650	Ferry Road		Woolston	Commercial Building and Setting	196	400	**No - not yet assessed**	Significant		346	40C
704	Ferry Road		Woolston	Dwelling and Setting, Whalebone Cottage	200	401	**No - not yet assessed**	Significant	1945 Category 2	347	40C
147	Fitzgerald Avenue		Central City	Dwelling/Commercial Building and Setting	640	375	**No - not yet assessed**	Significant		314	32C, CC
~~**187**~~	~~**Fitzgerald Avenue**~~	~~-~~	~~**Central City**~~	~~**Dwelling/Commercial Building and Setting**~~	~~**641**~~	~~**376**~~	~~**No - not yet assessed**~~	~~**Significant**~~	~~-~~	~~**313**~~	~~**32C, CC**~~
196	Fitzgerald Avenue		Linwood	Dwelling and Setting	202	607	**No - not yet assessed**	Significant	5292 Category 2	315	32C
230	Fitzgerald Avenue		Linwood	Dwelling and Setting, Englefield	203	377	**No - not yet assessed**	Highly Significant	1867 Category 1	316	32C
				Former Ward's Brewery and Setting							
227	Fitzgerald Avenue	1-7/173 Chester Street East, 177 Chester Street East, 227 A-C Fitzgerald Avenue, 229 Fitzgerald Avenue, 1-5/282 Kilmore Street, 284 Kilmore Street, 294 Kilmore Street; 296 Kilmore Street	Central City	Former Boiler House and Setting	1295	374	**No - not yet assessed**	Significant	7512 Historic Area	632	32C, CC

294	Kilmore Street	1-7/173 Chester Street East, 177 Chester Street East, 227 Fitzgerald Avenue, 227 A-C Fitzgerald Avenue, 229 Fitzgerald Avenue, 284 Kilmore Street, 296 Kilmore Street, 1-5/282 Kilmore Street	Central City	Former Maturing Cellars and Administration Offices and Setting	204	374	**No - not yet assessed**	Significant	7512 Historic Area	312	32C, CC
14	Fleming Street		North New Brighton	Dwelling and Setting	1325	567	**No - not yet assessed**	Significant	7322 Category 2	733	26C
9	**Ford Road**		**Opawa**	**Dwelling and Setting**	**1439**	**671**	**Yes**	**Significant**	**3813** **Category 2**	842	**39C**
155	French Farm Valley Road		Wainui	Dwelling and Setting	1332	573	**No - not yet assessed**	Highly Significant	7708 Category 1	740	73C
99A	Gasson Street		Sydenham	MED Substation and Setting	207	357	**No - not yet assessed**	Significant		290	39C
	Gebbies Pass Road, between Christchurch Akaroa-Park Hill		Motukarara	Water Trough and Setting	1165	559	**N/A**	Significant		32	R3C
834	Gebbies Pass Road		Teddington	St Peter's Church and Setting	1083	5	**No - not yet assessed**	Highly Significant		332	R1C
1	Gladstone Quay	4 Donald Street	Lyttelton	Former Lyttelton Borough Council Stables and Setting	1076	520	**Yes** ~~**Scheduled interior heritage fabric identified in Register of**~~	Highly Significant		420	52C; H31

							~~**Interior Heritage Fabric**~~				
12	Glandovey Road		Fendalton	Dwelling and Setting	208	210	**No - not yet assessed**	Significant	3804 Category 2	41	31C; H8
27	Glandovey Road		Fendalton	Dwelling and Setting	209	423	**No - not yet assessed**	Significant	3805 Category 2	43	31C; H8
60	Glandovey Road		Fendalton	Dwelling and Setting	213	427	**No - not yet assessed**	Highly Significant	3806 Category 2	51	31C; H8
70	Glandovey Road		Fendalton	Dwelling and Setting	212	428	**No - not yet assessed**	Significant	3807 Category 2	53	31C
19	Gleneagles Terrace		Fendalton	Dwelling and Setting, Hatherley	215	420	**No - not yet assessed**	Significant		33	31C
	Gloucester Street, between Durham-Oxford	142 ~~**Oxford**~~ **Cambridge** Terrace	Central City	Gloucester Street Bridge and Setting	115	582	**N/A**	Highly Significant	1831 Category 2	229	32C; H16
2	Gloucester Street		Central City	Former Dwelling and Setting, Rolleston House	216	268	**No - not yet assessed**	Significant	3729 Category 2	142	32C; H15
42	Gloucester Street		Central City	Dwelling and Setting, Orari	217	285	**No - not yet assessed**	Significant	3712 Category 2	179	32C; H15
53	Gloucester Street		Central City	Dwellings and Setting, Mildenhall	218	300	**No - not yet assessed**	Significant		200	32C; H15
66	Gloucester Street		Central City	Former CSA / CoCA Gallery and Setting	1354	598	**Yes**	Highly Significant		745	32C; H15
145	Gloucester Street		Central City	Theatre Royal including all of that part of the building south of the proscenium arch but excluding the new part of the building on the eastern side of the	222	331	**No - not yet assessed**	Highly Significant	1936 Category 1	257	32C; H16

				seismic wall, and Setting							
6	Godley Quay		Lyttelton	Dwelling and Setting	677	85	**No - not yet assessed**	Highly Significant	2014 Category 2	368	52C; H30
14	Godley Quay		Lyttelton	Dwelling and Setting, Lochranza	676	90	**No - not yet assessed**	Significant	3087 Category 2	367	52C; H30
16	Godley Quay		Lyttelton	Dwelling and Setting, Dalcroy House	768	95	**No - not yet assessed**	Highly Significant	7379~~6~~ **6** Category 2	366	52C; H30
26	Godley Quay		Lyttelton	Dwelling and Setting	1134	122	**No - not yet assessed**	Significant		363	52C; H30
45	Godley Quay		Lyttelton	Graving Dock and Setting	773	515	**N/A**	Highly Significant	4389 Category 1	364	58C
	Governors Bay - Teddington Road, between Church-Allandale		Governors Bay	Bridge/Culvert and Setting	1182	592	**N/A**	Significant		694	60C
	Governors Bay Road, between Omaru-Sandy Beach		Lyttelton	Governors Bay Road Bridge/Culvert and Setting	1180	591	**N/A**	Significant		696	57C
8	Governors Bay - Teddington Road		Governors Bay	St Cuthbert's Church and Setting	674	179	**No - not yet assessed**	Highly Significant	281 Category 1	298	60C
8	Governors Bay - Teddington Road		Governors Bay	Former Vicarage and Setting, St Cuthbert's	1375	640	**No - not yet assessed**	Significant		790	60C
31	Governors Bay - Teddington Road		Governors Bay	Dwelling and Setting, Ohinetahi	675	557	**No - not yet assessed**	Highly Significant	3349 Category 1	303	60C
153	**Governors Bay - Teddington Road**		**Governors Bay**	**Former Governors Bay Lock-up and Setting**	**1065**	**1074**	**Yes**	**Significant**		**901**	**60C; R1C**
59	Grehan Valley Road		Akaroa	Dwelling and Setting	727	113	**No - not yet assessed**	Significant	5290	611	77C; H35

									Category 2		
81	Grehan Valley Road		Akaroa	Dwelling and Setting	669	15	**No - not yet assessed**	Significant	1721 Category 2	612	77C; H35
250	Grehan Valley Road		Akaroa	Dwelling and Setting	1170	~~478~~ **658**	**No - not yet assessed**	Significant		616	R5C
16	Hackthorne Road		Cashmere	Dwelling and Setting, Hursthaven	226	250	**No - not yet assessed**	Significant		103	45C
30	Hackthorne Road		Cashmere	Dwelling and Setting, Blakeney	227	253	**No - not yet assessed**	Significant		107	45C
64H	Hackthorne Road	**97 Cashmere Road, 16 and 18 Delhi Place, 8 and 9 Sasaram Lane, 39B Bengal Drive**	Cashmere	Second World War Bunkers/ Cracroft Caverns **(underground heritage item)**	~~634~~ **1431**	N/A	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Highly Significant		674	45C; H42
141	Hackthorne Road		Cashmere	Dwelling and Setting	229	314	**No - not yet assessed**	Significant		227	46C
200	Hackthorne Road		Cashmere	Sign of the Takahe and Setting	230	321	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Highly Significant	275 Category 1	241	51C
				Hagley Park							
445	Hagley Avenue	6, 10, 12 Riccarton Avenue, 1 Harper Avenue.	Central City	Hagley Park	1395	N/A	**N/A**	Highly Significant		810	31C, 38C, CC, H9, H10, H15
445	Hagley Avenue		Central City	Cricket Pavilion and Setting	458	242	**No - not yet assessed**	Highly Significant	3656 Category 2	93	38C, CC

	Park Terrace, between Armagh- Hagley Park	5, 6, 7, 8 Riccarton Avenue	Central City	Hagley Park Bridge and Setting	618	259	**N/A**	Highly Significant	1834 Category 2	131	32C; H15
6	Riccarton Avenue		Central City	Bandsmen's Memorial Rotunda and Setting	457	244	**No - not yet assessed**	Highly Significant	3093 Category 2	100	38C, CC
510	Hagley Avenue		Central City	Former West Christchurch School/Hagley Community College and Setting	231	249	**No - not yet assessed**	Highly Significant	1874 Category 2	102	38C, CC
				St Mary's Church							
329	Halswell Road		Halswell	St Mary's Church and Setting	232	192	**No - not yet assessed**	Highly Significant	3135 Category 2	17	44C; H28
329	Halswell Road		Halswell	St Mary's Church Lychgate and Setting	1334	192	**N/A**	Significant		751	44C; H28
329	Halswell Road		Halswell	St Mary's Church Graveyard	1335	N/A	**N/A**	Highly Significant		766	44C; H28
339	Halswell Road	301, 341 Halswell Road	Halswell	Halswell War Memorial and Setting	1330	572	**N/A**	Highly Significant		738	44C; H28
75	Hansons Lane		Upper Riccarton	Dwelling and Setting, Strone	235	198	**No - not yet assessed**	Significant		25	37C
				St Paul's Church							
1	Harewood Road		Papanui	St Paul's Church Graveyard	1318	N/A	**N/A**	Highly Significant	7635 Category 2	665	24C
1	Harewood Road		Papanui	St Paul's Church and Setting	237	622	**No - not yet assessed**	Highly Significant	7635 Category 2	666	24C
				St James' Church							
750	Harewood Road		Harewood	St James' Church Lychgate and Setting	1343	418	**N/A**	Significant		14	17C; H2
750	Harewood Road		Harewood	St James' Church and Setting	238	418	**No - not yet assessed**	Significant		748	17C; H2
750	Harewood Road		Harewood	St James' Church Graveyard	1287	N/A	**N/A**	Significant		653	17C; H2

14	Hawford Road		Opawa	Dwelling and Setting, Fifield	593	390	**No - not yet assessed**	Significant		336	46C; H25
	Harper Avenue, Bealey Avenue, Carlton Mill Road, Park Terrace intersection	**6 Riccarton Avenue**	**Central City**	**Carlton Bridge and Setting**	**1457**	**681**	**N/A**	**Significant**		**859**	**31C; CC**
50	Hawke Street	46 Hawke Street	New Brighton	St Faith's Church and Setting	239	468	**No - not yet assessed**	Highly Significant		444	26C; H4
70	Heaton Street		Merivale	Dwelling and Setting	245	435	**No - not yet assessed**	Significant	3713 Category 2	74	31C; H6
74	Heaton Street		Merivale	Dwelling and Setting	246	437	**No - not yet assessed**	Significant	3716 Category 2	75	31C; H6
83	Heaton Street	83 A, B, C Heaton Street	Merivale	Elmwood Park	243	N/A	**N/A**	Significant		672	31C; H6
98	Heaton Street		Merivale	Dwelling and Setting	1364	630	**No - not yet assessed**	Significant	3714 Category 2	781	31C; H6
	Helmores Lane, between Harper-Desmond		Merivale	Bridge and Setting	248	237	**N/A**	Highly Significant	1798 Category 2	85	31C
2	Helmores Lane		Merivale	Dwelling and Setting	249	238	**No - not yet assessed**	Significant		86	31C
16	Helmores Lane		Merivale	Dwelling and Setting	250	236	**No - not yet assessed**	Significant		84	31C; H9
	Hereford Street, between Cambridge-Oxford	**100, 110 Cambridge Terrace**	**Central City**	**Hereford Street Bridge and Setting**	**1458**	**682**	**N/A**	**Significant**		**860**	**32C; H16**
167	**Hereford Street**		**Central City**	**Commercial Building and Setting**	**1435**	**668**	**No - not yet assessed**	**Significant**		**840**	**32C; H16**

272	Hereford Street		Central City	St Luke's Chapel and Setting	268	370	**Yes**	Significant	5328 Category 2	304	32C, CC
~~**300**~~	~~**Hereford Street**~~		~~**Central City**~~	~~**Dwelling and Setting**~~	~~**269**~~	~~**372**~~	~~**No - not yet assessed**~~	~~**Significant**~~	~~-~~	~~**306**~~	~~**32C, CC**~~
59	Hewitts Road		Merivale	Former Dwelling and Setting, Te Koraha	270	240	**No - not yet assessed**	Highly Significant	3130 Category 2	88	31C
59	Hewitts Road		Merivale	St Andrew's Church and Setting	271	239	**Yes**	Highly Significant	304 Category 1	87	31C
129	**High Street**		**Central City**	**Commercial Building and Setting, Former Bank of New Zealand**	**1403**	**652**	**Yes - limited to strong room and door with its locking mechanism, interior structural elements - floors, ceilings, beams, walls, columns and piers**.	**Significant**		**814**	**39C; H20**
135	High Street	**1-3 135 High Street, 267 St Asaph Street**, 139 High Street, 141 High Street, 143 High Street, **147 High Street, 151 High Street,** 155 High Street,~~**157 High Street,**~~ 159 High Street, 161 High Street, 163 High Street, 165 High Street, ~~**153 High Street, 145 High Street**~~	Central City	Commercial Building and Setting, Duncan's Buildings	~~**274**~~ **1432**	604	**No - not yet assessed**	Significant	1864 Category 2	693	39C; H20

158	High Street		Central City	Commercial Building **Façade** and Setting, Former C F Cotter and Company	~~275~~ **1408**	~~471~~ **657**	**N/A**	Significant		280	39C; H20
181	High Street	238 Tuam Street, 179 High Street	Central City	Commercial Building Façade and Setting, Former A J Whites	1313	555	**N/A**	Significant	1909 Category 2	642	39C; H20
201	High Street	203 High Street	Central City	Commercial Building Façade and Setting	283	346	**N/A**	Significant		274	39C; H20
225	High Street		Central City	Commercial Building and Setting	286	339	**No - not yet assessed**	Significant		266	39C; H19
				High Street Triangles and Settings							
189F	High Street	Corner of High and Tuam Streets	Central City	Triangle Reserve and Setting	1282	349	**N/A**	Significant		279	39C; H20
192F	High Street	153 Manchester Street, corner of High and Manchester Street [North of Lichfield Street]	Central City	Triangle Reserve and Setting	1362	341	**N/A**	Significant		269	39C; H20
215F	High Street	211F High Street, Corner of High and Manchester Street [South of Lichfield Street]	Central City	Triangle Reserve and Setting	1281	343	**N/A**	Significant		272	39C; H20
220F	High Street	Corner of Cashel and High Street [South of Cashel Street]	Central City	Triangle Reserve and Setting	1279	334	**N/A**	Significant		261	39C; H19
261F	High Street	Corner of High and Cashel Street [North of Cashel Street]	Central City	Triangle Reserve and Setting	1359	601	**N/A**	Significant		747	39C; H19
291F	High Street	Corner of Colombo and Hereford Street	Central City	Triangle Reserve and Setting	272	328	**N/A**	Significant		253	32C; H16
153	Holly Road		St Albans	Dwelling and Setting	294	458	**No - not yet assessed**	Significant	3715 Category 2	236	32C

43	Holmwood Road		Fendalton	Dwelling and Setting	298	233	**No - not yet assessed**	Significant	3808 Category 2	80	31C; H9
90	Ilam Road		Ilam	Former Dwelling and Setting, Okeover	300	201	**No - not yet assessed**	Significant		29	31C; H12
				Ilam							
129	Ilam Road	77, 77A, 77B, 89, 87, 90, 106 Ilam Road; 9, 9A Maidstone Road, 68, 74 Waimairi Road; 2 Homestead Lane; 12 Siska Place	Ilam	Former Ilam Gardens	302	N/A	**N/A**	Highly Significant		656	31C; H12
129	Ilam Road	77, 77A, 77B, 89, 87, 90, 106 Ilam Road; 9, 9A Maidstone Road, 68, 74 Waimairi Road; 2 Homestead Lane; 12 Siska Place	Ilam	Former Dwelling and Setting, Ilam	301	620	**No - not yet assessed**	Highly Significant		657	31C; H12
5	Jacksons Road	9 Jacksons Road	Fendalton	Dwelling and Setting	303	219	**No - not yet assessed**	Significant		58	31C; H9
47	Jacksons Road		Lyttelton	Dwelling and Setting	1129	49	**No - not yet assessed**	Significant		375	52C; H31
46	Jeffreys Road		Fendalton	Dwelling and Setting	305	426	**No - not yet assessed**	Significant		48	31C
509	Johns Road	507 Johns Road	Belfast	Harewood Crematorium, Chapel and Setting	1351	615	**No - not yet assessed**	Highly Significant		774	18C
5	Julius Place		Akaroa	St Peter's Vicarage and Setting	1025	20	**No - not yet assessed**	Significant		543	77C; H36
				Riccarton							
16	Kahu Road	12 Kahu Road	Fendalton	Riccarton Grounds	1315	N/A	**N/A**	Highly Significant	1868 Category 1	661	31C; H13
16	Kahu Road		Fendalton	Riccarton Bush	647	N/A	**N/A**	Highly Significant	1868	660	31C; H13

									Category 1		
16	Kahu Road	12 Kahu Road	Fendalton	Former Dwelling and Setting, Deans Cottage	307	621	**Yes**	Highly Significant	3679 Category 1	662	31C; H13
16	Kahu Road	12 Kahu Road	Fendalton	Former Dwelling and Setting, Riccarton	306	621	**No - not yet assessed**	Highly Significant	1868 Category 1	663	31C; H13
39	Kahu Road	31A Kahu Road	Fendalton	Former Riccarton Farm Buildings and Setting	1291	215	**No - not yet assessed**	Significant		645	31C; H13
				Christchurch Boys' High School							
39	Kahu Road		Fendalton	Christchurch Boys' High School Main Block including east wing and Setting	506	214	**No - not yet assessed**	Highly Significant	3658 Category 1	52	31C; H13
39	Kahu Road		Fendalton	Christchurch Boys' High School War Memorial and Setting	1360	214	**N/A**	Highly Significant		754	31C; H13
629	Kaituna Valley Road		Motukarara	Sign of the Packhorse and Setting	1164	522	**No - not yet assessed**	Highly Significant		348	R1C
				Former Halswell Quarry							
185	Kennedys Bush Road		Halswell	Former Halswell Quarry	648	N/A	**N/A**	Highly Significant		654	50C
185	Kennedys Bush Road		Halswell	Former Dwelling and Setting, Halswell Quarry Manager's Residence, Garden and Garage	309	618	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant	7223 Category 2	655	49C
185	Kennedys Bush Road		Halswell	Remaining Former Halswell Quarry Crusher Buildings, Foundations, Retaining Walls and Setting	1317	618	**Yes** ~~**Scheduled interior heritage fabric identified**~~	Significant		658	50C

							~~in Register of Interior Heritage Fabric~~				
185	Kennedys Bush Road		Halswell	Former Halswell Quarry Singlemen's Quarters and Setting	1316	618	Yes ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Significant		724	50C
185	Kilmore Street		Central City	Former Vicarage of the Church of St Luke the Evangelist and Setting	315	344	No - not yet assessed	Significant	3132 Category 1 7716 Wāhi Tapu	278	32C; H11
228	Kilmore Street	226 Kilmore Street	Central City	Commercial Building and Setting	316	367	No - not yet assessed	Significant	9744 Category 2	300	32C; H16
250	Kilmore Street		Central City	Dwelling and Setting	319	371	No - not yet assessed	Significant		305	32C; CC
50	Kirk Road		Templeton	St Saviour's Church and Setting	321	182	No - not yet assessed	Significant	3075 Category 2	1	35C
~~14~~	~~Kirkwood Avenue~~		~~Riccarton~~	~~Dwelling and Setting~~	~~322~~	~~204~~	~~No - not yet assessed~~	~~Significant~~	-	~~31~~	~~31C~~
35	Knowles Street		St Albans	Dwelling and Setting, Cobham	323	~~441~~ 669	No - not yet assessed	Significant	1883 Category 2	92	24C; H39
~~19~~	~~Kotare Street~~		~~Fendalton~~	~~Dwelling and Setting~~	~~324~~	~~209~~		~~Significant~~		~~42~~	~~31C; H13~~
1	Latimer Square		Central City	Latimer Square and Setting	325	355	N/A	Highly Significant		287	32C; H16
~~530~~ 546	Le Bons Bay Road	~~546 Le Bons Bay Road~~	Le Bons Bay	Peace Memorial Library and Setting	719	~~545~~ 662	No - not yet assessed	Significant	7321 Category 2	626	71C

41	Leinster Road		Merivale	Dwelling and Setting	327	434	**No - not yet assessed**	Significant	3717 Category 2	73	31C; H6
61	Leinster Road		Merivale	Dwelling and Setting	328	438	**No - not yet assessed**	Significant	3718 Category 2	76	31C; H6
92	Lichfield Street		Central City	Commercial Building and Setting, Former Sargood Son and Ewen	334	338	**No - not yet assessed**	Highly Significant		264	39C; H19
96	Lichfield Street		Central City	Commercial Building and Setting, Former Wellington Woollen Mills Manufacturing Company	333	340	**No - not yet assessed**	Highly Significant	1899 Category 1	268	39C; H19
338	Lincoln Road	1-29/336 Lincoln Road, 338A Lincoln Road	Addington	Former Addington Gaol, Wall and Setting	338	230	**No - not yet assessed**	Highly Significant	7467 Category 2	649	38C; H22
70E	Linwood Avenue		Linwood	MED Substation	624	N/A	**No - not yet assessed**	Significant		697	32C; H14
447	Linwood Avenue		Bromley	Canterbury Crematorium and Setting	1322	564	**No - not yet assessed**	Significant		730	40C
14	London Street	14A London Street	Lyttelton	Commercial Building and Setting	1049	175	**No - not yet assessed**	Significant		408	52C; H31
15	London Street		Lyttelton	Commercial Building and Setting	1078	150	**No - not yet assessed**	Significant		404	52C; H31
18A	London Street		Lyttelton	Commercial Building and Setting	1050	176	**No - not yet assessed**	Significant		406	52C; H31
31	London Street		Lyttelton	Commercial Building and Setting, Former Maher's Drapery	1206	509	**No - not yet assessed**	Highly Significant		398	52C; H31
47	London Street		Lyttelton	Commercial Building and Setting	1055	151	**No - not yet assessed**	Significant		389	52C; H31
62	London Street		Lyttelton	Dwelling and Setting	766	513	**Yes** ~~**Scheduled interior heritage fabric**~~	Highly Significant	7370 Category 2	386	52C; H31

							~~identified in Register of Interior Heritage Fabric~~				
64	London Street		Lyttelton	Dwelling and Setting	1119	28	**No - not yet assessed**	Significant		385	52C; H31
66	London Street		Lyttelton	Dwelling and Setting	1118	114	**No - not yet assessed**	Significant		383	52C; H31
52	Longfellow Street		Sydenham	Dwelling and Setting	343	350	**No - not yet assessed**	**Highly** Significant	3719 Category 2	281	39C; H24
53	Lukes Road		Okains Bay	Dwelling and Setting, Wharenui	694	162	**No - not yet assessed**	Significant	5281 Category 2	614	66C
				Holy Trinity Avonside							
20	Lychgate Close	122 Avonside Drive, 20A Lychgate Close	Linwood	Holy Trinity Avonside Lychgate and Setting	1358	386	**N/A**	Significant		763	32C; H14
20	Lychgate Close	122 Avonside Drive, 20A Lychgate Close	Linwood	Holy Trinity Avonside Graveyard and Setting	45	386	**N/A**	Highly Significant		330	32C; H14
24	McDougall Avenue		St Albans	Former Dwelling and Setting, Fitzroy	377	443	**Yes**	Highly Significant	1908 Category 2	99	31C
2	MacMillan Avenue		Cashmere	Cashmere Hills Presbyterian Church and Setting	345	289	**No - not yet assessed**	Highly Significant	1842 Category 2	197	46C
	Magazine Bay Foreshore		Lyttelton	Magazine and Setting	695	549	**No - not yet assessed**	Highly Significant	7234 Category 1	637	58C
2	Main Road		Ferrymead	Former Dwelling and Setting	349	406	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Significant	3101 Category 2	362	47C

				Former Governors Bay School and School Master's House							
112	Main Road		Governors Bay	Former Governors Bay School and Setting	672	76	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant	5434 Category 2	309	57C
112	Main Road		Governors Bay	Former Governors Bay School Master's House and Setting	673	76	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant	5435 Category 2	307	57C
145F	Main Road	167 Main Road	Redcliffs	Redcliffs Tram/Bus Shelter, Wall and Setting	350	408	**N/A**	Significant		449	48C
186	Main Road		Redcliffs	Commercial Building and Setting	43	407	**No - not yet assessed**	Significant		447	48C
				Kapuatohe Historic Reserve							
663	Main North Road	665 Main North Road	Belfast	Kapuatohe Reserve	1361	N/A	**N/A**	Significant		759	11C; H1
66~~35~~	Main North Road	66~~53~~ Main North Road	Belfast	Dwelling and Setting	1294	614	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		109	11C; H1

66~~53~~	Main North Road	66~~35~~ Main North Road	Belfast	Dwelling and Setting, Belfast School Master's House	352	614	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	3350 Category 2	114	11C; H1
774	Main North Road		Belfast	Commercial Building and Setting, Scanes Store	354	454	**No - not yet assessed**	Significant		187	12C
831	Main North Road		Belfast	St David's Church and Setting	353	456	**No - not yet assessed**	Highly Significant	3810 Category 2	215	12C
				St Peter's Church							
24	Main South Road	Part of 25, 25A Yaldhurst Road	Upper Riccarton	St Peter's Church **-** Graveyard and Setting	355	193	**N/A**	Highly Significant		19	30C; H18
24	Main South Road	Part of 25, 25A Yaldhurst Road	Upper Riccarton	St Peter's Church and Setting	1285	193	**No - not yet assessed**	Highly Significant	1792 Category 2	18	30C; H18
24	Main South Road	Part of 25, 25A Yaldhurst Road	Upper Riccarton	St Peter's Church Lychgate and Setting	1314	193	**N/A**	Significant		641	30C; H18
29	**Major Aitken Drive**		**Cashmere**	**Former Cashmere Sanatorium Open Air ~~Hut~~ Shelter and Setting**	**1456**	**680**	**Yes**	**Significant**	**1974 Category 1**	**858**	**46C**
159	**Manchester Street**		**Central City**	**Commercial Building and Setting, Former Canterbury Terminating Building Society**	**1402**	**651**	**Yes - limited to structure, lift, and staircase including light fittings.**	**Highly Significant**		**813**	**39C; H20**
217	Manchester Street	**124 Worcester Street**	Central City	~~**Former**~~ Commercial Building **and Setting**, **Shand's**	256	608	**No - not yet assessed**	Significant	307 Category 1	233	32C; H16

~~218R~~	~~Manchester Street~~		~~Central City~~	~~Former MED Converter Station, Substation and Setting~~	~~372~~	~~345~~		~~Significant~~		~~276~~	~~32C; H16~~
248	Manchester Street		Central City	Former Church of St Luke the Evangelist Bell Tower and Setting The extent of the setting area around the Bell Tower, measured from the base of timber buttresses of the structure for all directions, is 5 metres to the west, 4 metres to the east, 3 metres to the north, and 3 metres to the south	1290	646	**No - not yet assessed**	Significant		630	32C; H11
387	Manchester Street		Central City	Former Dwelling and Setting, Holly Lea/McLean's Mansion	373	332	**No - not yet assessed**	Highly Significant	300 Category 1	259	32C; H10
23	Mandeville Street		Riccarton	Former Dwelling and Setting	374	221	**No - not yet assessed**	Significant	7311 Category 2	62	38C
				New Brighton Beachfront							
213	Marine Parade	**195 Marine Parade,** 213R Marine Parade, **Marine Parade and Brighton Mall Road Reserve**	New Brighton	New Brighton Clock Tower and Setting	602	~~469~~ **670**	**No - not yet assessed**	Significant		446	27C; H4
213	**Marine Parade**	**195 Marine Parade, 213R Marine Parade, Marine Parade and Brighton Mall Road Reserve**	**New Brighton**	**New Brighton War Memorial, Amphitheatre and Setting**	**1438**	**670**	**N/A**	**Highly Significant**		**841**	**27C; H4**

~~9~~ 5	Matai Street East		Riccarton	Former Pumphouse and Setting, Pump No. 24.	613	228	No - not yet assessed	Significant		70	31C
37	Maunsell Street		Woolston	Dwelling and Setting, Bloomsbury	599	398	No - not yet assessed	Significant	7134 Category 2	344	47C
4	Medbury Terrace		Fendalton	Dwelling and Setting, Avonhoe	378	208	No - not yet assessed	Significant		38	31C; H8
46	Memorial Avenue		Fendalton	Dwelling and Setting, Colwell	379	421	No - not yet assessed	Significant		34	31C; H8
239	Middle Road		Pigeon Bay	Dwelling and Setting, former Burnside	776	79	No - not yet assessed	Significant	5282 Category 2	472	67C
7	Middleton Road		Upper Riccarton	Dwelling and Setting, Midway	383	202	No - not yet assessed	Significant		631	31C
19E	Millar Street		Sydenham	MED Substation and Setting	489	356	No - not yet assessed	Significant		288	39C
259	Milton Street		Sydenham	Former MED Substation and Setting	601	322	No - not yet assessed	Significant		239	39C; H24
20	Mona Vale Avenue		Riccarton	Dwelling and Setting	384	224	No - not yet assessed	Significant		66	31C
178	Moncks Spur Road		Moncks Spur	Dwelling and Setting	597	616	No - not yet assessed	Significant		702	47C
1	Monsaraz Boulevard		Halswell	Former Dwelling and Setting, Spreydon Lodge	1461	687	Yes – limited to interior staircase and ground floor marble fire surround	Significant		862	45C
181	Montreal Street		Central City	Commercial Building and Setting, Former W. Williamson Construction Company	1353	597	No - not yet assessed	Significant		744	39C; H19
279	Montreal Street		Central City	Dwellings and Setting, West Avon Flats	387	552	No - not yet assessed	Significant	1944 Category 2	189	32C; H15
311	Montreal Street		Central City	Dwelling and Setting	389	286	No - not yet assessed	Significant		183	32C; H15

381	Montreal Street	32 Salisbury Street	Central City	Dwelling and Setting, Ironside House	487	288	**Yes**	Significant		185	32C; H10
402	Montreal Street		Central City	Dwelling and Setting	391	294	**No - not yet assessed**	Significant	3102 Category 2	190	32C; H10
404	Montreal Street		Central City	Dwelling and Setting	392	293	**No - not yet assessed**	Significant	3103 Category 2	193	32C; H10
406	Montreal Street		Central City	Dwelling and Setting	393	292	**No - not yet assessed**	Significant		194	32C; H10
2/408	Montreal Street		Central City	Dwelling and Setting	394	291	**No - not yet assessed**	Significant		192	32C; H10
367	Moorhouse Avenue		Central City	Former Grosvenor Hotel and Setting	398	359	**No - not yet assessed**	Significant		292	39C; CC
26a	Nash Road	15, 26b, 26, 28 Nash Road; 42, 46, 54 Aidanfield Drive	Oaklands	Former Mount Magdala Chapel/ St John of God Chapel and Setting	402	191	**No - not yet assessed**	Highly Significant	4393 Category 1	20	44C; H26
62	Nayland Street		Sumner	Dwelling and Setting	403	413	**No - not yet assessed**	Significant		459	48C
23	New Regent Street	3-8, 10-14, 16-17, 19, 21, 23-26, 28-35, 38 New Regent Street; 153 Gloucester Street; 157A Gloucester Street; 166 Armagh Street; 180 Armagh Street	Central City	New Regent Street Shops and Setting	404	336	**No - not yet assessed**	Highly Significant	4385 Category 1 7057 Historic Area	262	32C; H16
1	Norwich Quay		Lyttelton	Signal Box and Setting	1094	519	**No - not yet assessed**	Significant		427	52C; H31
2	Norwich Quay		Lyttelton	Commercial Building and Setting -	1372	637	**No - not yet assessed**	Significant		787	R1C, 52C, H31
5	Norwich Quay		Lyttelton	Former Harbour Board Office and Setting	735	174	**No - not yet assessed**	Significant	1815 Category 2	413	52C; H31
894	Okains Bay Road		Okains Bay	Dwelling and Setting, Rowandale	696	534	**No - not yet assessed**	Highly Significant	7283	618	R5C

									Category 2		
1048	Okains Bay Road		Okains Bay	Dwelling and Setting, Kawatea	717	139	**No - not yet assessed**	Significant	5275 Category 2	619	68C
1130	Okains Bay Road		Okains Bay	Former Library and Setting	690	532	**No - not yet assessed**	Significant	1731 Category 2	621	68C; H32
1131	Okains Bay Road		Okains Bay	St John the Evangelist Church and Setting	715	144	**No - not yet assessed**	Highly Significant	1715 Category 2	620	68C; H32
1147	Okains Bay Road		Okains Bay	Former Okains Bay School and Setting	1184	62	**No - not yet assessed**	Significant		623	68C; H32
1162	Okains Bay Road		Okains Bay	Former Seed Store and Setting	697	59	**No - not yet assessed**	Highly Significant	5278 Category 2	622	68C; H32
1162	Okains Bay Road		Okains Bay	Store, Former Post Office, Dwelling and Setting	689	59	**No - not yet assessed**	Highly Significant	5277 Category 2	625	68C; H32
231	Old Sumner - Lyttelton Road		Lyttelton	Battery Point Battery - Headland and Sentry Post	1229	N/A	**No - not yet assessed**	Highly Significant	7553 Historic Area	767	53C
389	Onuku Road		Akaroa	Karaweko and Setting	~~1174~~ **1454**	~~152~~ **678**	**No - not yet assessed**	Highly Significant		477	R9C
392	Onuku Road		Akaroa	Te Whare Karakia o Ōnuku and Setting	683	500	**No - not yet assessed**	**Highly** Significant	265 Category 1	478	R9C
41D	Opawa Road		Opawa	Dwelling and Setting, Roxburghe	405	382	**No - not yet assessed**	Significant	3814 Category 2	325	39C
44	Opawa Road		Opawa	Dwelling and Setting, Former Calimo	406	381	**No - not yet assessed**	Significant	3720 Category 2	324	39C
64	Opawa Road		Opawa	Dwelling and Setting, Cardowan	407	385	**No - not yet assessed**	Significant	3815 Category 2	328	39C

	Oxford Street, between End-Norwich		Lyttelton	Pilgrims Landing Site and Setting	736	514	**N/A**	Significant		409	52C; H31
	Oxford Street, between London -Exeter		Lyttelton	Cobblestone Gutters and Setting	1179	560	**N/A**	Significant		410	52C; H31
10	Oxford Street		Lyttelton	Former British Hotel and Setting	1070	157	**No - not yet assessed**	Significant		414	52C; H31
13	Oxford Street		Lyttelton	Commercial Building and Setting	1071	516	**No - not yet assessed**	Significant		416	52C; H31
20	Oxford Street		Lyttelton	Commercial Building and Setting	1320	562	**No - not yet assessed**	Significant		728	52C; H31
26	Oxford Street		Lyttelton	Former Lyttelton Gaol Site	738	N/A	**No - not yet assessed**	Highly Significant	7353 Category 1	701	52C; H31
39	Oxford Street		Lyttelton	Former Warder's House and Setting	767	31	**No - not yet assessed**	Significant	7533 Category 2	419	52C; H31
47	Oxford Street		Lyttelton	Dwelling and Setting	1098	510	**No - not yet assessed**	Significant		424	52C; H31
51	Oxford Street		Lyttelton	Dwelling and Setting	1096	4	**No - not yet assessed**	Significant		425	52C; H31
53	Oxford Street		Lyttelton	Dwelling and Setting	1095	104	**No - not yet assessed**	Significant		428	52C; H31
59	Oxford Street		Lyttelton	Dwelling and Setting	1108	111	**No - not yet assessed**	Significant		430	52C; H31
	Oxford Terrace, intersection with Bangor Street		Central City	Bangor Street No. 3 Pumphouse and Setting	635	587	**No - not yet assessed**	Highly Significant		311	32C; H11
14	Oxford Terrace		Central City	Former Dwelling and Setting	409	273	**No - not yet assessed**	Significant	1912 Category 2	156	39C; H19
95	Oxford Terrace	95A Oxford Terrace	Central City	Former Dwelling and Setting	606	310	**No - not yet assessed**	Significant		217	39C; H19
152	**Oxford Terrace**		**Central City**	**Commercial Building and Setting, Former Public Trust Office**	**1401**	**650**	**Yes - limited to original posts and beams, southern staircase, lift**	**Highly Significant**	**3128 Category 2**	**812**	**32C; H16**

							cab, lift shaft and lift glazing bars, vehicle turntable and safe doors in the basement and revolving door at the main entrance.				
153	Oxford Terrace	161 Oxford Terrace	Central City	Captain Robert Falcon Scott Statue and Setting	572	579	**N/A**	Highly Significant	1840 Category 2	226	32C; H16
159	Oxford Terrace	142 Cambridge Terrace	Central City	Former Municipal Chambers and Setting	415	581	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1844 Category 1	225	32C; H16
176	Oxford Terrace		Central City	Former Midland Club and Setting	416	610	**No - not yet assessed**	Significant	3123 Category 2	682	32C; H16
311	Oxford Terrace	320 Cambridge Terrace, 310 Cambridge Terrace, 315 Oxford Terrace	Central City	The Bricks Site, Cairn and Setting	133	586	**N/A**	Highly Significant	7715 Wāhi Tapu	650	32C; H11
20	Papanui Road		St Albans	Commercial Building and Setting	420	263	**No - not yet assessed**	Significant		134	32C
85	Papanui Road		Merivale	Former Dwelling and Setting, Acland House	421	251	**No - not yet assessed**	Significant		106	31C; H7
~~**106**~~ **110**	Papanui Road	**108 Papanui Road**	St Albans	Former Dwelling and Setting	422	451	**No - not yet assessed**	Significant		113	31C; H7
110	Papanui Road		St Albans	Former Dwelling/ School and Setting, Former Rangi Ruru/Roseneath House	423	450	**No - not yet assessed**	Significant		112	31C; H7

122	Papanui Road		St Albans	Dwelling and Setting, Te Wepu	155	448	**No - not yet assessed**	Significant	4923 Category 2	110	31C; H7
146	Papanui Road		St Albans	Dwelling and Setting, Orana	425	446	**No - not yet assessed**	Significant	1910 Category 2	105	31C; H7
166	Papanui Road		St Albans	Dwelling and Setting, Amwell	427	445	**No - not yet assessed**	Significant		104	31C; H7
236	Papanui Road		St Albans	Dwelling and Setting	429	442	**No - not yet assessed**	Significant	1885 Category 2	94	31C
283	Papanui Road		Merivale	Dwelling and Setting, Damsels	433	440	**No - not yet assessed**	Significant	1884 Category 2	89	31C; H39
347	Papanui Road		Papanui	Former Dwelling and Setting, Strowan	434	436	**No - not yet assessed**	Highly Significant	3732 Category 2	78	24C; H39
399	Papanui Road		Papanui	Dwelling and Setting, Woodford	626	433	**Yes**	Significant		71	24C; H39
26	Park Terrace	17 Armagh Street, 17A Armagh Street	Central City	Former Dwelling and Setting, Inveresk	34	276	**No - not yet assessed**	Significant	3117 Category 2	169	32C; H15
26	Park Terrace	25A Cranmer Square	Central City	Former St Margaret's School Building and Setting	158	279	**No - not yet assessed**	Highly Significant	3105 Category 2	173	32C; H15
100	Park Terrace		Central City	Former Bishop's Chapel and Setting	1305	470	**No - not yet assessed**	Highly Significant	296 Category 1	163	32C; H10
122	Park Terrace		Central City	Dwelling and Setting	446	258	**No - not yet assessed**	Significant	1888 Category 2	126	32C; H10
8	Park Terrace		Lyttelton	Erskine Point Gun Emplacement and Setting	1136	548	**N/A**	Significant		351	58C
6	Peartree Lane		Hillsborough	Dwelling and Setting, Glenmore	449	395	**No - not yet assessed**	Significant	3109 Category 2	341	46C

4	Percy Street		Akaroa	Dwelling and Setting	1039	170	**No - not yet assessed**	Significant		516	77C; H37
				Glencarrig							
7	Percy Street		Akaroa	Dwelling and Setting, Glencarrig	659	51	**No - not yet assessed**	Significant	1709 Category 2	520	77C; H37
7	Percy Street		Akaroa	Glencarrig Waterwheel and Setting	1307	51	**N/A**	Significant		644	77C; H37
10	Percy Street		Akaroa	Dwelling and Setting	656	78	**No - not yet assessed**	Significant	3053 Category 2	511	77C; H37
14	Percy Street		Akaroa	Dwelling and Setting	708	22	**No - not yet assessed**	Significant	3054 Category 2	506	77C; H37
20	Percy Street		Akaroa	Dwelling and Setting	1041	138	**No - not yet assessed**	Significant		515	77C; H37
~~22A~~ **24**	Percy Street		Akaroa	Dwelling and Setting	1147	37	**No - not yet assessed**	Significant		518	77C; H37
1-37/25	Peterborough Street		Central City	Former Christchurch Teachers College and Setting	440	281	**No - not yet assessed**	Highly Significant	1914 Category 2	176	32C; H10
380	Pettigrews Road		Pigeon Bay	Former Kukupa Side School and Setting	1209	98	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant	7495 Category 2	471	67C
~~**38**~~	~~**Phillips Street**~~	-	~~**Phillipstown**~~	~~**Church of the Good Shepherd Vicarage and Setting**~~	~~**443**~~	~~**380**~~	~~**No - not yet assessed**~~	~~**Significant**~~	~~**3100**~~ ~~**Category 2**~~	~~**323**~~	~~**39C**~~
	Port Hills, Lyttelton and Heathcote		Heathcote/ Lyttelton	Lyttelton Railway Tunnel, Lyttelton and Heathcote Tunnel Portals and Setting	760	556	**N/A**	Highly Significant	7172 Category 1	768	52C, 47C; H31

				(underground heritage item)							
340	Prestons Road		Marshland	St Mark's Church and Setting	450	466	**No - not yet assessed**	Significant		329	19C
18	Purau Avenue		Diamond Harbour	Dwelling and Setting, Stoddart's Cottage	671	537	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	3088 Category 1	448	59C
901	Purau - Port Levy Road		Port Levy	St Paul's Church and Setting	684	542	**No - not yet assessed**	Highly Significant	5370 Category 2	466	R1C
1	Quail Island		Diamond Harbour	Former Quarantine Barracks and Setting	1365	631	**No - not yet assessed**	Highly Significant	7408 Category 1	780	58C, 61C
148	Racecourse Road		Upper Riccarton	Dwelling and Setting, Chokebore Lodge	451	187	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1791 Category 1	11	30C; H17
				~~**Riccarton Racecourse**~~							
165	Racecourse Road		Riccarton Park	Riccarton Racecourse Tea House and Setting	452	~~**183**~~ **684**	**No - not yet assessed**	Highly Significant	5330 Category 2	4	30C; H17
~~**165**~~	~~**Racecourse Road**~~	~~-~~	~~**Riccarton Park**~~	~~**Riccarton Racecourse Public Grandstand and Setting**~~	~~**453**~~	~~**183**~~	~~**No - not yet assessed**~~	~~**Highly Significant**~~	~~-~~	~~**5**~~	~~**30C; H17**~~
51	Radley Street		Woolston	Dwelling and Setting	1371	636	**Yes**	Significant		786	39C
3, 5	Randolph Terrace	12 Reserve Terrace	Lyttelton	Dwelling and Setting	1166	172	**No - not yet assessed**	Significant		445	52C; H31

41	Ranfurly Street		St Albans	Dwelling and Setting	454	452	**No - not yet assessed**	Significant	1890 Category 2	180	32C; H7
45	Ranfurly Street		St Albans	Dwelling and Setting	455	453	**No - not yet assessed**	Significant	298 Category 1	188	32C; H7
35	**Rata Street**		**Riccarton**	**Dwelling and Setting**	**1433**	**666**	**Yes**	**Significant**		**838**	**31C**
1	Restell Street		Papanui	Former Papanui Railway Station and Setting	456	431	**No - not yet assessed**	Highly Significant	7415 Category 2	61	24C
1	Retreat Road		Avonside	MED Substation and Setting	600	388	**No - not yet assessed**	Significant		334	32C
2	Riccarton Avenue		Central City	Nurses' Memorial Chapel and Setting	460	252	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1851 Category 1	108	38C, CC
7	Riccarton Avenue		Central City	Curator's House and Setting	473	255	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	**Highly** Significant	1863 Category 2	128	39C; H19
7	Riccarton Avenue		Central City	Cuningham House and Setting	83	245	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1862 Category 2	95	31C; H15

7	Riccarton Avenue		Central City	Moorhouse Statue and Setting	84	255	**N/A**	Highly Significant		127	32C; H15
265	Riccarton Road		Upper Riccarton	~~Former Baron's Court/Kilmead Motor House,~~ Former Holy Name Seminary **Chapel** ~~and Dormitory incorporating the former Dwelling Baron's Court/Kilmead, Motor House and Setting~~	463	~~203~~	**No - not yet assessed**	Highly Significant	7336 Category 2	30	31C
355C	Riccarton Road		Upper Riccarton	Commercial Building and Setting	466	195	**No - not yet assessed**	Significant		22	30C; H18
~~364~~ **350**	Riccarton Road		Upper Riccarton	Bush Inn Hotel and Setting	464	197	**No - not yet assessed**	Significant		23	30C; H18
393	Riccarton Road		Upper Riccarton	J.R. McKenzie Memorial Children's Library and Setting	1329	571	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Significant		737	30C; H18
188	Richardson Terrace	67E Vincent Place	Opawa	Dwelling and Setting, The Hollies	467	391	**No - not yet assessed**	Significant	3112 Category 2	337	39C; H40
25	Ripon Street		Lyttelton	Dwelling and Setting	1175	34	**No - not yet assessed**	Significant		418	52C; H31
290	Riverlaw Terrace		St Martins	Dwelling and Setting, Springbank	469	383	**No - not yet assessed**	Significant	3730 Category 2	326	46C; H25
99	Robinsons Bay Valley Road		Duvauchelle	Dwelling and Setting, Former School Master's House	1173	539	**No - not yet assessed**	Significant		485	R5C
34	**Roker Street**		**Somerfield**	**Sydenham Cemetery**	**1443**	**N/A**	**N/A**	**Highly Significant**		**846**	**45C; 46C**
5	Rolleston Avenue	7, 8 Riccarton Avenue	Central City	Rolleston Statue and Setting	472	257	**N/A**	Highly Significant	1946	135	32C; H15

									Category 2		
5	Rolleston Avenue	7, 8 Riccarton Avenue	Central City	Fitzgerald Statue and Setting	470	264	**N/A**	Highly Significant		136	39C; H19
9	Rolleston Avenue		Central City	Robert McDougall Art Gallery and Setting	471	256	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	303 Category 1	118	31C; H15
				Canterbury Museum							
11	Rolleston Avenue		Central City	Canterbury Museum (1870-1882 buildings) and Setting	~~**474**~~ **1437**	257	**No - not yet assessed**	Highly Significant	290 Category 1	124	32C; H15
11	Rolleston Avenue		Central City	Roger Duff Wing South and West Facades and Setting	1379	257	**N/A**	Significant		809	32C; H15
11	Rolleston Avenue		Central City	Centennial Wing East Façade and Setting	1378	257	**N/A**	Significant		808	32C; H15
				Christ's College							
33	Rolleston Avenue		Central City	Christ's College Open Air Classrooms and Setting	483	254	**No - not yet assessed**	Significant	3282 Category 2	115	31C; H15
33	Rolleston Avenue		Central City	Christ's College Former Hare Memorial Library and Classrooms and Setting	476	254	**Yes**	Highly Significant	3278 Category 1	116	31C; H15
33	Rolleston Avenue		Central City	Christ's College School House and Setting	481	254	**No - not yet assessed**	Highly Significant	3280 Category 2	117	31C; H15
33	Rolleston Avenue		Central City	Christ's College Former Condell's House and Setting	478	254	**No - not yet assessed**	Highly Significant	4913 Category 2	119	31C; H15
33	Rolleston Avenue		Central City	Christ's College Former Big School and Setting	482	254	**No - not yet assessed**	Highly Significant	48 Category 1	120	31C; H15

33	Rolleston Avenue		Central City	Christ's College Chapel and Setting	477	254	**No - not yet assessed**	Highly Significant	3277 Category 1	121	31C; H15
33	Rolleston Avenue		Central City	Christ's College Main Quadrangle and Setting	475	254	**N/A**	Significant		122	31C; H15
33	Rolleston Avenue		Central City	Christ's College Jacobs House and Setting	480	254	**No - not yet assessed**	Significant	3279 Category 2	123	31C; H15
33	Rolleston Avenue		Central City	Christ's College Former New Classrooms and Setting	615	254	**No - not yet assessed**	Highly Significant		125	31C; H15
33	Rolleston Avenue		Central City	Christ's College Dining Hall Tower and Hospital and Setting	617	254	**No - not yet assessed**	Highly Significant		129	31C; H15
33	Rolleston Avenue		Central City	Christ's College Memorial Dining Hall and Setting	479	254	**No - not yet assessed**	Highly Significant	3276 Category 1	130	31C; H15
33	Rolleston Avenue		Central City	Christ's College Administration Building and Setting	616	254	**No - not yet assessed**	Significant		132	31C; H15
64	Rolleston Avenue		Central City	Dwelling and Setting	30	267	**No - not yet assessed**	Significant		140	32C; H15
1A	Rue Balguerie		Akaroa	Daly's Wharf, Shelter and Setting	1210	473	**N/A**	Significant		534	77C; H36
3	Rue Balguerie		Akaroa	Former Customhouse and Setting	726	11	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1717 Category 2	537	77C; H36
10	Rue Balguerie		Akaroa	St Peter's Church and Setting (including the link from the Church to the Hall, but excluding the 1982 Hall itself)	747	487	**No - not yet assessed**	Highly Significant	267 Category 1	553	77C; H36
11	Rue Balguerie		Akaroa	Dwelling and Setting	1019	132	**No - not yet assessed**	Significant		560	77C; H36

12	Rue Balguerie		Akaroa	Dwelling and Setting	1021	128	**No - not yet assessed**	Significant		559	77C; H36
15	Rue Balguerie		Akaroa	Dwelling and Setting	1020	125	**No - not yet assessed**	Significant		563	77C; H36
17	Rue Balguerie		Akaroa	Dwelling and Setting	744	131	**No - not yet assessed**	Significant	5334 Category 2	567	77C; H36
18	Rue Balguerie		Akaroa	Dwelling and Setting	749	129	**No - not yet assessed**	Highly Significant	1711 Category 2	568	77C; H36
21	Rue Balguerie		Akaroa	Dwelling and Setting	745	126	**No - not yet assessed**	Significant	5340 Category 2	569	77C; H36
23	Rue Balguerie		Akaroa	Dwelling and Setting	746	167	**No - not yet assessed**	Significant	1723 Category 2	573	77C; H36
37	Rue Balguerie		Akaroa	Dwelling and Setting, Blythcliffe	713	160	**No - not yet assessed**	Highly Significant	1713 Category 1	581	77C; H36
38	Rue Balguerie		Akaroa	Dwelling and Setting	1150	158	**No - not yet assessed**	Significant		593	77C; H36
42	Rue Balguerie		Akaroa	Dwelling and Setting	763	13	**No - not yet assessed**	Significant	5338 Category 2	597	77C; H36
43	Rue Balguerie		Akaroa	Dwelling and Setting	1022	130	**No - not yet assessed**	Significant		592	77C; H36
44	Rue Balguerie		Akaroa	Dwelling and Setting	1024	115	**No - not yet assessed**	Significant		598	77C; H36
46	Rue Balguerie		Akaroa	Dwelling and Setting	1151	61	**No - not yet assessed**	Significant		601	77C; H36
47	Rue Balguerie		Akaroa	Dwelling and Setting	1152	127	**No - not yet assessed**	Significant		596	77C; H36
55	Rue Balguerie		Akaroa	Dwelling and Setting	1190	9	**No - not yet assessed**	Significant		600	77C; H36
70	Rue Balguerie		Akaroa	Dwelling and Setting, Linton	667	123	**No - not yet assessed**	Highly Significant	1732 Category 2	605	77C

73	Rue Balguerie		Akaroa	Dwelling and Setting, Former Manse	718	488	**No - not yet assessed**	Highly Significant	1720 Category 2	604	77C; H36
3	Rue Benoit		Akaroa	Dwelling and Setting	1197	18	**No - not yet assessed**	Significant		541	77C; H36
26	Rue Benoit		Akaroa	Dwelling and Setting	758	46	**No - not yet assessed**	Significant	1724 Category 2	587	77C; H36
42	Rue Grehan		Akaroa	Dwelling and Setting	1007	124	**No - not yet assessed**	Significant		603	77C; H35
54	Rue Grehan		Akaroa	Dwelling and Setting	731	83	**No - not yet assessed**	Significant	5335 Category 2	606	77C; H35
56	Rue Grehan		Akaroa	Former Libeau Brick Kiln and Setting	1192	56	**No - not yet assessed**	Significant		607	77C; H35
66	Rue Grehan		Akaroa	Dwelling and Setting	1193	~~476~~ **660**	**No - not yet assessed**	Significant		610	77C; H35
	Rue Jolie, over Aylmers Stream, adjacent to Bruce Terrace		Akaroa	Rue Jolie Bridge and Setting	753	504	**N/A**	Highly Significant	7195 Category 2	577	77C; H37
40	Rue Jolie		Akaroa	Dwelling and Setting	1008	489	**No - not yet assessed**	Significant		555	77C; H36
103	Rue Jolie		Akaroa	Coronation Library and Setting	665	116	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	**Highly** Significant	1716 Category 2	533	77C; H37
105	Rue Jolie	107 Rue Jolie	Akaroa	Gaiety Hall and Setting	666	484	**Yes** ~~**Scheduled interior heritage fabric**~~	Highly Significant	1719 Category 2	532	77C; H37

							~~identified in Register of Interior Heritage Fabric~~				
109A	Rue Jolie		Akaroa	Dwelling and Setting	769	108	No - not yet assessed	Significant		530	77C; H37
110	Rue Jolie		Akaroa	Dwelling and Setting	1139	69	No - not yet assessed	Significant		525	77C; H37
112	Rue Jolie		Akaroa	Dwelling and Setting	1140	58	No - not yet assessed	Significant		522	77C; H37
113	Rue Jolie		Akaroa	Dwelling and Setting	712	43	No - not yet assessed	Significant	1736 Category 2	528	77C; H37
114	Rue Jolie		Akaroa	Dwelling and Setting	1029	66	No - not yet assessed	Significant		524	77C; H37
115	Rue Jolie		Akaroa	Dwelling and Setting	664	107	No - not yet assessed	Significant	1735 Category 2	527	77C; H37
116	Rue Jolie		Akaroa	Dwelling and Setting	1141	84	No - not yet assessed	Significant		523	77C; H37
117	Rue Jolie		Akaroa	Dwelling and Setting	1028	19	No - not yet assessed	Significant		526	77C; H37
130	Rue Jolie		Akaroa	Dwelling and Setting	709	96	No - not yet assessed	Significant	5336 Category 2	512	77C; H37
136	Rue Jolie		Akaroa	Dwelling and Setting	1142	481	No - not yet assessed	Significant		505	77C; H37
147A	Rue Jolie		Akaroa	Dwelling and Setting	706	180	No - not yet assessed	Significant	9945 Category 2	498	77C; H37
147B	Rue Jolie		Akaroa	Dwelling and Setting	1144	181	No - not yet assessed	Significant	1725 Category 2	499	77C; H37
153	Rue Jolie		Akaroa	Dwelling and Setting	658	117	No - not yet assessed	Significant	1734 Category 2	493	77C; H37
154	Rue Jolie	156 Rue Jolie	Akaroa	Dwelling and Setting	705	120	No - not yet assessed	Significant	1727	488	77C; H37

									Category 2		
158	Rue Jolie		Akaroa	Dwelling and Setting	704	118	**No - not yet assessed**	Significant	1741 Category 2	486	77C; H37
160	Rue Jolie		Akaroa	Masonic Lodge Hall, The Phoenix Lodge and Setting	703	119	**No - not yet assessed**	Highly Significant	1733 Category 2	484	77C; H37
164	Rue Jolie	**162 Rue Jolie**	Akaroa	Dwelling and Setting	1038	495	**No - not yet assessed**	Significant	1726 Category 2	483	77C; H37
	Rue Lavaud, between Balguerie-Beach		Akaroa	Trypot and Setting	1198	523	**N/A**	Significant		539	77C; H36
	Rue Lavaud, between Brittan-Croix		Akaroa	Rue Lavaud Bridge and Setting, Southern	774	502	**N/A**	Significant	1714 Category 2	556	77C; H36
	Rue Lavaud, between Woodills-Grehan		Akaroa	Rue Lavaud Bridge and Setting, Northern	756	503	**N/A**	Significant	1714 Category 2	584	77C; H35
6	Rue Lavaud	4 Rue Lavaud, 4E Rue Lavaud	Akaroa	Grand Hotel and Setting	1005	490	**No - not yet assessed**	Significant		585	77C; H35
8	Rue Lavaud		Akaroa	Dwelling and Setting	755	163	**No - not yet assessed**	Highly Significant	3344 Category 2	591	77C; H35
17	Rue Lavaud		Akaroa	Dwelling and Setting, Windermere	757	8	**No - not yet assessed**	Highly Significant	1743 Category 2	580	77C; H35
18	Rue Lavaud		Akaroa	Dwelling and Setting	721	164	**No - not yet assessed**	Highly Significant	1742 Category 2	578	77C; H35
25	Rue Lavaud		Akaroa	St Patrick's Church and Setting	723	153	**No - not yet assessed**	Highly Significant	266 Category 1	582	77C; H36
33	Rue Lavaud		Akaroa	Former Dwelling/ Commercial Building and Setting	1195	64	**No - not yet assessed**	Significant		575	77C; H36

35	Rue Lavaud		Akaroa	Dwelling and Setting	724	101	**No - not yet assessed**	Significant	5295 Category 2	574	77C; H36
39	Rue Lavaud		Akaroa	Trinity Church, Hall and Setting	725	154	**No - not yet assessed**	Highly Significant	5288 Category 2	571	77C; H36
40	Rue Lavaud		Akaroa	Commercial Building/Dwelling and Setting, Former Peninsula General Store	1009	493	**No - not yet assessed**	Significant		566	77C; H36
41	Rue Lavaud	43 Rue Lavaud	Akaroa	Dwelling and Setting	1012	21	**No - not yet assessed**	Significant		570	77C; H36
42	Rue Lavaud		Akaroa	Commercial Building and Setting	1010	3	**No - not yet assessed**	Significant		564	77C; H36
45	Rue Lavaud		Akaroa	Former Dwelling and Setting	1013	166	**No - not yet assessed**	Significant		565	77C; H36
47	Rue Lavaud		Akaroa	Former Dwelling and Setting	750	499	**No - not yet assessed**	Significant		562	77C; H36
48	Rue Lavaud	44, 46 Rue Lavaud	Akaroa	Madeira Hotel and Setting	1011	492	**No - not yet assessed**	Significant		554	77C; H36
50	Rue Lavaud		Akaroa	Former Madeira Hotel and Setting	751	486	**No - not yet assessed**	Significant	7155 Category 2	558	77C; H36
58	Rue Lavaud		Akaroa	Pharmacy and Setting	729	57	**No - not yet assessed**	Significant	5287 Category 2	550	77C; H36
60	Rue Lavaud		Akaroa	Former Town Hall and Setting	1016	89	**No - not yet assessed**	Highly Significant		547	77C; H36
62	Rue Lavaud		Akaroa	Former Police Station and Setting	1196	475	**No - not yet assessed**	Significant		546	77C; H36
65	Rue Lavaud	63 Rue Lavaud	Akaroa	Former Presbyterian Church and Setting	1014	491	**No - not yet assessed**	Significant	5337 Category 2	557	77C; H36
				Akaroa Museum							
71	Rue Lavaud	**5 Rue Balguerie**	Akaroa	Former Dwelling and Setting, Langlois-Eteveneaux Cottage	762	485	**Yes** ~~**Scheduled interior**~~	Highly Significant	264 Category 1	548	77C; H36

							~~heritage fabric identified in Register of Interior Heritage Fabric~~				
71	Rue Lavaud	**5 Rue Balguerie**	Akaroa	Former Courthouse and Setting	761	485	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Significant	1718 Category 2	549	77C; H36
73	Rue Lavaud		Akaroa	Bank of New Zealand Building and Setting	728	27	**No - not yet assessed**	Significant	1710 Category 2	544	77C; H36
74	Rue Lavaud		Akaroa	Former Criterion Hotel and Setting	1309	472	**No - not yet assessed**	Significant	1740 Category 2	627	77C; H36
78	Rue Lavaud		Akaroa	Former Akaroa Post Office and Setting	1199	474	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Significant		540	77C; H36
81	Rue Lavaud		Akaroa	Dwelling and Setting	1018	39	**No - not yet assessed**	Significant		545	77C; H36
83	Rue Lavaud		Akaroa	Dwelling and Setting	1080	52	**No - not yet assessed**	Significant		542	77C; H36
84	Rue Lavaud		Akaroa	Banks Peninsula War Memorial and Setting	1017	146	**N/A**	Highly Significant		538	77C; H36
92	Rue Lavaud		Akaroa	Former Women's Rest Room and Setting	1082	524	**Yes** ~~Scheduled interior heritage fabric~~	Significant		536	77C; H36

							~~identified in Register of Interior Heritage Fabric~~				
1	Rue Pompallier		Akaroa	Former Power House and Setting	752	74	**No - not yet assessed**	Highly Significant	5289 Category 2	579	77C; H36
7	**Rue Pompallier**		**Akaroa**	**French Cemetery**	**1400**	**N/A**	**N/A**	**Highly Significant**		**811**	**77C; H36**
4	Rue Viard		Akaroa	Former Sisters of Mercy Convent and Setting	~~722~~ **1460**	165	**No - not yet assessed**	Significant	3048 Category 2	588	77C; H35
10/142, 144	Rugby Street	1-9/142 Rugby Street	Merivale	Dwelling and Setting, Long Cottage	444	444	**No - not yet assessed**	Significant	1900 Category 2	101	31C; H7
214	Russley Road	190, 216 Russley Road	Avonhead	Former Stables and Setting	485	416	**No - not yet assessed**	Significant		6	23C
76	Rutherford Street		Woolston	Woolston Cemetery	1348	N/A	**N/A**	Highly Significant		776	40C
29	St Albans Street		St Albans	Former St Albans Automatic Telephone Exchange and Setting	1352	596	**No - not yet assessed**	Significant		761	31C; H7
1/204	St Asaph Street	2/204 St Asaph Street, 3/204 St Asaph Street, 4/204 St Asaph Street, 6/204 St Asaph Street, 5/204 St Asaph Street, 7/204 St Asaph Street	Central City	Former P & D Duncan Ltd Building and Setting	503	333	**No - not yet assessed**	Highly Significant	1911 Category 2	256	39C; H19
1/210	St Asaph Street	2/210 St Asaph Street, 3/210 St Asaph Street, 4/210 St Asaph Street	Central City	Former R. Buchanan & Sons' City Foundry and Setting	502	335	**No - not yet assessed**	Highly Significant	1917 Category 2	260	39C; H19
319	St Asaph Street	~~181 Barbadoes Street, 298 Tuam Street~~	Central City	Former Community of the Sacred Name Convent and Setting	~~50~~ **1436**	364	**No - not yet assessed**	Highly Significant	4387 Category 1	646	39C; H20

5	St Barnabas Lane		Fendalton	Dwelling and Setting, Brenchley	189	211	**No - not yet assessed**	Significant		44	31C; H8
6	St Davids Street		Lyttelton	Former Masonic Lodge Hall, Lodge of Unanimity, and Setting	765	135	**No - not yet assessed**	Highly Significant	7382 Category 2	431	52C; H31
22	St Davids Street		Lyttelton	Dwelling and Setting	1088	47	**No - not yet assessed**	Significant		434	52C; H31
26	St Davids Street		Lyttelton	Former Court Queen of the Isles Foresters' Lodge Hall and Setting	1090	44	**No - not yet assessed**	Highly Significant		435	52C; H31
28	St Davids Street		Lyttelton	Dwelling and Setting	1091	173	**No - not yet assessed**	Significant		436	52C; H31
30	St Davids Street		Lyttelton	Dwelling and Setting	1092	511	**No - not yet assessed**	Significant		437	52C; H31
32	St Davids Street		Lyttelton	Dwelling and Setting	1211	512	**No - not yet assessed**	Significant		438	52C; H31
34	St Davids Street		Lyttelton	Dwelling and Setting	1093	75	**No - not yet assessed**	Significant		439	52C; H31
75	St Davids Street		Lyttelton	Dwelling and Setting	1169	82	**No - not yet assessed**	Significant		442	52C; H31
65	Sandwich Road		Beckenham	Former Beckenham Library and Setting	1349	594	**Yes** **~~Scheduled interior heritage fabric identified in~~** **~~Register of Interior Heritage Fabric~~**	Significant		758	46C
63	Savills Road		Harewood	Dwelling and Setting, Former Tiptree Farm	488	415	**No - not yet assessed**	Highly Significant	282 Category 1	3	22C
5	Sawmill Road		Duvauchelle	Dwelling and Setting	1171	145	**No - not yet assessed**	Significant		589	R5C
26	School Road		Yaldhurst	Dwelling and Setting, Dudley House	1333	574	**No - not yet assessed**	Significant		741	29C
383	Selwyn Street		Addington	Dwelling and Setting	491	246	**No - not yet assessed**	Significant	3698	97	38C; H22

									Category 2		
389	Selwyn Street		Addington	Dwelling and Setting	492	248	**No - not yet assessed**	Significant	3700 Category 2	98	38C; H22
391	Selwyn Street		Addington	Dwelling and Setting	493	247	**No - not yet assessed**	Significant	3699 Category 2	96	38C; H22
410	Selwyn Street	47 Fairfield Avenue, 7a, 9a, 11a, 13, 13a Braddon Street	Addington	Addington Cemetery and Setting	627	589	**N/A**	Highly Significant		673	38C; H22
30	Shalamar Drive	8 Holmcroft Court	Hoon Hay Valley	Former Cashmere Servants' Quarters and Setting	494	243	**No - not yet assessed**	Significant	3104 Category 2	91	45C; H42
5	Shelley Street		Sydenham	Dwelling and Setting	495	324	**No - not yet assessed**	Significant	3701 Category 2	243	39C; H24
6	Shelley Street		Sydenham	Dwelling and Setting	496	325	**No - not yet assessed**	Significant	3702 Category 2	245	39C; H24
13	Spencer Street		Addington	Dwelling and Setting	497	227	**No - not yet assessed**	Significant	4914 Category 2	69	38C
27	Spencerville Road		Spencerville	Dwelling and Setting	498	462	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		317	5C
79	Springfield Road	81 Springfield Road, 79E Springfield Road, 75 Springfield Road	St Albans	Te Whatu Manawa Māoritanga O Rēhua and Setting	499	455	**No - not yet assessed**	Highly Significant		198	32C; H7
1-7 102	Springfield Road		St Albans	Dwelling and Setting	623	457	**No - not yet assessed**	Significant		212	32C; H7

12	Starvation Gully Road	67 Starvation Gully Road	Pigeon Bay	Dwelling and Setting, Annandale	686	536	**No - not yet assessed**	Significant	5283 Category 2	473	65C
12	Starvation Gully Road	67 Starvation Gully Road	Pigeon Bay	Farm Building and Setting, Annandale Woolshed	698	535	**No - not yet assessed**	Significant	5284 Category 2	476	65C
40	Stevens Street		Waltham	Former Lancaster Park War Memorial Entrance Gates and Setting	501	379	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	3735 Category 2	319	39C
47	**Studholme Street**		**Somerfield**	**Somerfield War Memorial Community Centre and Setting**	**1444**	**674**	**Yes**	**Significant**		**856**	**46C**
30	Sullivan Avenue	90 Ensors Road	Woolston	Former Girls' Training Hostel and Setting	1366	632	**No - not yet assessed**	Significant	7636 Category 1	779	39C
2	Summit Road		Lyttelton	Godley Head Battery and associated camp	1373	N/A	**No - not yet assessed**	Highly Significant	7554 Historic Area	788	R1C, 53C, 54C
915	Summit Road		Heathcote/ Lyttelton	Bridle Path	1203	N/A	**N/A**	Highly Significant	7483 Historic Area	699	52C; H30
				Sign of the Kiwi							
2057	Summit Road	2057R Summit Road, 1700 Summit Road	Governors Bay	Sign of the Kiwi and Setting	176	366	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1930 Category 1	299	57C
2057	Summit Road	2057R Summit Road, 1700 Summit Road	Governors Bay	Sign of the Kiwi Grounds and Setting	1346	366	**N/A**	Significant		753	57C

5	Sumner Road		Lyttelton	Former Lyttelton Police Station Cells and Setting	739	137	**No - not yet assessed**	Highly Significant	7355 Category 2	422	52C; H31
27	Sumner Road		Lyttelton	Dwelling and Setting	1086	86	**No - not yet assessed**	Significant		440	52C; H31
29	Sumner Road		Lyttelton	Dwelling and Setting	1168	68	**No - not yet assessed**	Significant		441	52C; H31
31	Sumner Road		Lyttelton	Dwelling and Setting	1167	12	**No - not yet assessed**	Significant		443	52C; H31
71	Suva Street	59 Hansons Lane	Upper Riccarton	Former Dwelling and Setting, Stevenholme/ Rannerdale House	234	655	**No - not yet assessed**	Significant		24	37C; H18
				Boulder Bay Baches							
1	Taylors Mistake Bay		Scarborough	Bach and Setting	1393	643	**No - not yet assessed**	Significant		807	54C
2	Taylors Mistake Bay		Scarborough	Bach and Setting	1392	643	**No - not yet assessed**	Significant		806	54C
5	**Taylors Mistake Bay**	-	**Scarborough**	**Bach and Setting**	**1427**	**643**	**No - not yet assessed**	**Significant**		**834**	**54C**
6	Taylors Mistake Bay		Scarborough	Bach and Setting	1391	643	**No - not yet assessed**	Significant		805	54C
7	**Taylors Mistake Bay**	-	**Scarborough**	**Bach and Setting**	**1426**	**643**	**No - not yet assessed**	**Significant**		**833**	**54C**
8	**Taylors Mistake Bay**	-	**Scarborough**	**Bach and Setting**	**1425**	**643**	**No - not yet assessed**	**Significant**		**832**	**54C**
9	**Taylors Mistake Bay**	-	**Scarborough**	**Bach and Setting**	**1424**	**643**	**No - not yet assessed**	**Significant**		**831**	**54C**
				Taylors Mistake Baches - South							
28	Taylors Mistake Bay		Scarborough	Bach and Setting	1390	644	**No - not yet assessed**	Significant		804	54C
30	Taylors Mistake Bay		Scarborough	Bach and Setting	1389	644	**No - not yet assessed**	Significant		803	54C
31	Taylors Mistake Bay		Scarborough	Bach and Setting	1388	644	**No - not yet assessed**	Significant		802	53C
32	Taylors Mistake Bay		Scarborough	Bach and Setting	1387	644	**No - not yet assessed**	Significant		801	53C
33	Taylors Mistake Bay		Scarborough	Bach and Setting	1386	644	**No - not yet assessed**	Significant		800	53C

34	Taylors Mistake Bay		Scarborough	Bach and Setting	1445	644	No - not yet assessed	Significant	7267 Historic Area	847	53C
35	Taylors Mistake Bay		Scarborough	Bach and Setting	1422	644	No - not yet assessed	Significant	7267 Historic Area	829	53C
36	Taylors Mistake Bay		Scarborough	Bach and Setting	1421	644	No - not yet assessed	Significant	7267 Historic Area	828	53C
37	Taylors Mistake Bay		Scarborough	Bach and Setting	1420	644	No - not yet assessed	Significant	7267 Historic Area	827	53C
38	Taylors Mistake Bay		Scarborough	Bach and Setting	1419	644	No - not yet assessed	Significant	7267 Historic Area	826	53C
39	Taylors Mistake Bay		Scarborough	Bach and Setting	1418	644	No - not yet assessed	Significant	7267 Historic Area	825	53C
40	Taylors Mistake Bay		Scarborough	Bach and Setting	1417	644	No - not yet assessed	Significant	7267 Historic Area	824	53C
41	Taylors Mistake Bay		Scarborough	Bach and Setting	1416	644	No - not yet assessed	Significant	7267 Historic Area	823	53C
42	Taylors Mistake Bay		Scarborough	Bach and Setting	1415	644	No - not yet assessed	Significant	7267 Historic Area	822	53C
43	Taylors Mistake Bay		Scarborough	Bach and Setting	1414	644	No - not yet assessed	Significant	7267	821	53C

									Historic Area		
44	Taylors Mistake Bay		Scarborough	Bach and Setting	1413	644	No - not yet assessed	Significant	7267 Historic Area	820	53C
45	Taylors Mistake Bay		Scarborough	Bach and Setting	1412	644	No - not yet assessed	Significant	7267 Historic Area	819	53C
46	Taylors Mistake Bay		Scarborough	Bach and Setting	1411	644	No - not yet assessed	Significant	7267 Historic Area	818	53C
47	Taylors Mistake Bay		Scarborough	Bach and Setting	1385	644	No - not yet assessed	Significant		799	53C
				Taylors Mistake Baches - North							
48	Taylors Mistake Bay		Scarborough	Bach and Setting	1446	675	No - not yet assessed	Significant		848	53C
49	Taylors Mistake Bay		Scarborough	Bach and Setting	1384	~~645~~ 675	No - not yet assessed	Significant		798	53C
51	Taylors Mistake Bay		Scarborough	Bach and Setting	1447	675	No - not yet assessed	Significant		849	53C
52	Taylors Mistake Bay		Scarborough	Bach and Setting	1448	675	No - not yet assessed	Significant		850	53C
55	Taylors Mistake Bay		Scarborough	Bach and Setting	1449	675	No - not yet assessed	Significant		851	53C
56	Taylors Mistake Bay		Scarborough	Bach and Setting	1383	~~645~~ 675	No - not yet assessed	Significant		797	53C
57	Taylors Mistake Bay		Scarborough	Bach and Setting	1382	~~645~~ 675	No - not yet assessed	Significant		796	53C
58	Taylors Mistake Bay		Scarborough	Bach and Setting	1450	675	No - not yet assessed	Significant		852	53C

59	Taylors Mistake Bay		Scarborough	Bach and Setting	1381	~~645~~ 675	No - not yet assessed	Significant		795	53C
60	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1451**	**675**	**No - not yet assessed**	**Significant**		**853**	**53C**
68	Taylors Mistake Bay		Scarborough	Bach and Setting	1380	~~645~~ 675	No - not yet assessed	Significant		794	48C
69	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1452**	**675**	**No - not yet assessed**	**Significant**		**854**	**48C**
70	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1453**	**675**	**No - not yet assessed**	**Significant**		**855**	**48C**
20	**Templar Street**		**Richmond**	**Former Dwelling/Studio, Garden and Setting, The Sutton Heritage House and Garden**	**1405**	**654**	**Yes**	**Highly Significant**	**9845 Category 1**	**816**	**32C**
61A	Tennyson Street		Sydenham	Dwelling and Setting	508	354	No - not yet assessed	Significant	1882 Category 2	285	46C
1	The Spur		Clifton	Dwelling and Setting	598	410	No - not yet assessed	Highly Significant		452	48C; H27
1	Ticehurst Road		Lyttelton	Dwelling and Setting, Islay Cottage	741	29	No - not yet assessed	Significant	3351 Category 2	372	52C; H31
2	Truscotts Road		Heathcote	St Mary's Church and Setting	511	403	No - not yet assessed	Highly Significant		355	47C
186	Tuam Street	201 St Asaph Street	Central City	Colonial Motor Company Garage and Setting	1368	634	No - not yet assessed	Highly Significant	3118 Category 2	783	39C; H19
~~200~~ **210**	Tuam Street		Central City	Commercial Building and Setting, Lawrie and Wilson Auctioneers	514	378	No - not yet assessed	Significant	3127 Category 2	690	39C; H19
209	Tuam Street		Central City	Former High Street Post Office and Setting	516	347	No - not yet assessed	Highly Significant		277	39C; H20
214	Tuam Street		Central City	Former Tuam Street Hall and Setting	515	606	No - not yet assessed	Significant	3140 Category 1	691	39C; H19

544	Tuam Street	544B, 544E Tuam Street	Phillipstown	Former Waterworks Pumping Station and Setting, No. 1 Pumphouse	520	389	**No - not yet assessed**	Highly Significant	3736 Category 2	335	39C
				St Barnabas Church							
8	Tui Street		Fendalton	St Barnabas Parish Hall and Setting	1304	212	**No - not yet assessed**	Significant		46	31C; H8
8	Tui Street		Fendalton	St Barnabas Church and Setting	188	212	**No - not yet assessed**	Highly Significant	3681 Category 1	47	31C; H8
24	Turners Road		Ouruhia	Dalraith Farm Building and Setting	521	467	**No - not yet assessed**	Significant		331	12C
30	Upper Church Road	32 Upper Church Road	Little River	St Andrew's Church and Setting	692	148	**No - not yet assessed**	Significant	5286 Category 2	465	69C
				Ngaio Marsh House							
37	Valley Road		Cashmere	Ngaio Marsh House Garden	1283	N/A	**N/A**	Highly Significant		675	46C
37	Valley Road		Cashmere	Former Dwelling and Setting, Ngaio Marsh House	522	628	**Yes**	Highly Significant	3673 Category 1	676	46C
	Victoria Street, between Peterborough-Montreal	95 Victoria Street	Central City	Jubilee Clock Tower and Setting	530	295	**No - not yet assessed**	Highly Significant	3670 Category 1	196	32C; H10
91	Victoria Street	A-F/91, 1H-3H/91, 1J-3J/91, 1K-3K/91, 1L-3L/91, 1M-3M/91 and N/91 Victoria Street	Central City	Victoria Mansions and Setting	529	296	**No - not yet assessed**	Highly Significant	3142 Category 2	195	32C; H10
169	Victoria Street		Central City	Former Dwellings and Setting, Santa Barbara	532	271	**No - not yet assessed**	Significant	4975 Category 2	154	32C; H10
				College House							
100	Waimairi Road		Ilam	College House Principal's Lodge and Setting	534	194	**No - not yet assessed**	Significant	**7812 Category 1**	770	30C; H12

100	Waimairi Road		Ilam	College House Entrance Foyer and Administration Block and Setting	1336	194	**No - not yet assessed**	Significant	**7812 Category 1**	771	30C; H12
100	Waimairi Road		Ilam	College House Chapel and Setting	1338	194	**No - not yet assessed**	Highly Significant	**7812 Category 1**	760	30C; H12
100	Waimairi Road		Ilam	College House Accommodation Block [South] Stanford, Carrington, Milford, Parr, Warren and Setting	1337	194	**No - not yet assessed**	Highly Significant	**7812 Category 1**	777	30C; H12
100	Waimairi Road		Ilam	College House Accommodation Block [North] Rymer, Chichele, Watts Russell and Setting	1339	194	**No - not yet assessed**	Highly Significant	**7812 Category 1**	755	30C; H12
100	Waimairi Road		Ilam	College House Library and Recreation Centre and Setting	1340	194	**No - not yet assessed**	Highly Significant	**7812 Category 1**	750	30C; H12
100	Waimairi Road		Ilam	College House Courtyard and Setting	1342	194	**N/A**	Highly Significant	**7812 Category 1**	21	30C; H12
129	Waimairi Road		Ilam	Former Fendalton Open Air School Classroom and Setting	535	190	**No - not yet assessed**	Significant		16	30C
10	Westenra Terrace		Cashmere	Dwelling and Setting, Rise Cottage	539	306	**No - not yet assessed**	Significant	1921 Category 2	207	46C
28	Wharf Road		Pigeon Bay	Knox Church and Setting	688	143	**No - not yet assessed**	Significant	5274 Category 2	469	65C
2	Whisby Road		Cashmere	Dwelling and Setting	540	283	**No - not yet assessed**	Highly Significant	3674 Category 1	182	46C
61	Wigram Road		Sockburn	Former A & P Showgrounds	341	199	**No - not yet assessed**	Significant		27	38C

				Treasurer's Building and Setting							
4	William Street		Akaroa	Dwelling and Setting	1143	73	**No - not yet assessed**	Significant		509	77C; H37
15	William Street		Akaroa	Dwelling and Setting	707	54	**No - not yet assessed**	Significant	5447 Category 2	496	77C; H37
3	Winchester Street		Lyttelton	Dwelling and Setting	1187	6	**No - not yet assessed**	Highly Significant		417	52C; H31
13	Winchester Street		Lyttelton	Dwelling and Setting	1117	70	**No - not yet assessed**	Significant		405	52C
17	Winchester Street		Lyttelton	St Saviour's Church at Holy Trinity and Setting	1331	603	**No - not yet assessed**	Significant	1929 Category 1	739	52C; H31
23	Winchester Street		Lyttelton	Dwelling and Setting	1115	67	**No - not yet assessed**	Significant		395	52C; H31
28	Winchester Street		Lyttelton	Dwelling and Setting	1110	80	**No - not yet assessed**	Significant		396	52C; H31
32	Winchester Street		Lyttelton	Dwelling and Setting	1111	72	**No - not yet assessed**	Significant		394	52C; H31
34	Winchester Street		Lyttelton	Dwelling and Setting	1112	35	**No - not yet assessed**	Significant		391	52C; H31
36	Winchester Street		Lyttelton	Dwelling and Setting	1113	38	**No - not yet assessed**	Significant		390	52C; H31
38	Winchester Street		Lyttelton	Dwelling and Setting	1114	149	**No - not yet assessed**	Significant		388	52C; H31
39	Winchester Street		Lyttelton	Dwelling and Setting	1188	517	**No - not yet assessed**	Significant		384	52C; H31
1-5/14	Wise Street	~~**17 Bernard Street, 24 Wise Street**~~	Addington	Former Wood Brothers Flour Mill and Setting	~~**541**~~ **1410**	~~**226**~~ **661**	**No - not yet assessed**	Highly Significant	7339 Category 2	68	38C
2E	Woodard Terrace		Somerfield	MED Substation	544	N/A	**No - not yet assessed**	Significant		678	46C
157	**Woodham Road**		**Avonside**	**Former Woodham Park Caretaker's House and Setting**	**1455**	**679**	**Yes**	**Significant**		**857**	**32C**
	Woodills Road, between		Akaroa	Lampstand and Setting	1200	530	**N/A**	Significant		594	77C; H35

	Lavaud-Felthams										
80	Woodills Road		Akaroa	Dwelling and Setting	668	483	**No - not yet assessed**	Significant	1737 Category 2	609	77C; H35
	Worcester Street, between Cambridge-Oxford	110, 142 Cambridge Terrace, 161 Oxford Terrace	Central City	Worcester Street Bridge and Setting	586	580	**N/A**	Highly Significant	1833 Category 2	218	32C; H15
				Former Canterbury College							
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	West Lecture Block and Setting	557	270	**No - not yet assessed**	Highly Significant	7301 Category 1	143	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Classics Building and Setting	551	270	**No - not yet assessed**	Highly Significant	7301 Category 1	144	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Men's Common Room and Setting	564	270	**No - not yet assessed**	Highly Significant	7301 Category 1	161	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Electrical Engineering Laboratory, School of Engineering, and Setting	554	270	**No - not yet assessed**	Highly Significant	7301 Category 1	162	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester	Central City	Mechanical Laboratory, School of Engineering, and Setting	550	270	**No - not yet assessed**	Highly Significant	7301 Category 1	157	32C; H15

		Street, 40 Worcester Street									
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Registry and Setting	562	270	**No - not yet assessed**	Highly Significant	7373 Category 1	186	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	College Hall and Setting	546	270	**No - not yet assessed**	Highly Significant	7301 Category 1	139	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Girls' High School/School of Art Block and Setting	548	270	**No - not yet assessed**	Highly Significant	7301 Category 1	141	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Biology and Observatory Block and Setting	549	270	**No - not yet assessed**	Highly Significant	7301 Category 1	159	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Christchurch Boys' High School Gymnasium and Setting	565	270	**No - not yet assessed**	Highly Significant	7301 Category 1	172	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Christchurch Boys' High School and Setting	547	270	**No - not yet assessed**	Highly Significant	7301 Category 1	174	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester	Central City	Physics Building and Setting	558	270	**No - not yet assessed**	Highly Significant	7301 Category 1	166	32C; H15

		Street, 40 Worcester Street									
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Electrical Engineering Extension, School of Engineering, and Setting	556	270	**No - not yet assessed**	Highly Significant	7301 Category 1	167	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Clock Tower Block and Setting	545	270	**No - not yet assessed**	Highly Significant	7301 Category 1	149	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	North and South Quadrangles and Setting	561	270	**N/A**	Highly Significant		150	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Chemistry Building and Setting	560	270	**No - not yet assessed**	Highly Significant	7301 Category 1	152	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Library and Setting	555	270	**No - not yet assessed**	Highly Significant	7301 Category 1	153	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Hydraulic Laboratory, School of Engineering, and Setting	553	270	**No - not yet assessed**	Highly Significant	7301 Category 1	164	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester	Central City	Students' Union and Setting	254	270	**No - not yet assessed**	Highly Significant	4907 Category 2	177	32C; H15

		Street, 40 Worcester Street									
5	Worcester Street		Central City	Former Dwelling and Setting	566	269	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant		148	32C; H15
15	Worcester Street		Central City	Dwelling and Setting	567	274	**No - not yet assessed**	Significant	1891 Category 2	160	32C; H15
17	Worcester Street		Central City	Former Dwelling and Setting	568	275	**No - not yet assessed**	Significant	1892 Category 2	165	32C; H15
21	Worcester Street		Central City	Dwelling and Setting	569	277	**No - not yet assessed**	Highly Significant	1893 Category 2	168	32C; H15
23	Worcester Street		Central City	Former Dwelling and Setting	570	278	**No - not yet assessed**	Significant	1894 Category 2	170	32C; H15
69	Worcester Street		Central City	**Former** Digby's Commercial School/Worcester Chambers and Setting	571	342	**No - not yet assessed**	Highly Significant	1950 Category 2	679	32C; H15
115	Worcester Street	109BAA, 109BAE-BAH, 109BAJ-BAM, 109BBB, 109BBE, 109BY, 109BZ Worcester Street; 113 Worcester Street; 10A-B/113, 11A/113, 20A-B/113, 21A/113, 30A-B/113, 31A/113, 40A-B/113,	Central City	Commercial Building Façade and Setting, Former A W Smith and Son's Central Garage/Mayfair-Cinerama Theatre	576	337	**N/A**	Significant		263	32C; H16

		41A/113, 50A/113, 51A/113, 60A-B/113, 61A/113, 70/113, 71/113, 100A/113 Worcester Street; 113B, 115A and 121 Worcester Street									
116	Worcester Street		Central City	Commercial Building and Setting, Former State Insurance	577	609	**No - not yet assessed**	Highly Significant	1931 Category 2	692	32C; H16
124	Worcester Street	**217 Manchester Street**	Central City	Former Trinity Congregational Church and Setting	580	608	**No - not yet assessed**	Highly Significant	306 Category 1	270	32C; H16
154	Worcester Street		Central City	Christchurch Club and Setting	584	353	**No - not yet assessed**	Highly Significant	292 Category 1	284	32C; H16
229	Worcester Street		Central City	Dwelling and Setting	585	369	**No - not yet assessed**	Highly Significant		302	32C; CC
388	Worcester Street	84 Stanmore Road	Linwood	Former Linwood Town Board Offices and Setting	587	384	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	5382 Category 2	327	32C
67	Yaldhurst Road		Upper Riccarton	Dwelling and Setting, Huntley	589	189	**No - not yet assessed**	Significant		15	30C; H18

Appendix 9.3.7.3 Schedule of Significant Historic Heritage Areas

Part A – Akaroa Township Heritage Area			
ID Number	**~~Planning Map Number~~**	**Name ~~and / or Description~~**	**Location**
HA1	**~~77C, H35C, H36C, H37C, R5C~~**	Akaroa **Township** Heritage Area	a. Akaroa **Township** Heritage Area includes residential, commercial and open space areas along the waterfront of Akaroa Harbour. The area includes the Garden of Tane, L'Aube Hill Reserve, French Cemetery, Stanley Park and Daly's Wharf. b. Refer to Appendix 9.3.7.3.1 for the schedule reference map showing the location of this heritage area.

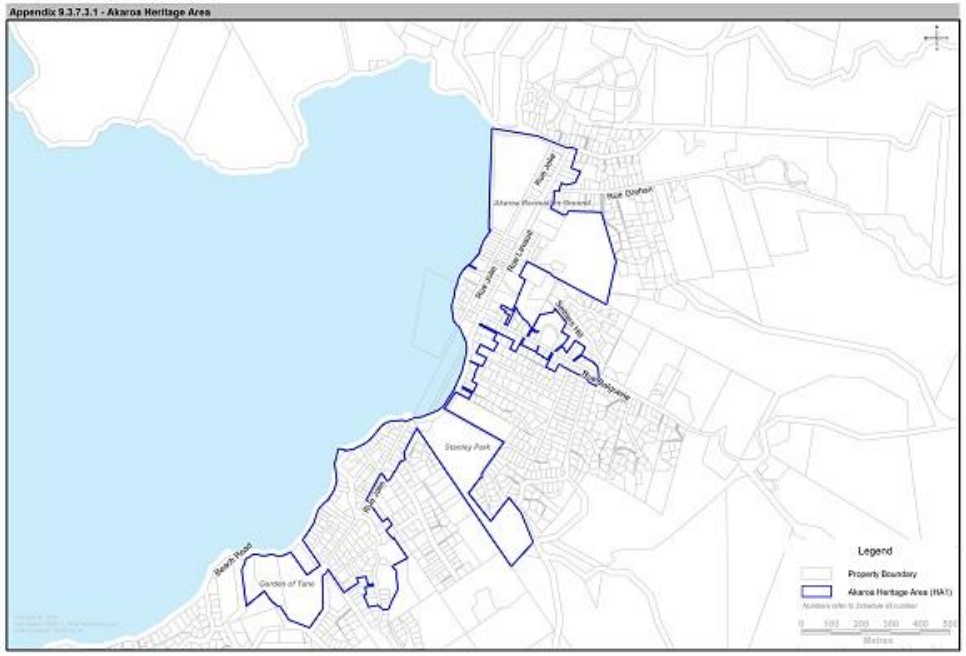
Part B – Residential Heritage Areas **Advice Note: For each of the heritage areas below, refer to the links to the Heritage Area Report and Site Record Forms, the Heritage Area Aerial Map and the Site Contributions Map. The Heritage Area Aerial Map shows the sites located within the Residential Heritage Area. The Site Contributions Map identifies the contribution category for each site in the Residential Heritage Area: defining building, contributory building, intrusive building or site, or neutral building or site. The Residential Heritage Area Interface Sites and Character Area Overlap Map shows sites that share a boundary with a heritage area which are subject to Rule 9.3.4.1.3 RD8, and sites located in both a Character Area and a Residential Heritage Area.**					
ID Number	**Heritage Area Report and Site Record Forms**	**Location**	**Heritage Area Aerial Map**	**Heritage Area Site Contributions Map**	**Heritage Area and Character Area Overlap Map**
HA2	**Chester Street East/Dawson Street**	**a. All properties in the section of Chester Street East between Madras Street in the west and up to and including the**	**Appendix 9.3.7.7.1**	**Appendix 9.3.7.8.1**	**Appendix 9.3.7.9.1**

	Residential Heritage Area	Chester Street Reserve and 147 Chester Street in the east, and all properties in Dawson Street			
HA3	Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area	a. The properties in Gosset, Carrington and Jacob Streets, and parts of Malvern, Rutland and Westminster Streets, Roosevelt Avenue and Innes Road, and also Malvern ~~and Rugby~~ Park~~s~~.	Appendix 9.3.7.7.2	Appendix 9.3.7.8.2	Appendix 9.3.7.9.2
HA4	Englefield Avonville Residential Heritage Area	a. All properties in the block bounded by the Avon River and Avonside Drive, Fitzgerald Avenue, Hanmer Street and Elm Grove. Includes both sides of Elm Grove and Hanmer Street excluding the southernmost property on each side of Hanmer Street.	Appendix 9.3.7.7.3	Appendix 9.3.7.8.3	Appendix 9.3.7.9.3
[HA5 deleted]					
HA6	Inner City West	a. All properties on City blocks from the northern side of Cashel Street to the northern side of	Appendix 9.3.7.7.5	Appendix 9.3.7.8.5	Appendix 9.3.7.9.5

	Residential Heritage Area	**Armagh Street, between Rolleston Avenue and Montreal Street, with the exception of the block containing the Arts Centre Te Matatiki Toi Ora, and 32 Armagh Street.**			
HA7	**Lyttelton Residential Heritage Area**	**a. Most of the residential areas of the township excluding the port area and areas with commercial zoning.**	**Appendix 9.3.7.7.6**	**Appendix 9.3.7.8.6**	**Appendix 9.3.7.9.6**
HA8	**Macmillan Avenue Residential Heritage Area**	**a. Properties on the eastern section of Macmillan Avenue and the north side of Whisby Road.**	**Appendix 9.3.7.7.7**	**Appendix 9.3.7.8.7**	**Appendix 9.3.7.9.7**
[HA9 deleted]					
HA10	**RNZAF Station Wigram Staff Housing Residential Heritage Area**	**a. Former officer accommodation, the No 1 Officers' Mess and Brevet Garden in Henry Wigram Drive and former air force personnel housing in Corsair Drive, Grebe Place, Springs Road and Caudron Road.**	**Appendix 9.3.7.7.9**	**Appendix 9.3.7.8.9**	**Appendix 9.3.7.9.9**

HA11	**Shelley/Forbes Street Residential Heritage Area**	**a. Properties in Shelley Street, the northern portion of Forbes Street (excluding 17B) and part of the north side of Beaumont Street**	**Appendix 9.3.7.7.10**	**Appendix 9.3.7.8.10**	**Appendix 9.3.7.9.10**
HA12	**Wayside Avenue 'Parade of Homes' Residential Heritage Area**	**a. Properties in the southern section of Wayside Avenue in Bryndwr connecting with Guildford Street to the south and Flay Crescent to the west.**	**Appendix 9.3.7.7.11**	**Appendix 9.3.7.8.11**	**Appendix 9.3.7.9.11**

9.3.7.3.1 - Akaroa Heritage Area map



Appendix 9.3.7.4 - Heritage item and heritage setting exemptions from zone ~~and transport~~ rules ***[to be inserted with amendments as recommended in PC13 Hearing Panel Recommendations Report]***

a. The activities within a heritage item or heritage setting shall be exempt from compliance with the rules in other chapters as set out in the table below.

b. These exemptions shall only apply as long as the protected heritage item remains in the heritage setting or has been granted resource consent for relocation within the same land parcel.

Appendix 9.3.7.5 Heritage Works Plan

An application can be made to the Council for certification of a Heritage Works Plan as an alternative to a resource consent for ~~Heritage Works include~~: Reconstruction, Restoration, and Heritage ~~**Upgrade**~~ **Building Code** Works. **The Heritage Works Plan ~~and~~** may also include Repairs, Maintenance and Heritage Investigative and Temporary Works that are otherwise permitted activities, but are incorporated as part of these other works.

1. Principles

The Heritage Works Plan shall be prepared, and the Heritage Works shall be undertaken, in accordance with the following ~~**matters**~~ **principles**:

1.1 The objective and policies of Section 9.3 of the District Plan;

1.2 The heritage item is made and kept safe for future occupation in terms of compliance with required seismic standards and Building Act requirements;

1.3 The degree of intervention should be kept to a practical minimum;

1.4 Traditional methods and materials should be given preference, except where new materials are necessary for reasons of safety, compliance and performance; and

1.5 The Heritage Works are for the purpose of facilitating ongoing viable uses of heritage items.

2. The Heritage Works Plan shall:

2.1 Include the documentation process to be used to capture a comprehensive photographic record of the heritage item prior to Heritage Works commencing, while they are being undertaken (particularly to record revealed heritage fabric) and once completed.

2.2 Contain a description and plans, elevations and cross sections (scope of works) showing those parts of the heritage item which are subject to the Heritage Works. These are to be accompanied by an assessment by the heritage professional in regards to the effect on heritage fabric **and heritage values of the options considered and the option chosen for undertaking the Heritage Works**.

2.3 Provide a description of the techniques to be used to undertake the Heritage Works described in clause 2.2 above.

2.4 Include a Temporary Protection Plan where this is necessary to prevent further damage to the heritage item or damage to the heritage setting, during the Heritage Works.

2.5 Identify any special skills required for undertaking the Heritage Works (e.g. stonemasonry, glass, timber).

2.6 Where relevant be accompanied by a chartered structural engineer's assessment addressing:

- the damage;

- with regard to the effects on heritage fabric **and heritage values**, the options considered for undertaking the works; and
- the engineering design documentation for the chosen option.

2.7 Specify the **likely** ~~**timeframe required to complete**~~ **start date for** timeframe required to complete the Heritage Works, and nominate the heritage professional who will be responsible for overseeing the works.

The level of information provided under each of 2.1 – 2.7 shall be commensurate with the nature and scale of the proposed works.

3. Need for further works

3.1 The Heritage Works Plan may be amended should investigative works or Building Act requirements lead to the need for additional work or modifications to the Heritage Works Plan as originally submitted. In this case, an amendment to the Heritage Works Plan shall be submitted to the Council.

4. Preparation

4.1 The Heritage Works Plan shall be prepared and signed by:

(i) A heritage professional; and

(ii) A chartered structural engineer, where any works affect structural elements of the heritage item; and

(iii) Where required, any other relevant expert with respect to compliance with other provisions of the Building Act.

4.2 For the purposes of clause 4.1(i), a heritage professional is defined in Chapter 2 Definitions.

~~**4.3 The Heritage Works Plan shall include confirmation that the heritage professional meets the relevant criteria in the heritage professional definition, and shall provide evidence of the person's role in the projects relied on for the purpose of that definition. The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the works and the heritage fabric being considered.**~~

5. Certification

5.1 The Council shall certify that the Heritage Works Plan (or any subsequent amendments) has been prepared in accordance with Clauses 1 - 4 above.

Appendix 9.3.7.6 – ~~Certification~~ Certificate of Non-Heritage Fabric

An application can be made to the Council for a Certificate of Non-Heritage Fabric to confirm fabric is not heritage fabric protected by the Plan.

1. Principles

An assessment to confirm fabric is not heritage fabric shall be undertaken in accordance with the following ~~**matters**~~ **principles**:

1.1 An understanding of the heritage significance of the heritage fabric, including within the context of the significance of the heritage item as a whole, shall be established before assessing and identifying non-heritage fabric.

1.2 Identification of non-heritage fabric shall be informed by relevant and recent documentation and through visual inspections.

1.3 The purpose of the documentation and visual inspections is to assist in determining factors such as: evidence of age of the fabric; context; and other relevant information about the item and fabric; new information about the significance of materials/fabric ~~**(particularly in the case of interior heritage fabric which is included in the Register of Interior Heritage Fabric for that heritage item, see Appendix 9.3.7.2 – Schedule of Significant Historic Heritage)**~~.

1.4 **Statutory and non-statutory** ~~**D**~~**d**ocumentary sources include (but are not limited to): conservation plans, conservation reports, detailed heritage assessment reports, resource consent history, building or planning files, architectural plans, photographs, the Heritage Statement of Significance of the heritage item.

2. Preparation and documentation to confirm non-heritage fabric

The documentation required to prepare and confirm non-heritage fabric shall include the following:

2.1 **Statutory and non-statutory** ~~**D**~~**d**ocumentary sources consulted and relied upon. As a minimum these shall include any relevant conservation plan, **(**where this is available**), Council's Heritage files** and the relevant Heritage Statement of Significance **accessed from Appendix 9.3.7.2. The assessment shall reference the value attributed to the subject fabric in the conservation plan (that is whether the fabric has been assessed as "neutral", "non-contributory", "intrusive", or equivalent depending on the terminology used and defined in the conservation plan)**.

Where a conservation plan has not been prepared, the assessment shall identify its value using conservation plan methodology and justification for that ascribed value.

2.2 The dates of site visit(s) undertaken, (which must include a visit in the period subsequent to any previous modifications of the fabric or area being assessed).

2.3 A record of any second opinion ~~**or peer review**~~ that has been obtained **from a heritage professional**.

2.4 Confirmation that in the heritage professional opinion, and having regard to Clauses 1.1 and 1.2 above the fabric does not make any contribution to the overall significance of the

heritage item. This shall include an explanation of how this opinion has been formed **with reference to the heritage fabric definition in the Plan.**

3. Confirmation

3.1 The confirmation **application for a Certificate** of ~~n~~**N**on-~~h~~**H**eritage ~~f~~**F**abric shall be prepared and signed by a heritage professional~~, and shall include: confirmation that the heritage professional meets the relevant criteria in the heritage professional definition and evidence of the person's role in the projects relied on for the purpose of that definition~~.

~~**3.2 The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the heritage fabric being considered.**~~

4. Definitions

4.1 For the purposes of clause 3, a heritage professional is defined in Chapter 2 Definitions.

5. Certification

5.1 The Council shall certify that the documentation confirming non-heritage fabric is in accordance with Clauses 1 - 4 above.

~~**Appendix 9.3.7.7 The Heritage Aerial Maps**~~

Appendix 9.3.7.7 – Residential Heritage Areas - Aerial Maps
Appendix 9.3.7.8 - Residential Heritage Areas - Site Contributions Maps
Appendix 9.3.7.9 – Residential Heritage Areas – Interface Sites and Character Area Overlap Maps

9.4 Significant and Other Trees

9.4.4.1.1 Permitted Activities

P5 a. Any pruning, maintenance or remedial work / treatment to any tree in:

i. …

ii. parks, public open space and road corridors in Akaroa as shown in Appendix 9.4.7.4**; or**

iii. **heritage items in Appendix 9.3.7.2 in public open space, and road corridors in Christchurch City or Akaroa**.

P6 a. Felling of any tree including **ancillary earthworks**, in: […]

b. …

c. This rule does not apply to the felling of trees which are heritage items contained in Appendix 9.3.7.2 in public open space, and road corridors, as this is provided for in Rule 9.3.4.1.1 P14 or Rule 9.3.4.1.3 RD1.

P12 a. Earthworks within 5 metres of the base of any tree in: […]

e. This rule does not apply to earthworks within 5 metres of the base of trees which are heritage items contained in Appendix 9.3.7.2 in public open space, and road corridors, as this is provided for in Rule 8.9.2.1 P1i.

Chapter 13 Specific Purpose Zones

13.2 Specific Purpose (Cemetery) Zone

13.2.3 How to interpret and apply the rules

a. […]
b. […]

Advice note:

…..

3. Maintenance and repair works on ~~**headstones and other structures in the Barbadoes Street Cemetery**~~ **monuments in church graveyards and cemeteries scheduled in Appendix 9.3.7.2** should be undertaken in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. ~~**and Conserving Our Cemeteries, 2003, by the National Trust of Australia (Victoria)**~~.

4. **In relation to Council-administered cemeteries, works involving monuments will also require a permit for monumental works from the Council under the Cemeteries Bylaw 2013.**

13.2.4.1 Activity status tables

13.2.4.1.3 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities.
b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in 13.2.5, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Any activity listed in Rule 13.2.4.1.1 P1 to P4 that does not comply with one or more of the built form standards listed under the activity specific standards.	a. Street scene – 13.2.5.1. b. Height, separation from neighbours and daylight recession planes – 13.2.5.2.
RD2	~~**Any work on monuments, vaults or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery identified in Appendix 13.2.6.2.**~~	~~**a. Street scene – 13.2.5.1.**~~ ~~**b. Height, separation from neighbours and daylight recession planes – 13.2.5.2.**~~ ~~**Advice note:**~~ 1. ~~**This activity should align with the appropriate Cemetery Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.**~~

13.2.6 Appendices

Appendix 13.2.6.1 List of cemeteries and crematoria

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa Anglican Cemetery (see also Appendix 9.4.7.2 Significant Trees Schedule)	135 Beach Road 145 Beach Road	Akaroa	RES 2546 (SO 2619) RES 56 (SO 2619)	0.6272 1.2140	77, R5
2	Akaroa Catholic Cemetery	1 Akaroa Cemetery Road	Akaroa	RES 116 (SO 2619)	0.8093	77, R5
3	Akaroa Dissenters Cemetery	3 Akaroa Cemetery Road	Akaroa	RES 4997 (SO 9483)	0.4944	77, R5
4	Avonhead Cemetery	140 Hawthornden Road	Avonhead	Lot 3 DP 26791 Lot 1 DP 354923	5.53 1.5787	23/30

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
5	Belfast Cemetery	15 Guthries Road	Belfast	RS 42108 (SO 16519) Lot 1 DP 465652 Lot 2 DP 465652 Lot 3 DP 465652	2.0234 1.8574 3.1198 4.0967	12
6	Bromley Cemetery	429 Linwood Avenue	Bromley	Lot 1 DP 8825	10.4485	40
7	Diamond Harbour Cemetery	2D Waipapa Avenue	Diamond Harbour	Lot 11 DP 304811	1.1805	59
8	Duvauchelle Cemetery	6267 Christchurch Akaroa Road	Duvauchelle	RES 3038 (SO 5725) Pt RES 4877 (SO 5725)	0.8701 0.4036	70, R5
9	Harewood Memorial Gardens and Crematorium (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)	509 Johns Road	Belfast	Lot 13 DP 438426 Sec 65 (SO 460822)	3.5295 0.9989	18
10	Kaituna Valley Cemetery	399 Kaituna Valley Road	Motukarara	Lot 2 DP 10339 CT 443/203	0.0938	R3
11	Le Bons Bay Cemetery	27 Le Bons Bay Cemetery Road	Le Bons Bay	RES 800 (SO 2903)	2.5571	72, R5
12	Linwood Cemetery **(see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)**	25 Butterfield Avenue	Bromley	Pt Lot 1 DP 8756 CT 414/6 Sec 2 SO 18385 CT 34D/572	6.4933 1.3120	33/40
13	Little Akaloa Cemetery	1236 Chorlton Road 1238 Chorlton Road	Okains Bay	Res 4936 Canterbury Dist Res 4949 Canterbury Dist	.2023 .2410	66/R2
14	Little River Cemetery	30 Upper Church Road	Little River	RES 3023 (SO 4409)	0.8094	69
15	Lyttelton Anglican Cemetery	87 Oxford Street	Lyttelton	Lot 1 DP 11713 CT 464/288	1.2993	52, R1

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
16	Lyttelton Catholic and Public Cemetery	56 Reserve Terrace 58 Reserve Terrace 60 Reserve Terrace	Lyttelton	RES 46 (BM 292) CT 468/107 Pt RES 45 (BM 292) CT 468/107 Pt RES 45 (BM292) CT 420/16 Lot 43 DP 9983 Lot 33 DP 9983	0.4046 0.2023 0.2023 0.0212 0.1012	52, R1
17	Memorial Park Cemetery	31 Ruru Road	Bromley	Pt RS 10269 (BM 318) CT 396/179 Pt RS 4075 (A 10266) CT 31F/440 RS 40281 (SO 11666) CT 12F/164 Pt RS 7469 (LT 46003 BM 318)	6.4749 4.9043 0.8814 0.0320	33
18	Okains Bay Cemetery	11 Chorlton Road	Okains Bay	RES 148 (SO 3091) CT 91/186	2.0234	68, R5
19	Pigeon Bay Cemetery	100 Wilsons Road	Pigeon Bay	RES 624 (SO 2187)	0.8093	R4
20	Ruru Lawn Cemetery	63 Ruru Road	Bromley	Pt Lot 1 DP 10009 CT 420/197 Lot 3 DP 69736 CT 40C/538	15.3879 0.1111	33/40
21	Sydenham Cemetery **(see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)**	34 Roker Street	Spreydon	Pt RS 154 (A 9187) CT 23F/695 Pt RS 154 (BM 313) CT 591/38	6.4218 0.1950	45/46
22	Waimairi Cemetery	195A Grahams Road	Burnside	Lot 314 DP 22922 CT 3A/784 RES 3740 (SO 4809) CT 245/239	1.6936 3.0756	23/24
23	Wainui Cemetery	43 Cemetery Road	Wainui	RS 41892 (SO 16324)	1.0627	75, R4

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
24	Woodlawn Memorial Gardens and Crematorium (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)	447 Linwood Avenue	Bromley	Lot 1 DP 10841 CT 11K/1006 Lot 1 DP 11544 CT 11K/1006 Lot 1 DP 29651 CT 11K/1006 Lot 2 DP 29651 CT 43C/913 Lot 2 DP 75853 CT 43C/913 Lot 1 DP 2138 CT 224/74 Pt RS 1146 (BM 318) CT 237/72 Lot 2 DP 55031	0.2982 0.4062 0.0903 0.4535 0.1886 1.7452 1.9298 0.9629	40
25	Yaldhurst Cemetery	272 West Coast Road	Yaldhurst	RES 2538 (SO 5750)	4.0696	28/29

Appendix 13.2.6.2 List of closed cemeteries

No.	Name	Address	Locality	Legal Description	Area (ha)	Planning Map
1	Akaroa French Cemetery **(see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)**	7 Rue Pompallier	Akaroa	Pt RES 108 (BM 289)	0.1012	77, R5
2	Addington Cemetery (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage)	410 Selwyn Street 410R Selwyn Street	Addington	Pt Rs 66, CT 380/104 Lot 11, DP 427192	2.0234 0.0156	38 38
3	Barbadoes Street Cemetery (see also Appendix 9.3.7.2 Significant Historic Heritage).	391 Barbadoes Street 389 Barbadoes Street 384 Barbadoes Street/357 Cambridge Terrace.	Central City	RES 42 (BM 273) RES 43 (BM 273) Pt RES 20 (BM 273) CT 518/291	0.4046 0.4046 2.2611	32

4	Mount Magdala Cemetery of the Good Shepherd Sisters	54 Aidanfield Drive	Oaklands	Lot 323 DP 423266 CT 490510	0.2958	44
5	Rutherford (Woolston) Cemetery (see also Appendix 9.3.7.2 Schedule of Significant Historic Heritage Places)	76 Rutherford Street	Woolston	Pt RS 14 (BM 312) CT 378/269 Pt Lot 1 DP 9422 CT 26K/1118	1.1432 0.0467	40

Chapter 15.15 Appendices

Appendix 15.15.7 Design guidelines – Akaroa Commercial Banks Peninsula Zone

a. Introduction

i. The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. These are not all existing buildings but are stylised designs. These guidelines have been prepared to help you if you are thinking of building in the Commercial Banks Peninsula zone at Akaroa. They are intended to help you achieve the building you want, while at the same time ensuring that new buildings fit in with the town's surviving historic buildings and maintaining or enhancing the town's present character.



ii. Figure 1: Typical Akaroa streetscape

iii. You will find in this document a brief discussion of Akaroa's architectural history, and more importantly, a description of its architecture and value as a well preserved small scale historic town with a range of architectural styles. The historical and architectural importance of the town has been recognised by the local community, Heritage New Zealand Pouhere Taonga and the Council. The guidelines outline the key principles which the Council will take into account in considering any consent applications.

iv. This document will elaborate on those principles, which can, in essence, be summarised as follows:

A. New development and additions to existing structures should:

I. Recognise and respect the unique historic character of Akaroa.
II. Relate well to surrounding buildings and the general environment.
III. Avoid dominating neighbouring buildings.
IV. Respect important views from public places.

b. Why guidelines?

i. Akaroa has a distinctive visual character, based on its physical setting, its buildings and its open spaces and gardens. A large part of the centre of Akaroa has been recognised by Heritage New Zealand Pouhere Taonga and ~~**registered**~~ **listed** as a Historic Area. The Council has similarly recognised that this

special character is worth protecting by including in its District Plan, provisions, which allow for consideration of the effects of proposed new buildings and alterations to existing buildings.

ii. The Council's aim, through these guidelines, is to ensure that the special historical character of Akaroa is maintained, as development of the town proceeds. In endeavouring to meet that objective, the other main goals are to provide property owners and developers with design and appearance guidance and to encourage early discussion of proposed building plans with the Council.

iii. The primary concern of these guidelines is to protect, for cultural and aesthetic reasons, the attractive appearance of the town after more than 150 years of growth and change. Adherence to these guidelines also promises economic advantage for the town. Akaroa's appealing appearance and atmosphere help make it a desirable place to live, and an attractive place to visit. The town's architectural and historical heritage contributes greatly to its appeal as a holiday destination. By helping to protect the intrinsic characteristics of the town, the guidelines will assist in strengthening the town's major economic base and potentially enhance the value of your property.

iv. New buildings, or significant alterations to existing buildings in the Commercial Banks Peninsula Zone are the main concern of these guidelines. However, many of the principles and specific guidelines could also be applied to the town's advantage in the residential areas which surround the Commercial Banks Peninsula Zone.

c. The Planning Framework

i. The Council can consider the design and appearance of proposed work in Commercial Banks Peninsula Zone through the resource consent process. Any building work in the Commercial Banks Peninsula Zone should meet the standards of the District Plan and have regard to these design guidelines.

ii. The relevant section of the District Plan is Chapter 15 for the Commercial Banks Peninsula Zone.

iii. These guidelines set out issues which the Council will take into account when assessing a resource consent application required for design and appearance reasons. The guidelines are intended to help applicants who require resource consents to undertake building work in the Commercial Banks Peninsula Zone understand how the Council will evaluate the design and appearance aspects of proposed work.

iv. The Commercial Banks Peninsula Zone lies within the **Akaroa Heritage** ~~**Historic**~~ Area **scheduled in the District Plan and the Akaroa Historic Area listed** ~~**registered**~~ by Heritage New Zealand Pouhere Taonga. This area has been recognised nationally as having a high percentage of original historic buildings which are of aesthetic and architectural importance in their own right, and form an inter-related group of historic places. As such the area is a vital part of the historical and cultural heritage of New Zealand. **Consultation with Council's Urban Design and Heritage teams,** ~~**Approval from the**~~ Heritage New Zealand Pouhere Taonga**, and the Akaroa Design** ~~**and Appearance Committee**~~ **Review Panel may be appropriate** ~~**is needed**~~ for work on any building within the **Heritage/**Historic Area, or on any building elsewhere in the town which has been **individually scheduled in the District Plan or** ~~**registered**~~ **listed by** ~~**the Trust**~~ **Heritage New Zealand Pouhere Taonga**.

v. In considering the design and appearance aspects of proposed building work in the Commercial Banks Peninsula Zone, ~~**the**~~ Council **planners** may take advice from **Council's Urban Design and Heritage teams, and** Heritage New Zealand Pouhere Taonga ~~**or any qualified expert**~~. Individuals who need resource consent for building work in these areas are urged to study these guidelines and to discuss their plans with the ~~**District**~~ Council **and/or a professional consultant** ~~**, the Akaroa Design and Appearance Advisory Committee and Heritage New Zealand Pouhere Taonga**~~ before formally applying for resource

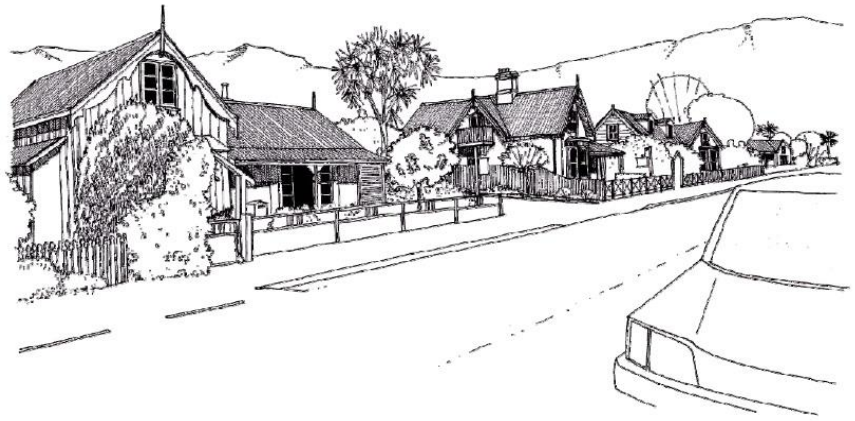
consent for the work. Early consultation **with Council** can often facilitate subsequent consent processes, resulting in reduced time delays and costs.

d. Akaroa's architectural history

i. Akaroa has a distinctive architectural quality that stems, in part, from the high number of colonial buildings that have been retained to this day. Akaroa is one of New Zealand's most charming and romantic towns, although its origins as a French settlement are not strongly reflected in much of its architecture today. The earliest buildings of the French had steeply pitched roofs, small dormers, casement windows divided into many panes, louvered shutters and symmetrical facades. As early as the mid-1850s, Akaroa's buildings were no longer markedly different from other New Zealand buildings. A great number were cottages with reasonably large dormers, verandas and lean-to's. Almost all were built of horizontal weatherboards with steep roofs initially of shingles, then of corrugated iron. These were typical New Zealand colonial buildings.

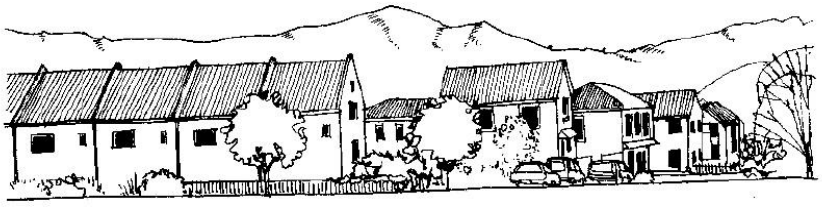
ii. The one and a half storey, gable ended cottage with veranda, lean-to and dormers is often idealised as the archetypal Akaroa building. Though these cottages are still abundant, and valued, the town's architectural traditions are much richer and more varied.

iii. Later building designs in the town also followed general New Zealand trends, with horizontal weatherboard and corrugated iron the predominant building materials. Thus, nineteenth century churches are variants of colonial wooden Gothic, while Italianate was favoured for public and commercial buildings. Many commercial premises were two-storied and differed from residences only in being somewhat larger, and in being built-up to the street line. All were still relatively small buildings and almost all were built of "timber and tin". This uniformity in styles and materials for residences and public and commercial buildings, and little variation in building size, have been characteristic of Akaroa's architecture since the nineteenth century.



iv. Figure 2: Examples of early colonial cottages

v. In the late twentieth century there was a new development in Akaroa's architectural history. A demand emerged for multi-unit, privately owned apartments. These were up to three storeys high, built up to or close to the street line, and often of masonry construction. These buildings marked a significant departure from the single family houses and cottages, standing in individual sections, which were previously characteristic of most of the town. In retrospect many of these structures, individually or collectively, have not been successful in maintaining the intimate, mostly small scale of the town and the use of complementary building materials.



vi. Figure 3: Townhouse block demonstrating overly repetitive elements. The buildings to the right display a pleasing variety and interest.

vii. Akaroa's diverse range of buildings of different sizes, shapes, styles, set-backs, roof forms and materials mean there is a very large architectural vocabulary on which architects can draw for new building design, without introducing styles, or details that would appear out of place. It is important that new buildings and extensions reflect existing architectural themes and styles.

e. Akaroa's setting and urban form

i. Preserving and enhancing what is appealing about Akaroa requires careful consideration of more than the design of individual buildings. The spaces between matter too. Gardens and trees are generously dispersed throughout the town and large open spaces separate different built-up areas. Building has mostly been concentrated on the foreshore and up three small valleys, with the intervening spurs remaining open or bush-covered. The close integration between the natural and urban worlds in Akaroa also results from the town's position facing onto an extensive harbour, and being ringed by grand hills. Applicants are encouraged to consider the impact of their design or building extension on the existing views of water and hills from the town and of the integration of the built and the natural environment.

ii. The town's development, and the proximity of commercial premises and residences give the town the relaxed, convivial atmosphere of a village. The maintenance of public and retail activities at street level is important to sustaining the town's vitality and is protected in certain areas along Beach Road between Rue Jolie and Bruce Terrace. The maintenance of open spaces and of private gardens is also important to maintaining the town's atmosphere.

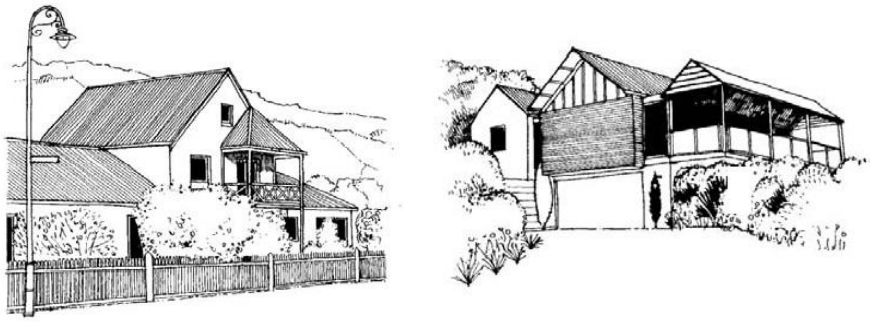
f. Diversity and innovation

i. New designs will generally be acceptable if their proportions fit in well with nearby older buildings and maintain the scale of existing streetscapes. New buildings of contemporary design, built using up-to-date materials and building technologies can be added to Akaroa, provided they avoid or mitigate any adverse visual effects through careful use of scale, density, bulk, exterior cladding, external detailing and through their site location and setback.

ii. Successful approaches are:

A. Compatible design: new buildings, or new work on old buildings may vary the design but maintain the proportions, scale, materials, textures and colours of the original.

B. New design: work of completely contemporary design which uses modern materials and building technologies, but shows respect for the character of existing old buildings in the area. Care must be taken that the historic character of the town is maintained when new designs are introduced.



iii. Figure 4: Modern buildings incorporating key architectural themes such as steeply pitched gabled roofs, verandas and vertically oriented windows.

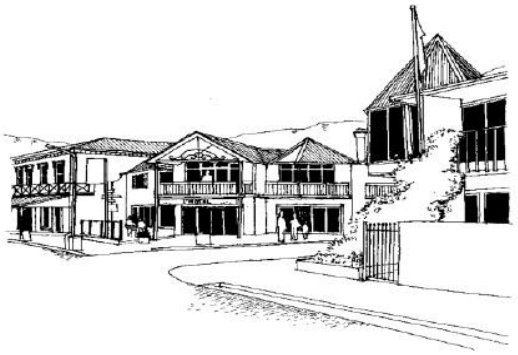
iv. While nineteenth and early twentieth century buildings largely set the character of Akaroa, new development should generally reflect, rather than exactly replicate, these historic styles. Sympathetic design, whereby certain characteristics of historic buildings are incorporated into new buildings, is encouraged. Contemporary design, if carefully conceived to fit with the town's character, is often preferable to replica buildings.



v. Figure 5: New residence demonstrating site specific sympathetic small scale forms and details, and vertical windows.

g. Building on specific sites

i. Each individual site has different buildings adjoining it, and sits in a different relationship to the wider landscape. What is suitable for one particular site may be quite unsuitable on another site. Corner sites need particular care, since they form a visual focal point. In some situations larger buildings on corner sites will be desirable to define streetscapes, on other corner sites, it may be desirable to avoid overpowering historic buildings nearby.



ii. Figure 6: Corner Treatment- both buildings strongly define the corner yet include smaller scale forms that the pedestrian can relate to.

iii. The size and scale of new buildings in relation to their neighbours are as important as the materials or architectural style of the new building.

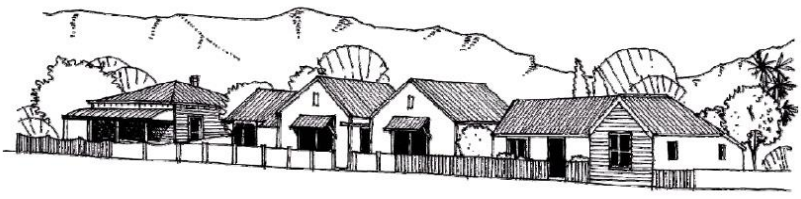
iv. The use of materials and architectural style of any development may add or detract from the overall proposal, its visual impact on the streetscape and historic character of the town.

h. Key concepts

i. Streetscape, rhythm and scale

A. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of a compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.

B. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.

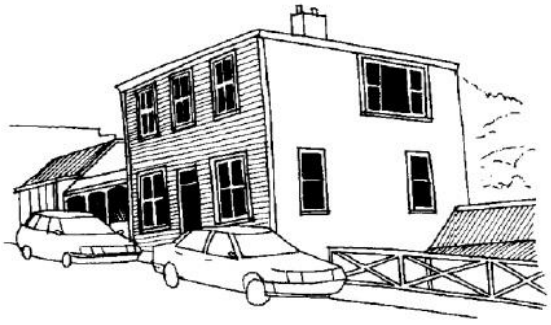


C. Figure 7: Height and rhythm- a pleasing relationship between height and rhythm is evident.

D. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in

harmony when, while not identical, they share similar elements and are of compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.

E. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.



F. Figure 8: Scale- an out of scale building which dominates adjacent buildings by size, bulk and height.

G. Larger, bulkier buildings can reflect the smaller scale of surrounding buildings by repetition of design elements such as gables, steps in the plan of the building, the use of different roof shapes, or dividing the building into visually separate units by using different treatments or colours for cladding.

H. Generally, designers of new buildings are asked to look at the existing historic buildings in the vicinity of the site, not to imitate them, but to consider whether the new building is sensitive to the surroundings in which it is to be placed.

ii. Replica buildings

A. Replica buildings, in the context of these guidelines, means an exact copy of the size, proportions, and architectural details of an older building. While it is generally undesirable to have new buildings replicate the exact design of historic buildings, design elements of older buildings can be used to achieve an overall visual harmony. Replica buildings can devalue the authentic historic character of Akaroa.

B. Attempts at 'replication' with inaccurate detailing, inappropriate materials and distorted proportions can become a caricature of the original building style.

iii. Additions and alterations to historic buildings

A. The character of Akaroa depends to a large extent on the survival of its many historic buildings. The preservation of these surviving buildings is important in maintaining its overall character. The demolition of historic buildings has had detrimental effects on the character of the town. The retention of the remaining older buildings will generally be to the town's advantage.

B. **Listing** ~~**Registration**~~ by Heritage New Zealand Pouhere Taonga, or **scheduling** ~~**listing**~~ by the ~~**District**~~ Council in its District Plan, are indications that particular historic buildings should be preserved and maintained for future generations.

C. Adaptive re-use is recommended. New developments on sites occupied by older buildings should use the historic structures whenever possible by building around or adding to them in a sympathetic way.

D. Key principles to bear in mind when adding to an historic building are:

I. Alterations should be the minimum necessary.

II. They should not detract from the heritage value of the place and/or building.

III. They should be compatible with the original form and fabric of the building, but should be able to be read as new work, although this need not be obvious particularly for minor additions.

IV. They should be of a quality that does not detract from the heritage values of the place.

E. Ideally changes should also be reversible, to allow future generations to return the buildings to their original forms. When work is being done on historic buildings, previous inappropriate alterations should be reversed and unsympathetic additions removed whenever possible. **Council's Heritage team and** Heritage New Zealand Pouhere Taonga can provide advice on these matters.



F. Figure 9: Sensitive alteration to an historic building.

G. In the example to the right similar roof forms and window details have been used.

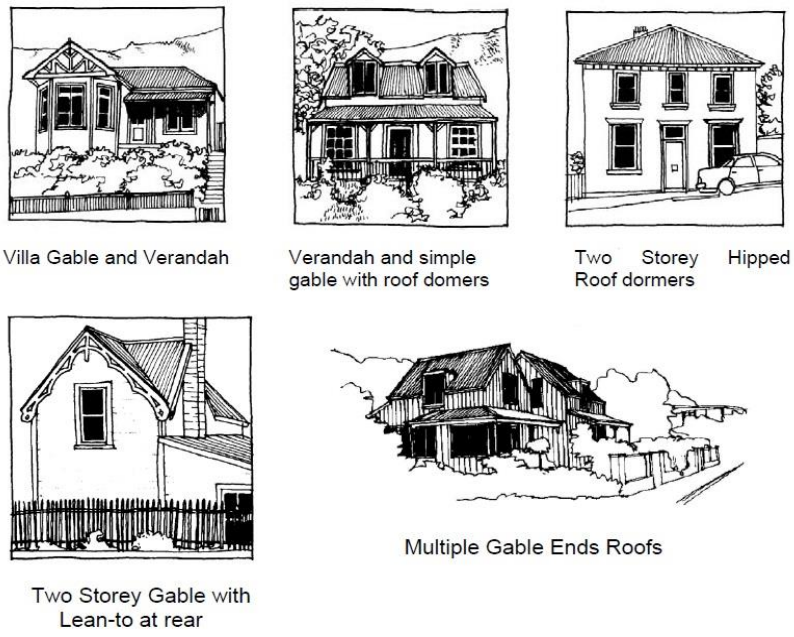
H. When work on an historic building is being undertaken the Conservation Guidelines published by Heritage New Zealand Pouhere Taonga ~~**should be consulted**~~ **provide a useful reference**. Where major work is envisaged, an architect who has experience in conserving or adapting older buildings should be engaged.

~~**I. Both the Akaroa Civic Trust and Heritage New Zealand Pouhere Taonga are available to advise owners of historic buildings who are considering major repairs or alterations to their buildings.**~~

i. Specific guidelines

i. Roof forms

A. On Akaroa's older buildings, roofs are generally of relatively steep pitch, with gable ends. Hipped roofs are evident within the Commercial Banks Peninsula Zone. More recent buildings in the town exhibit a great variety of roof forms, including hip roofs, roofs of shallow pitch, and flat, or mono-pitch, roofs. While there is a variety of existing roof forms, those which are steeply pitched (i.e. 25 degrees and steeper) maintain an attractive streetscape and achieve a pleasing relationship with adjacent and nearby buildings and are to be encouraged.



B. Figure 10: Roof shapes and forms

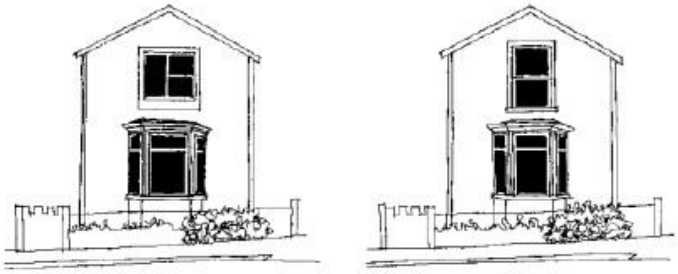
ii. Cladding, texture and roofing materials

A. Historically, weatherboard has predominated in Akaroa. Roofs have been mostly corrugated iron with door, and window frames of wood. Brick and other forms of masonry construction are unusual in Akaroa. Consequently, the use of traditional vernacular materials, such as weatherboard cladding, and corrugated iron roofing is encouraged in Akaroa. Some recent examples have not worked well because they lack detail and texture. An example of a modern application which reflects the character of the adjoining buildings, and has been successful, can be seen on the additions to the Akaroa museum.

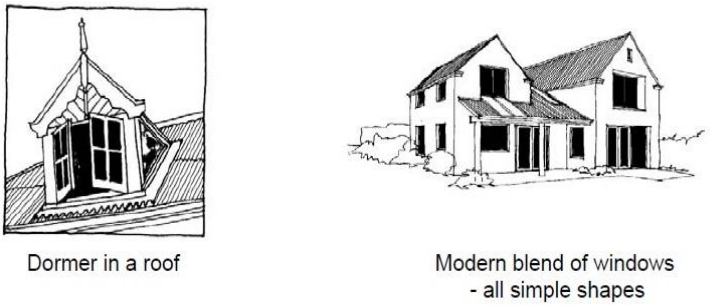
B. To harmonise contemporary with traditional buildings, extensive, blank masonry walls, lacking in texture, should be avoided where masonry walls are necessary. Careful detailing and placement of wall openings, sensitive selection of colours or judicious planting can be useful in reducing adverse visual impacts to a limited degree.

iii. Windows

A. Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. In the Commercial Banks Peninsula Zone any departure from the vertical orientation of windows of historic buildings is not encouraged. Timber windows are preferable to aluminium but if aluminium windows are used, they should be faced with timber.



B. Figure 11: Window orientation- the illustration on the right demonstrates appropriate vertical orientation and facings and has pleasing symmetry.



C. Figure 12: Window shapes and types

iv. Colours

A. There is no reason, when choosing colours for the walls, facings and roofs of new buildings, or when repainting older buildings, not to use today's much wider palette of colours than the palette available in earlier years, provided the new colours are in accordance with the historic character of the town and its streetscapes. Simple combinations of discreet individual colours are particularly preferable in areas where there are a large number of older buildings, however, the colour of new structures should not visually dominate heritage buildings or the streetscape. Owners of historic buildings are encouraged to consider using heritage colours and information about these is available from major paint manufacturers and retailers. In the Commercial Banks Peninsula Zone the preference is for painted or coloured surfaces. Corporate colour schemes and large corporate logos are not appropriate in the Akaroa ~~**Historic**~~ Heritage Area.

v. Verandas

A. The only sequence of nearly continuous shop verandas over footpaths in Akaroa is found along Beach Road. On Rue Lavaud occasional shop verandas contribute to the variety and modulation of the streetscape. Where new buildings are being erected in either of these precincts, maintenance of the sequence along Beach Road, and of the pattern of occasional verandas along Rue Lavaud, should be the goal.



B. Figure 13: Akaroa street verandas

vi. Setback and fences

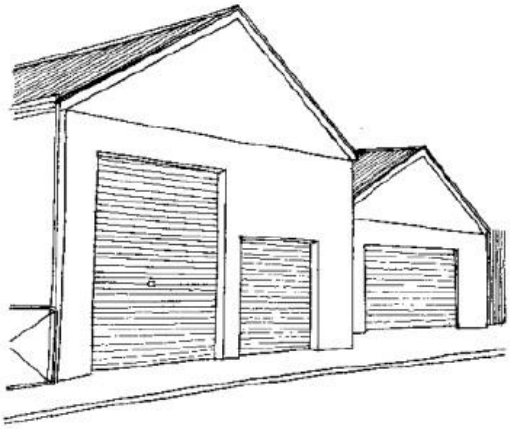
A. Akaroa's charm and historic character depend, in part, on gardens and trees remaining key elements in Akaroa's streetscapes. Setbacks will help ensure plantings continue to be a major element in most residential streetscapes. Only in existing commercial areas of the town, where setbacks are already small or non-existent, is it desirable to maintain the sense of a fully built-up townscape.

B. Having some buildings hard up against the street, even in predominantly residential areas, gives the town's streetscapes attractive variety.

C. To be able to look into and enjoy gardens along the street has long been the character of the settlement. Tall fences break this pattern, therefore low fences are encouraged. If taller fences are required, then they should be of a picket type so that the garden aspect is presented to the street.

vii. Parking and garages

A. Garages should have a minimal visual impact on the historic character and amenity of the streetscape. They should be located further back from the road boundary than the main building and the repetitious sequences of multiple garage doors should be avoided. ~~**Within the Akaroa Historic Area, garages facing the street are required to be sited behind dwellings.**~~



B. Figure 14: Garages on street front - these buildings detract from the streetscape.

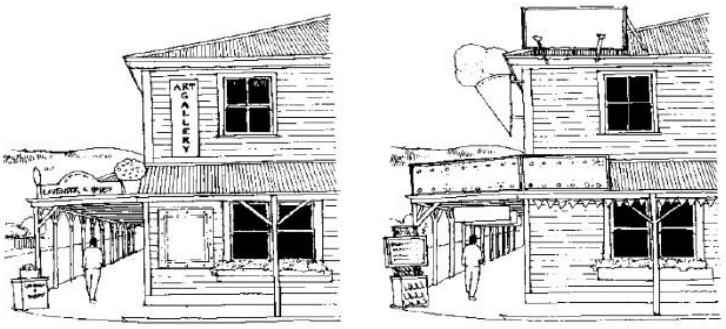
C. Car parking, especially with larger developments, should be concealed behind the main buildings, with minimal access points. Where this is not practical or possible, attention should be given to screening parking areas from view from adjoining streets.



D. Figure 15: Car parking visually softened by location behind buildings and screen planting

viii. Signs

A. Rules in the District Plan govern the size and placement of signs. Besides conforming with these rules, new signs will help preserve the character of Akaroa if they are simple, not excessively large and do not obscure interesting architectural details of buildings. Signs incorporating simple backgrounds, borders and text are preferable to complex graphics, particularly photomontage based signage and large-scale advertising hoardings. The proliferation of signs which are obtrusive because of their size, colour or placement, could undermine the pleasing character of Akaroa. Neon, moving, illuminated or brightly lit signs will generally detract from the historic character of Akaroa and are discouraged.



B. Figure 16: Signage

C. In this illustration the signs on the right detract from the form of the building and create a sense of visual clutter.

ix. Site work

A. The District Plan controls the heights of buildings in Akaroa, but again a building, which meets the requirements of the Plan, may not be satisfactory in its design, or impact on townscapes.

Appendix 9.3.7.7.2 - Church Property Trustees North St Albans Subdivision (1923) Residential Heritage



Panel Recommendations Report
Appendix 1

N

Key

Proposed Residential Heritage Area

Scale: 1:4,000

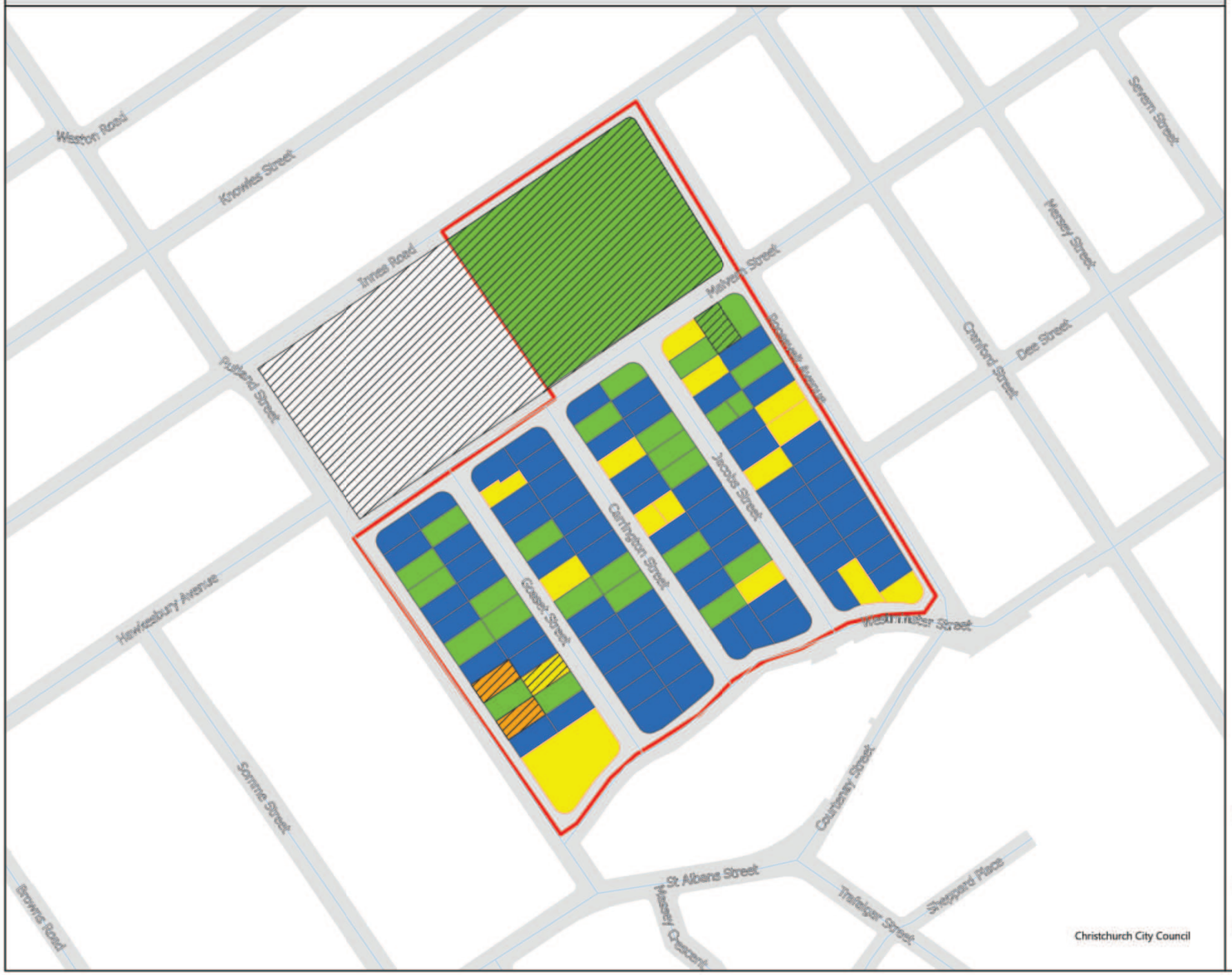
GIS & Analytics Team Christchurch City Council	S:\DevOps\179208-PC13-map-modification\PC13-map-modification Date: 14/08/2025 2:41 pm

Appendix 9.3.7.7.2

Christchurch Replacement District Plan | Christchurch City Council

Proposed Plan Change 13 - Church Property Trustees North St Albans Subdivision (1923) - Panel Recommendation

Appendix 9.3.7.8.2 Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area



Panel Recommendations Report
Appendix 1

Contributory
Defining
Intrusive
Neutral
Area of change

0 35 70 140 Meters
Scale: 1:3,000

Default Folder: S:\DevOps\136304_HeritageQM
Date: 15/08/2025

Appendix 9.3.7.8.2

Christchurch District Plan | Christchurch City Council

Proposed Plan Change 13 - Church Property Trustees North St Albans Subdivision (1923) site contributions map - Panel Recommendation.

Appendix 9.3.7.9.2 - Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area



Panel Recommendations Report
Appendix 1

N

Existing Residential Character Area

Proposed Residential Heritage Area

0 30 60 120 Meters

Path: S:\DevOps\136304_HeritageQM\136304_HeritageQM.aprx
Date Exported: 15/08/2025 8:12 am

Appendix 9.3.7.9.2

Christchurch District Plan | Christchurch City Council

Proposed Plan Change 13 - Church Property Trustees North St Albans Subdivision (1923) HA3 - Panel Recommendation

Appendix 1

PC 13 Panel Recommendation - Heritage Item and Setting

Aerial Map Reference: 900
Heritage Item Number: 1462
Heritage Setting Number: 685



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 shown on the aerial maps
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 Setting
Existing Heritage Item
Heritage Item - PC 13 Panel Recommendation
Heritage Setting - PC 13 Panel Recommendation
Proposed Heritage Item
Existing Heritage Setting

N

Scale: 1:500
Aerial photography captured in 2023
Date: 14/08/2025

Appendix 1
The statement of significance does not form part of the district plan.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1462
FORMER QUARRY STABLES AND SETTING – 79 BAMFORDS ROAD, ALLANDALE, GOVERNORS BAY



PHOTOGRAPH: G WRIGHT MARCH 2023

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 Quarry Stables and setting are of historical and social significance as they demonstrate the role that horses played in colonial Canterbury and the types of buildings that were required to house and maintain them. They are also connected with the early history of colonial stone extraction in Canterbury. The stables were built c.mid-19th century, reputedly for draught horses that worked the Burnside Quarries - the two quarries historically on this land holding. Proximity to the developing city of Christchurch meant that during the second half of the 19th century the wider Governors Bay area was able to provide goods such as farm produce, timber and quarried stone to support the growing settlement. One such farm was Burnside, recorded as the home of Paul Nixon Hodgson in the Claims to Vote published in the Press in 1866[1], on which the stables were built.

The stables are located on what was originally Rural Section 4429, which was purchased from the Crown by Paul Nixon Hodgson on 9 October 1863. Hodgson arrived in Lyttelton in

[1] *Press*, Claims to Vote, 9 April 1866, page 4.

1851. He owned the land on the seafront at Allandale, RS 232, in trust for his nephew, and extended his land holdings further up the valley to land which included quarriable stone. The Burnside Quarries produced stone that was assessed, along with other local stone, by a local architect C. M. Igglesden and included in an article in the *Lyttelton Times* in 1863. The stone from Mr P Hodgson was described as 'a beautiful tufa, very durable, and resembling from a distance chalk specked with coal-dust'.[2] Hodgson leased the quarries to brothers William and Samuel Hall, who were stonemasons, recorded as having 'taken Burnside Quarries, Governors Bay' in October 1864[3]. The head of the bay had a number of good quarries including the Burnside Quarries which was used to extract light sandstone. In 1865 stone from Paul Hodgson's quarry was exhibited by the Hall brothers at the New Zealand Exhibition in Dunedin. It was recorded as being used for the dressings in the Christchurch Town Hall and St John's Anglican Church among other buildings.[4]

An ongoing issue for the area was the lack of infrastructure to transport the stone to Christchurch. Hodgson used to transport goods from Allandale via horses down to the shoreline and from there he shipped it, from a stone jetty he had built, to Lyttelton. It is likely that the stables were built to house the horses that transported the stone from the quarries. Research to date does not confirm a construction date, however they may date from as early as the 1860s.

By 24 July 1882 part of this rural section had been combined with parts of three other rural sections into a new parcel and had been sold to Hugh Urquhart who transferred this combined land parcel to his brother Alexander Urquhart, shepherd of Governors Bay, in October 1882. Alexander Urquhart owned the property until 1911 when he sold it to Thomas Edward Harris, a Gebbies Valley farmer. Harris then sold it to George and Edward Wallis, both farmers of Governors Bay, in 1917. It remained in the Wallis family, passing to George's three children Georgina, John and Joseph, until 1949 when it passed to Myrl Allen. Allen held the property until 1983 when it was transferred to the Living Springs Trust who operate the nearby Living Springs Camp and Conference Centre.

Horses remained an important source of transport into the 20th century on the peninsula, so the stable buildings were maintained for ongoing use, although they had fallen into disrepair by the late 20th century. They were restored by the Governors Bay Heritage Trust in 2019.

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 Quarry Stables have cultural significance as they are associated with a distinctive way of life in the European colonial period when horses provided the power required to shift and transport goods, people and stone around the harbour area and beyond. The setting is identified in the Christchurch District Plan as part of an area of Ngāi Tahu cultural significance. It sits within the wider Whakaraupō (Lyttelton) Ngā Tūranga Tūpuna (ID 71) noted as an area of cultural landscapes with significant tribal history, archaeological sites and natural landmarks.

[2] *Lyttelton Times* 12 August 1863, Papers Past
[3] *Lyttelton Times* 1 October 1864, Papers Past
[4] *Otago Daily Times*, 23 February 1865, page 5

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 Quarry Stables have architectural significance as an example of a mid-19th century stable building which has largely retained its original form, plan, materials, fixtures and fittings. The stables are a simple weatherboard structure with a gabled corrugated iron roof. They are divided into three stalls with the stall nearest the road being the largest with a stone flagged floor. Originally this stall would have been enclosed, with a door in the end wall providing access. The stalls were designed for larger draught horses and included a tack room for the associated equipment. The building was restored in 2019 by the Governors Bay Heritage Trust with some material, including weatherboards, being replaced, but where possible the remaining original material was retained.

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 Quarry Stables have technological and craftsmanship significance as the building retains original materials, including fittings. These features are evidence of the use of materials and manufacture of fittings associated with a utilitarian building of the mid-19th century. The stone flagging demonstrates a method of constructing a solid, durable floor with the use of locally available 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 Quarry Stables have contextual significance as they contribute to the remaining colonial character of the Governors Bay area. They are visible from Bamfords Road, remain in their original location and have retained their original mid-19th century form and scale. The stables have contextual significance in relation to the nearby Teddington Smithy as visible reminders of the importance of horses and the required colonial infrastructure built to support this. Early stable buildings also remain in Lyttelton and Orton Bradley Park. The setting consists of the immediate area around the stables.

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 former Quarry Stables 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. Māori settlement of the Whakaraupō-Lyttelton Harbour area means that evidence of early activity may exist on the site which is identified as part of the wider Whakaraupō (Lyttelton) Ngā Tūranga Tūpuna (ID 71) in the Christchurch District Plan.

ASSESSMENT STATEMENT

The former Quarry Stables, including the whole interior and setting, are of overall heritage significance to the Christchurch District, including Banks Peninsula.

The former Quarry Stables and setting are of historical and social significance as they demonstrate the role that horses played in colonial Canterbury and the types of buildings that were required to house and maintain them. They have cultural significance as they are associated with a distinctive way of life in the mid-19th century when horses provided the power required to shift and transport goods, people and stone around the harbour area and beyond. The setting is identified as part of the wider Whakaraupō (Lyttelton) Ngā Tūranga Tūpuna, site of Ngāi Tahu cultural significance. The former Quarry Stables have architectural significance as an example of a mid-19th century stable building which has largely retained its original form, plan, materials and fixtures. They have technological and craftsmanship significance as the building retains original materials, including fixtures and construction methods. The former Quarry Stables have contextual significance as they contribute to the remaining colonial character of the Governors Bay area including the importance of horses, along with the Teddington Smithy. The former Quarry Stables 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, in relation to the wider settlement of the Whakaraupō-Lyttelton Harbour area.

REFERENCES:

Certificates of Title

Christchurch District Plan, Appendices 9.5.6 - Schedules of Sites of Ngāi Tahu Cultural Significance, Table 3: Ngā Tūranga Tūpuna.

Lyttelton Times, 12 August 1863, page 2.
Lyttelton Times, 1 October 1864, page 1.
Otago Daily Times, 23 February 1865, page 5.
Papers Past https://paperspast.natlib.govt.nz/newspapers
Press, Claims to Vote, 9 April 1866, page 4.

Robertson, Jane *Head of the Harbour A history of Governors Bay, Ōhinetahi, Allandale and Teddington* (2016)

REPORT DATED: JULY 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

PC 13 Panel Recommendation - Heritage Item

Aerial Map Reference: 30
Heritage Item Number: 463



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 shown on the aerial maps
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 Setting
Proposed Heritage Item
Heritage Item - PC 13 Panel Recommendation
Existing Heritage Item

N

Scale: 1:1,221
Aerial photography captured in 2023
Date: 29/08/2025

Appendix 2

Appendix 2 – Plan Change 13 (Heritage) Hearing Panel Recommendations on Submissions - Residential Heritage Areas

Submitter	Submission No.	Decision No.	Request	Decision Sought		Panel Recommendation (pink indicates where this differs from officer's recommendation)
ISSUE 1 – CHESTER STREET EAST RHA						
Peter Beck	**S22**	**S22.1, S22.2**	Amend	Extend the Chester Street East Residential Heritage Area to cover the entire street.		Reject, as the built environment that now exists in the eastern section of the street does not embody significant heritage values
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.55	Christchurch Civic Trust	Support	**Reject**
Debbie Smith	**S57**	**S57.1, S57.4**	Amend	Seeks that the entirety of Chester Street East be included as a Residential Heritage Area.		**Reject,** as the built environment that now exists in the eastern section of the street does not embody significant heritage values.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.92	Christchurch Civic Trust	Support	**Reject**

Mary Crowe	**S281**	**S281.2**	Amend	Chester Street East should receive heritage protection zoning for the whole length of the street.		**Reject,** as the built environment that now exists in the eastern section of the street does not embody significant heritage values
Fire and Emergency NZ	**S842**	**S842.48**	Amend	Request that the boundaries of RHA2 are reduced to exclude the Fire and Emergency City Station site at 91 Chester Street East.		**Accept in part**, with the extent of inclusion of the FENZ site at 91 Chester St East being reduced to 5m from the Chester Street road boundary of the site.
		S842.75- .77, S842.79, S842.81, S842.82.	Oppose	Ensure that 91 Chester Street East is not subject to these RHA rules.		**Accept in part,** As the FENZ site at 91 Chester Street East should only be included for 5m from the ChesterStreet road boundary of the site.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2084.3 (S842.81)	Christian Jordan	Oppose	**Accept in part**
Kirsten Rupp	**S1001**	**S1001.1, S1001.2**	Amend	All of Chester Street East be included in the Residential Heritage Area.		**Reject,** as the built environment that now exists in the eastern section of the street does not embody significant heritage values.
Keith Patterson	**S1002**	**S1002.1, S1002.3**	Amend	The section of Kilmore St west of Dawson St to Barbadoes St to be included in the Chester St/ Dawson Lane Residential Heritage Area.		**Reject,** as the section of Kilmore Street proposed for inclusion no longer has sufficient authenticity and integrity to merit being included. However the cottages at 341, 345 and 347 Barbadoes Street do warrant inclusion as an extension to the RHA, but no submission sought this.

Ian Shaw	**S1007**	**S1007.1**	Amend	Add the following areas to the Chester St heritage area: 1: The area East of Dorset [Dawson] Street to Fitzgerald Avenue. 2. The properties located on Kilmore Street that adjoin the heritage area of Chester Street East, e.g. the North boundaries of 129, 131 and 133 Chester Street	1. **Reject**, as the built environment that now exists in the eastern section of the street does not embody significant heritage values. 2. **Reject**, as the section of Kilmore Street proposed for inclusion no longer has sufficient authenticity and integrity to merit being included.
Simon Adamson and Judith Hudson	**S1013**	**S1013.1, S1013.2**	Amend	That Chester St East be included in the Chester Street Residential Heritage Area.	**Reject,** as the built environment that now exists in the eastern section of the street does not embody significant heritage values.
Susan Parle	**S1014**	**S1014.1, S1014.2, S1014.3**	**Amend**	That Chester St East be included in the Chester St Residential Heritage Area.	**Reject**, as the built environment that now exists in the eastern section of the street does not embody significant heritage values.
Mary Crowe	**S1015**	**S1015.1, S1015.2**	Amend	The entirety of Chester Street East should be included in the Residential Heritage Area.	**Reject**, as the built environment that now exists in the eastern section of the street does not embody significant heritage values.
Waipapa Papanui-Innes- Central Community Board	**S1016**	**S1016.1**	Amend	The entire area or whole street from Chester Street East to Fitzgerald Ave be included in the Residential Heritage Area.	**Reject**, as the built environment that now exists in the eastern section of the street does not embody significant heritage values.

Bosco Peters	**S1022**	**S1022.1, S1022.2**	Amend	That Council recognises the whole of Chester Street East as having special heritage character, and Include it in Appendix 9.3.7.3		**Reject,** as the built environment that now exists in the eastern section of the street does not embody significant heritage values.
Oxford Terrace Baptist Church	**S1052**	**S1052.3, S1052.4**	Amend	Seek that the whole of Chester Street East be included in the Residential Heritage Area.		**Reject,** as the built environment that now exists in the eastern section of the street does not embody significant heritage values**.**
ISSUE 2 - MACMILLAN AVENUE RHA						
Daniel Rutherford	**S1027**	**S1027.1, S1027.2**	Oppose	Remove 20 Macmillan Avenue from the proposed Macmillan Avenue Residential Heritage Area.		**Reject,** as the inclusion of 20 Macmillan Avenue maintains the integrity of the historic subdivision that underpins the heritage values of the area.
Dr Bruce Harding	**S1079**	**S1079.1**	Amend	Seek clarification on the RHA 8 (Macmillan Avenue) boundary, as it was all covered in the Special Amenity Area provisions in the 1990s City Plan. Why is the home of John Macmillan Brown (35 Macmillan Ave) excluded.		**Reject**, as the portion of 35 Macmillan Avenue which includes the house is included in a Character Area(CA3).
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.662	Christchurch Civic Trust	Support	**Reject**

		S1079.2	Amend	Seek confirmation that homes/properties of iconic citizens (in all city RHAs) are clearly delineated in the revised City Plan— so for Cashmere, for example, "Rise Cottage" (Westenra Terrace), the Ngaio Marsh House (37 Valley Road).		**Partly accept**, as the properties cited are already included in the Appendix 9.3.7.2 Schedule of Significant Historic Heritage
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.663	Christchurch Civic Trust	Support in part	**Partly accept**
ISSUE 3 – INNER CITY WEST RHA						
Christ's College	**S699 [also covered under Issue 8]; S1060**	**S699.1, [RHA mapping only]; S1060.1**	Oppose	Delete the RHA from the following properties: • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave.		**Reject,** As the properties in question make a significant contribution to the heritage values of the area. The Inner City West RHA is one of the few remaining pockets of larger inner city housing from the late 19th and early 20th centuries.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.544	Christchurch Civic Trust	Support in part	**Reject**
			FS2084.9	Christian Jordan	Oppose	**Accept**

Carter Group Limited	**S824; S1080** [S814 was the numbering used in PC14- the content of the points is identical]	**S824.21, S1080.21**	Oppose	Oppose the definition for Contributory Building. Seek that this is deleted.		**Reject,** as the definitions and consequent contribution ratings are not considered vague or uncertain.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.6	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
			FS101.2	Johanna King for CRFU	Support	**Reject**
		S824.23, S1080.23	Oppose	Oppose definition of Defining Building. Seek that it is deleted.		**Reject**, as the definitions and consequent contribution ratings are not considered vague or uncertain.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.9	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
			FS101.3	Johanna King for CRFU	Support	**Reject**
		S824.37, S1080.37	Oppose	Oppose definition of Intrusive building or site. Seek that it is deleted.		**Reject,** as the definitions and consequent contribution ratings are not considered vague or uncertain.

			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.23	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
		S824.38, S1080.38	Oppose	Oppose definition for Neutral building or site. Seek that it is deleted.		**Reject,** as the definitions and consequent contribution ratings are not considered vague or uncertain
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.27	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
			FS101.5	Johanna King for CRFU	Support	**Reject**
		S824.1, S824.24	Oppose	Oppose changes to the definitions of alterations and demolition to add reference to "heritage areas".		**Reject.** This is essentially a consequential submission point from opposing all RHA provisions in S824 (see p18 below)**.**
			Further Submission No.	**Further Submitter**		**Support / Oppose**

			FS101.1, FS101.4	Johanna King for CRFU	Support	**Reject**
Catholic Diocese of Christchurch	**S823**	**S823.9**	Oppose	Definition of 'Contributory Building'. Delete.		**Reject**, as the definitions and consequent contribution ratings are not considered vague or uncertain.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.1241	Christchurch Civic Trust	Oppose	**Accept**
			FS2045.182	Chapman Tripp for Carter Group Limited	Support	**Reject**
			FS2051.7	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
		S823.11	Oppose	Definition 'Defining building'. Delete		**Reject**, as the definitions and consequent contribution ratings are not considered vague or uncertain.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.1243	Christchurch Civic Trust	Oppose	**Accept**

			FS2045.184	Chapman Tripp for Carter Group Limited	Support	**Reject**
			FS2051.10	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
		S823.212	Oppose	Delete the definition of 'Neutral building or site'.		**Reject,** as the definitions and consequent contribution ratings are not considered vague or uncertain.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.1444	Christchurch Civic Trust	Oppose	**Accept**
			FS2045.385	Chapman Tripp for Carter Group Limited	Support	**Reject**
			FS2051.28	Heritage New Zealand Pouhere Taonga	Oppose.	**Accept**
		S823.213	Oppose	Delete the definition of 'Intrusive building or site'.		**Reject,** as the definitions and consequent contribution ratings are not considered vague or uncertain.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	

			FS2037.1445	Christchurch Civic Trust	Oppose	**Accept**
			FS2045.386	Chapman Tripp for Carter Group Limited	Support	**Reject**
			FS2051.24	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
Elizabeth Harris and John Harris	**S1061**	**S1061.3, S1061.4**	Oppose	Seeks that the Inner City West Residential Heritage Area overlay is removed from 31 Cashel Street and other sites on [the north side of] Cashel Street.		**Reject,** As there are significant historic, architectural and contextual heritage values in this area.
		S1061.1	Oppose	The submitter seeks that 31 Cashel Street and surrounding sites be rezoned to High Density Residential.		**Accept,** As these properties have already been zoned High Density Residential in PC14.
Diana Shand	**S1075**	**S1075.1**	Amend	Supports the Inner West Residential Heritage Area and seeks that Cranmer Square be included in the Inner City West Residential Heritage Area.		**Reject,** as Cranmer Square is not considered integral to the heritage values of the Inner City West RHA.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.668	Christchurch Civic Trust	Support	**Reject**

		S1075.5 [heritage only]	Oppose	Seek that the Commercial use be confined to Oxford Terrace and that the Medium Density Zone should extend south from 59 Gloucester Street in a direct line south to the River at 75 Cambridge Terrace, displacing the Mixed Use Zone. **[zoning question reported elsewhere]**		**Reject,** As the parts of blocks described in this submission do not embody collective heritage values.
ISSUE 4 – CHURCH PROPERTY TRUSTEES/NORTH ST ALBANS RHA						
Melissa Macfarlane	**S135**	**S135.2**	Oppose	Delete any applicable residential heritage area for the St Albans Church Properties Subdivision area.		**Reject,** As the area demonstrates significant historic heritage values and therefore merits scheduling as an RHA.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2015.8	Susan Wall	Support	**Reject**
			FS2035.1	Anne Talaska	Support	**Reject**
			FS2038.1	Nick Bristed	Support	**Reject**
Melissa Macfarlane	**S1003**	**S1003.2**	Amend	Amend 48 Malvern Street to a 'neutral building' rather than a 'defining building'		**Reject,** As alterations and alterations and additions that are currently being undertaken lead to a recommendation of 'Contributory.'

		S1003.7	Oppose	Delete HA3 from Appendix 9.3.7.3 and retain the area as a residential character area instead.	**Reject,** As the area demonstrates significant historic heritage values and therefore merits scheduling as an RHA.
ISSUE 5- SHELLEY/FORBES RHA					
Kate Askew	**S1005**	**S1005.2**	Support	Supports the inclusion of Heritage Areas including HA11 Shelley/Forbes Street, and own property at 11 Shelley Street.	**Accept**
		S1005.3	Amend	Amend Appendix 9.3.7.3 to include 10 Shelley Street as a defining building.	**Reject,** as it is considered that the building at 10 Shelley Street should continue to be rated as contributory.
Neil McAnulty	**S1040**	**S1040.1, S1040.2**	Oppose	Oppose the RHA as it applies to Forbes Street, Sydenham.	**Reject,** As the street does merit inclusion in the RHA, despite recent changes.
ISSUE 6- LYTTELTON RHA					
Cody Cooper	**S289**	**S289.3, S289.4**	Oppose	Remove Lyttelton as a heritage area and instead pick a specific street or smaller area to designate as heritage.	**Partly accept,** as a reduction in extent of the Lyttelton RHA has occurred since notification.
Julie Villard	**S1078**	**S1078.1, S1078.2**	Amend	Oppose the extent of the Lyttelton Residential Heritage Area. Seek that this be reduced.	**Accept,** as a reduction in extent of the Lyttelton RHA has occurred since notification.
Lyttelton Port Company	**S1083**	**S1083.1, S1083.2**	Support	Supports the extent of the Lyttleton Residential Heritage Area as notified.	**Accept,** as the seaward boundary of the RHA has remained the same.
ISSUE 7- REQUESTED ADDITIONAL RHAS					

Susanne Trim	**S37**	**[Body of submission]**	Amend	Mary Street and Rayburn Avenue in Papanui are more appropriate than Heaton St to be an RHA		**Reject,** As the area does not meet the criteria for being an RHA.
Emma Wheeler	**S206**	**S206.1**	Amend	[New Residential Heritage Area] Make both St James Avenue and Windermere Road category 1 Streets, protecting both the plaques, trees and the people that already enjoy and use these streets		**Reject,** As the area does not meet the criteria for being an RHA.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.298	Christchurch Civic Trust	Support	**Reject**
Dominic Mahoney	**S329**	**S329.3, S329.4**	Amend	Perry Street should not be zoned for high density residential development on the basis of its historical heritage nature		**Reject,** As the area does not meet the criteria for being an RHA
P Tucker and C Winefield	**S709, S1094**	**S709.3 , S1094.3**	Amend	Windermere Road properties should be in an RHA, with protection extended to the street and housing.		**Reject,** As the area does not meet the criteria for being an RHA.
Marie Byrne	**S734, S1063**	**S734.1, S734.2; S1063.1, S1063.2**	Amend	Seeks that the Medium Density Residential area in Phillipstown, Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area.		**Reject,** As the area does not meet the criteria for being an RHA. However an adjoining area around Ryan Street may meet the criteria.
Susan Bye for Lower Cashmere Residents Association	**S741**	**S741.3, S741.4**	Amend	Make Cashmere View Street a heritage street.		**Reject,** As the area does not meet the criteria for being an RHA. Cashmere View Street

						was recommended in Council's PC14 evidence to be a Character Area, but that IHP rejected further character areas.
Margaret Stewart	**S755**	**S755.4**	Amend	Add Woodville Street, St Albans		**Reject,** As the area does not meet the criteria for being an RHA.
Mark Winter	**S1008**	**S1008.1, S1008.2**	Amend	Retain a heritage [and character status] for Beverley Street		**Reject,** As the area does not meet the criteria for being an RHA.
Waipapa Papanui-Innes- Central Community Board	**S1016**	**S1016.4**	Amend	Include Dover Street (original workers' cottages of historical significance) in schedule.		**Reject,** As the area does not meet the criteria for being an RHA.
Ruth Morrison	**S1041**	**S1041.1-S1041.3**	Amend	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as a heritage area		**Reject,** As the area does not meet the criteria for being an RHA.
Anton Casutt	**S1088**	**S1088.1-S1088.3**	Amend	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area [or Character Area].		**Reject,** As the area does not meet the criteria for being an RHA.
Waipuna Halswell Hornby Riccarton Community Board	**S1090**	**S1090.1**	Amend	Supports the Residential Heritage Areas but seeks that additional areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield be considered		**Reject**, As no areas have been identified in these suburbs which would meet the criteria for being an RHA.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2063.191	Ryman Healthcare Limited	Oppose	**Accept**

			FS2064.184	Retirement Village Association of New Zealand Incorporated.	Oppose	**Accept**
		S1090.6	Amend	Seeks a much larger Riccarton Heritage setting from Mona Vale to the Britten stables and war memorial at Jane Deans Close.		**Reject,** As it is not best practice to connect disparate heritage items which are already mapped and scheduled by applying a 'heritage setting' overlay to a suburb.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.651	Christchurch Civic Trust	Support	**Reject**
Rosie Linterman	**S1091**	**S1091.1, S1091.2**	Amend	Seek that Beverley Street be included as a Residential Heritage Area.		**Reject,** As the area does not meet the criteria for being an RHA**.**
ISSUE 8 - OPPOSITION TO THE CONCEPT OF RHAS, OR TO THE NUMBER OF RHAS						
Logan Brunner	**S191**	**S191.1**	Oppose	That proposed Residential Heritage Areas are removed		**Reject,** As all of the RHAs have a strong heritage story and are significant examples of the City's residential history.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	

			FS 2037.264	Christchurch Civic Trust	Oppose	**Accept**
		S191.2	Oppose	That proposed Residential Heritage Areas are removed		**Reject,** As all of the RHAs have a strong heritage story and are significant examples of the City's residential history.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.265	Christchurch Civic Trust	Oppose	**Accept**
			FS2051.113	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
Christs College	**S699**, **S1060**	**S699.1, S699.8, S699.10; S1060.1, S1060.8, - S1060.10 [RHA provisions]**	Oppose	Delete Residential Heritage Area from the following properties • Armagh Street – Numbers 6, 14, 16, 20 and 22 • Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19 • Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave). The school holds a certificate of compliance for demolition of all of its buildings east of Rolleston Avenue.		**Reject,** As all of the RHAs have a strong heritage story and are significant examples of the City's residential history. The proposed provisions for RHAs in their simplified form, are reasonable and justifiable.

			Further Submission No.	Further Submitter	Support / Oppose	
			FS2037.544	Christchurch Civic Trust	Support in part (S699.1)	**Accept in part**
			FS2084.9.	Christian Jordan	Oppose (S699.1)	**Accept**
			FS2051.61	Heritage New Zealand Pouhere Taonga	Support (S699.4)	**Reject**
			FS2093.1, FS2093.2, FS2093.3, FS2093.4	Christian Jordan	Oppose (S699.8 – S699.10)	**Accept**
Matthew Gibbons	**S743**	**S743.4**	Oppose	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.		**Reject,** As the proposed rule is impractical. Properties in RHAs are included and their values assessed on a site specific basis.
Carter Group Ltd	**S824, S1080**	**S824.109, S824.110, S824.111, S824.113, S824.114, S824.115, S824.118, S824.120, S824.121,**	Oppose	Oppose all policies, rules, schedules and maps relating to RHAs, and seek their deletion. This includes opposing Policy 9.3.2.2.2 on identification, assessment and scheduling of heritage areas, Policy 9.3.2.2.5 on ongoing use, Policy 9.3.2.2.8 on demolition, Rules RD6 and RD7 for RHAs, and matters of discretion for RHAs in 9.3.6.4 and 9.3.6.5.		**Reject overall**, As all of the RHAs have a strong heritage story and are significant examples of the City's residential history. The proposed provisions for RHAs are reasonable and justifiable. However **partly accept S824.109** in regard to a new second part of Policy 9.3.2.2.8 on demolition in Residential

		S824.125; S1080: point nos. the same as for S824.				Heritage Areas, and revisions to matters of discretion on demolition.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2015.6	Susan Wall	Support (S824.125)	**Reject**
			FS2051	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
			FS2065	Davie Lovell- Smith Limited for Hughes Developments Ltd	Support	**Reject**
			FS101.6, FS 101.7, FS101.8, FS101.9, FS101.10, FS101.11, FS101.12, FS101.13, FS101.14	Johanna King for CRFU	Support S1080.110, S1080.111, S1080.113, S1080.114, S1080.115, S1080.118, S1080.120, S1080.121, S1080.125	**Reject,** **but partly accept FS 101.6 to FS101.14, insofar as the Panel agrees with the CRFU that Rugby Park should not be included in HA3, the Church Property Trustees North St Albans RHA.**
Catholic Diocese of Christchurch	**S823**	**S823.83 (part), S823.131 – S823.135, S823.216 - S823.219, S823.221, S823.222,**	Oppose	Oppose all policies, rules, schedules and maps relating to RHAs, and seek their deletion.		**Reject,** As all of the RHAs have a strong heritage story and are significant examples of the City's residential history. The proposed provisions for RHAs in their simplified form, are reasonable and justifiable.

		S823.225-S823.227, S823.231-S823.233				
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS 2037	Christchurch Civic Trust	Oppose	**Accept**
			FS2045	Chapman Tripp for Carter Group Limited	Support	**Reject**
			FS2051	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
Richard Abbey-Nesbit	**S1009**	**S1009.1-S1009.3**	Oppose	The submitter supports limitation of heritage areas to those that genuinely possess a consistent style of built environment that is unique to the area.		**Reject,** As complete consistency is not required, and heritage areas are not only based on the built environment.
Kristin Mokes	**S1025**	**S1025.1, S1025.2**	Oppose	Reconsider adding so many more heritage sites - especially [in the] suburbs		**Reject**, As all of the RHAs have a strong heritage story and are significant examples of the City's residential history.
Paul Mollard	**S1030**	**S1030.1, S1030.2**	Oppose	Remove any reference to residential heritage areas and make those areas subject to the same development rules as the rest of the city.		**Reject,** As the few remaining areas which meet the criteria to be RHAs are significant examples of the City's residential history.
Sam Spekreijse	**S1033**	**S1033.1-S1033.3**	Oppose	Oppose all heritage overlays for residential heritage areas.		**Reject,** As the few remaining areas which meet the criteria to be RHAs are significant

						examples of the City's residential history.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.115	Heritage New Zealand Pouhere Taonga	Oppose S1033.1	**Accept**
Peter Earl	**S1038**	**S1038.1 (part)**	Oppose	Oppose all heritage areas		**Reject,** As the few remaining areas which meet the criteria to be RHAs are significant examples of the City's residential history.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.116	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
Cameron Matthews	**S1048**	**S1048.1-S1048.16, S1048.19-S1048.36 (part)**	Oppose	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, particularly Lyttelton, and Inner City West RHAs.		**Reject**, As the few remaining areas which meet the criteria to be RHAs are significant examples of the City's residential History. Lyttelton has heritage values which are significant at the regional and national level.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	

			FS2051	Heritage New Zealand Pouhere Taonga	Oppose - 23 submission points	**Accept**
			FS2015.1, FS2015.10	Susan Wall	Support (S1048.3, S1048.22)	**Reject**
Keri Whaitiri	**S1069**	**S1069.1, S1069.2**	Amend	Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.		**Reject,** As removal of these categories would disable the RHA system.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2015.2	Susan Wall	Support (S1069.1)	**Reject**
			FS2051.54	Heritage New Zealand Pouhere Taonga	Oppose (S1069.2)	**Accept**
		S1069.3	Amend	Seeks that the full implications of the new 'Residential Heritage Areas' are disclosed and that these do not exceed the current provisions of the 'Residential Character Areas'.		**Reject,** As the implications of RHAs have been disclosed. RHA provisions are similar to, but simpler than those that were proposed for Residential Character Areas in PC14.
Danny Whiting [with regard to RHAs]	**S1070**	**S1070.2**	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.		**Reject,** As the few remaining areas which meet the criteria to be RHAs are significant examples of the City's residential history, and the proposed provisions for

						RHAs in their simplified form, are reasonable and justifiable.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2015.9	Susan Wall	Support	**Reject**
			FS2051.47	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
Peebles Group Limited, Richard and Suzanne Peebles and 181 High Limited	**S1071-S1073**	**S1071.1, S1072.3, 1073.2**	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters as they relate to heritage and retain the status quo in respect of these provisions.		**Reject,** As the few remaining areas which meet the criteria to be RHAs are significant examples of the City's residential history, and the proposed provisions for RHAs in their simplified form, are reasonable and justifiable.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2015.12	Susan Wall	Support (S1071.1)	**Reject**
			FS2051.39	Heritage New Zealand Pouhere Taonga	Oppose (S1071.1)	**Accept**
			FS2051.48, FS2051.49	Heritage New Zealand Pouhere Taonga	Oppose (S1072.3, S1973.2)	**Accept**

Duncans Lane Limited	**S1085**	**S1085.3**	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters as they relate to heritage and retain the status quo in respect of these provisions.		**Reject,** As the few remaining areas which meet the criteria to be RHAs are significant examples of the City's residential history, and the proposed provisions for RHAs in their simplified form, are reasonable and justifiable.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2015.5	Susan Wall	Support	**Reject**
			FS2051.50	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
ISSUE 9 – SUPPORT RHAS/ SEEK MORE RHAS						
Susanne Trim	**S37**	**S37.5, S37.6, S37.7 – part supporting RHAs only**	Support	Retain the proposed Residential Heritage Areas		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2092.2	Simon Watts for Brighton Observatory of Environment and Economics	Seek Amendment – oppose RHAs?	**Reject**

Te Mana Ora/Community and Public Health	**S145**	**S145.18**	Support	Te Mana Ora supports the protection of Residential Heritage Areas and recognises the need to balance housing development with protecting areas of cultural heritage and identity.		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.209	Christchurch Civic Trust	Support	**Accept**
Heritage New Zealand Pouhere Taonga (HNZPT)	**S193, S1046**	**S193.2, S193.3, S193.6, S193.7, S193.10, S193.15, S193.16, S193.18, S193.24; S1046 – point nos. the same as for S193**	Support	Retain definitions of defining, contributory, neutral and intrusive buildings as proposed. [also see Issue 3 on these definitions]. Retain RHA policies, rules and matters of discretion as proposed.		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.272, FS2037.274	Christchurch Civic Trust	Support	**Accept**
Michael Dore	**S225**	**S225.5**	Support	The history, character and heritage of our city of Christchurch should be protected at all costs		**Accept in part, but reject in part** in regard to the words “at all costs”. [See also Mrs Richmond’s evidence on this point]

			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.316	Christchurch Civic Trust	Support	**Accept**
			FS2051.118	Heritage New Zealand Pouhere Taonga	Support	**Accept**
Lawrence Kiesanowsk	**S404**	**S404.1**	Support	Support plan change provisions to protect historic heritage areas.		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.40	Heritage New Zealand Pouhere Taonga	Support	**Accept**
Sarah Wylie	**S428**	**S428.3**	Support	Support the protection of heritage areas		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.41	Heritage New Zealand Pouhere Taonga	Support	**Accept**
Hilary Talbot	**S700**	**S700.1-S700.3, S700.6**	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area [and the continuation of the character area] with more stringent controls		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	

			FS2037	Christchurch Civic Trust	Support (all four points)	**Accept**
			FS2051.42	Heritage New Zealand Pouhere Taonga	Support (S700.1)	**Accept**
		S700.4, S700.5	Support	Support the retention of heritage listed Englefield House [in the context of the RHA]. [This topic is also covered in the evidence of Mrs Richmond]		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.549, FS2037.550, FS2037.990, FS2037.991	Christchurch Civic Trust	Support	**Accept**
Margaret Stewart	**S755, S1095**	**S755.4, S1095.4**	Support	Retain Heritage areas		**Accept**
Historic Places Canterbury	**S835**	**S835.20 (part)**	Support	The submitter welcomes the addition of [11] Residential Heritage areas		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.607 and FS2037.705	Christchurch Civic Trust	Support	**Accept**

			FS2051.120	Heritage New Zealand Pouhere Taonga	Support	**Accept**
Peter Dyhrberg	**S885**	**S885.3, S885.4, S885.6, S885.7**	Support	Retain the proposed Residential Heritage Areas and rules relating to them		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.119	Heritage New Zealand Pouhere Taonga	Support (S885.3)	**Accept**
			FS2062.23	Riccarton Bush Kilmarnock Residents Association	Support (S885.6)	**Accept**
Julie Florkowski	**S1019**	**S1019.1, S1019.2**	Support	Supports the Residential Heritage Areas of Otautahi, Christchurch (specifically, Alpha Avenue).		**Accept in part,** as Alpha Avenue is not proposed as part of an RHA**,** but rather as part of the Papanui War Memorial Avenues heritage item.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.121	Heritage New Zealand Pouhere Taonga	Support (S1019.2)	**Accept**
Chris Florkowski	**S1020**	**S1020.2, S1020.3**	Support	Support Residential Heritage Areas of Otautahi, Christchurch, which deserve special protection		**Accept**

			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.45, FS2051.122	Heritage New Zealand Pouhere Taonga	Support	**Accept**
Maxine Webb	**S1026**	**S1026.1 (part)**	Support	The submitter supports the heritage areas and is of the view that they should have a wider extent to protect the character of Christchurch.		**Accept,** noting that heritage areas need to be identified and assessed in a robust manner, and be supported by provisions which are reasonable and justifiable.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.123	Heritage New Zealand Pouhere Taonga	Support	**Accept**
Waihoro Spreydon-Cashmere-Heathcote Community Board	**S1077**	**S1077.1**	Support	Supports the addition of the MacMillan Avenue and Shelley/Forbes Street Residential Heritage Areas.		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.664	Christchurch Civic Trust	Support	**Accept**

Christian Jordan	**S1086 and S737 [statements on RHAs not coded in S737]**	**S1086.5, S1086.6 and S1086.7**	Amend	Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.		**Accept,** noting that heritage areas need to be identified and assessed in a robust manner, and be supported by provisions which are reasonable and justifiable.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2095.5	Chapman Tripp for Ryman Healthcare Ltd	Oppose (S1086.7)	**Reject**
			FS2096.5	Chapman Tripp for Retirement Village Assn of NZ Incorporated	Oppose (S1086.7)	**Reject**
Christchurch Civic Trust	**S1089**	**S1089.2**	Support	Support the Scheduled Highly Significant Englefield Lodge [in the context of the RHA]. [This topic is also mentioned in the evidence of Mrs Richmond]		**Accept**
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.653	Christchurch Civic Trust	Support	**Accept**
ISSUE 10 - AMEND RHA RULES SO THEY ARE LESS RESTRICTIVE						

Christs College	**S699, S1060**	**S699.5, S1060.4, S1060.5**	Amend	Reject all notified changes to Policy 9.3.2.2.8– Demolition of scheduled historic heritage. It is inappropriate that buildings located within a heritage area are subject to the same policy test as listed heritage items.		**Partly accept** in regard to a new second part of demolition Policy 9.3.2.2.8, and revisions to matters of discretion on demolition.
Hilary Talbot	**S700**	**S700.7**	Amend	The drafting of these rules should be reviewed to see if a more nuanced approach to buildings in heritage areas is appropriate.		**Partly accept,** As this report recommends an exception to the RHA rules for sustainability and energy conservation measures.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2037.552, FS2037.993	Christchurch Civic Trust	Support	**Partly accept**.
Melissa Macfarlane	**S1003**	**S1003.1.**	Amend	Delete Rule 9.3.4.1.3 RD6 entirely or if Residential Heritage Areas remain included in the proposed plan, include a more appropriate and targeted rule, e.g. only apply it to new buildings greater than 30m^2 or the alteration of defining or contributory external building fabric by more than 35%.		**Reject,** As larger scale accessory buildings can still make a significant contribution to the values of RHAs. How much of the external building fabric is being altered will not necessarily correspond to effect on heritage values.

		S1003.4	Amend	Amend the definition of 'Heritage fabric' to exclude 'heritage area' or exclude heritage area buildings that are not defining or contributory.		**Reject,** As removal of neutral and intrusive sites from RHAs or effectively from the need for an RD consent for rebuilding would negate the possibility of heritage enhancement of an area for at least this chunk of buildings, and could even result in buildings which detract from the heritage values of the area.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.16	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
		S1003.6	Amend	Delete 9.3.6.4 or amend 9.3.6.4 to remove matters that focus on the dwelling itself (which is not individually listed) and target the assessment to impacts on the wider residential heritage area.		**Partly accept,** As the report recommends some amendments to the matters of discretion for new buildings and alterations within RHAs, for example to make it clearer that there is intended to be a primary focus on the collective values of the heritage area, with only a secondary focus on individual buildings.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.79	Heritage New Zealand Pouhere Taonga	Oppose	**Partly accept**

		S1003.11-S1003.13	Amend	Delete references to RHAs in Policies 9.3.2.2.3, 9.3.2.2.5 and 9.3.2.2.8. Instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impacts on the recognised values of the area, i.e. interwar Californian bungalows		**Partly accept,** As the report recommends some amendments to the matters of discretion for new buildings and alterations within RHAs, for example to make it clearer that there is intended to be a primary focus on the collective values of the heritage area, with only a secondary focus on individual buildings.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.60	Heritage New Zealand Pouhere Taonga	Oppose (S1003.12).	**Partly accept**
			FS2051.67	Heritage New Zealand Pouhere Taonga	Oppose (S1003.13)	**Partly accept**
Jayne Smith	**S1017**	**S1017.2, S1017.4**	Amend	Supports Residential Heritage Areas but has some concerns regarding the ability to make alterations to the exterior of their property for sustainability and other reasons.		**Partly accept,** As this report recommends an exception to the RHA rules for sustainability and energy conservation measures.
Emily Arthur	**S1036**	**S1036.1**	Amend	Amend RD7 so that consent is not required to demolish a contributory building in a Residential Heritage Area.		**Reject,** As it is not appropriate to remove the need for demolition consents for the more significant buildings, as that would provide free rein for people to remove the buildings which contribute most to

						the heritage values of the area. However, the report recommends adding a non-notification rule for demolition of contributory buildings.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.80	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
Cameron Matthews	**S1048**	**S1048.17, S1048.18**	Oppose	Strike out all rules or parts of rules as they relate to RHA's and Heritage Areas,[see Issue 10] including definitions of Contributory and Defining Buildings		**Reject,** As all of the RHAs have a strong heritage story and are significant examples of the City's residential history. Removal of these categories would disable the RHA system.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2051.8, FS2051.11	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
Keri Whaitiri	**S1069**	**S1069.1, S1069.2**	Oppose	Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.		**Reject,** As removal of these categories would disable the RHA system.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	

			FS2015.2	Susan Wall	Support (S1069.1)	**Reject**
			FS2051.54	Heritage New Zealand Pouhere Taonga	Oppose (S1069.2)	**Accept**
Julie Villard	**S1078**	**S1078 [points not coded]**	Amend	[Points not coded]. Limit RHA in Lyttelton to defining and contributory sites. Neutral sites do not have any architectural significance or historical values		**Reject,** As removal of neutral sites from RHAs or effectively from the need for an RD consent for rebuilding, would negate the possibility of heritage enhancement of an area for at least this chunk of buildings, and could even result in buildings which detract from the heritage values of the area.
ISSUE 11 -– CLARIFY HOW RHA RULES WILL WORK/MAKE MINOR AMENDMENTS SO THEY WORK BETTER						
Fire and Emergency NZ	**S842**	**S842.73**	Oppose	Regarding Rule 9.3.4.1.1 P2, Fire and Emergency seek clarity as to whether an intrusive building within a residential heritage area would be subject to the activity specific standards set out in permitted activity rule 9.3.4.1.1.- repairs to a building in a heritage area.		**Accept.** See wording amendment to P2.
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2084.2	Christian Jordan	Oppose	**Reject**

Fire and Emergency NZ	**S842**	**S842.74**	Oppose	Assume 91 Chester St East is not subject to 9.3.4.1.1 P3 (a)(iv) temporary activities in a heritage area – clarify.	**Partly accept,** as although temporary buildings are likely to be visible beyond the site, the reduction of area of the site covered by the RHA to the first 5m from the road boundary, means that the relief sought is almost irrelevant.
Melissa Macfarlane	**S1003**	**S1003.5**	Amend	Exclude heritage areas from the definition of heritage fabric or amend RD1 so it does not apply to activities covered by Rule 9.3.4.1.3 RD6.	**Accept.** See wording addition to RD1
Waipapa Papanui-Innes- Central Community Board	**S1016**	**S1016.3**	Amend	Continue to consider any additional suggestions of historical significance that are received through this process. Provision should be made for interim protection of areas (and sites) with potential heritage values to allow time for necessary in-depth investigation to be undertaken.	**Reject,** As there is no need to insert a provision to this effect as this could be done at any time by plan change. It is not possible under the RMA to provide interim protection for potential RHAs
Rob Seddon-Smith	**S1028**	**S1028.2**	Amend	Seeks a clear definition of what constitutes the particular 'heritage' character of each area, so that it is easy to determine how any proposed development might meet such character standards.	**Reject,** As it would be too difficult to draft standards which captured the variable and often contextual heritage features of all the different RHAs. These include streetscapes and public realm features.
		S1028.4	Amend	Seeks that a date not more than 30 years hence whereby the heritage status of an area and the rules governing it should be reviewed or otherwise automatically removed.	**Reject,** As RHAs would be reviewed in the normal course of every District Plan review (nominally every 10 years), or could be reviewed more often by plan change.

Oxford Baptist Church	**S1052**	**S1052.5**	Amend	Seeks that any development of 94-96 Chester Street East be publicly notified.		**Reject**, As public notification of consents for vacant sites cannot be assured, because decisions on public notification have to be based on a judgement at the time of application, on whether an activity will have or is likely to have adverse effects on the environment that are more than minor .
			Further Submission No.	**Further Submitter**	**Support / Oppose**	
			FS2084.4	Christian Jordan	Support	**Reject**
Hughes Developments Limited	**S1062**	**S1062.1**	Amend	Seek that the activity status for development in Residential Heritage Areas is made clearer.		**Reject,** Because contributions ratings could only be changed via a plan change or at a District Plan review, whereas the heritage reports behind them are non-statutory and could be updated at any time.
		S1062.2	Amend	Amend Residential Heritage Area - Heritage Report and Site Record Forms - HA6 Inner City West to remove references to 31 Worcester containing buildings on site.		**Accept**
ISSUE 12- QUESTION/OPPOSE ZONING IN AND AROUND RHAS						

Waipapa Papanui-Innes-Central Community Board	**S1016**	**S1016.2**	Oppose	Address the impact of the HRZ area between Chester St East and Englefield RHAs. [Rezone high density zone between Chester Street East and Fitzgerald Ave to Residential Heritage Area]	**Reject,** As the eastern end of the street would not qualify as an RHA . In addition the rejection of RHAs and MRZ zoning for RHAs in PC14, means that the height limits in the proposed RHA are now higher than in the part of Chester St to the east of the RHA.
ISSUE 13 – OTHER MISCELLANEOUS RHA SUBMISSIONS					
Jayne Smith	**S1017**	**S1017.3**	Support	Support [Policy 9.3.2.2.10 on] incentives and assistance for historic heritage	**Partly accept,** As although this is a Council policy, the Council budget for heritage protection is limited at this time.
R.Seddon-Smith	**S1028**	**S1028.3**	Amend	Seeks an effective means of compensating owners of property deemed to be of heritage value for the additional expenses incurred in maintenance and any loss of value as a result of the designation.	**Reject** As there is no possibility that Council could compensate owners to the extent sought in this submission.

Appendix 2 – Plan Change 13 (Heritage) Hearing Panel Recommendations on Submissions - Heritage Items

Submission No.	Submitter	Request	Decision Sought		Panel Recommendation (pink indicates where this differs from officer's recommendation)
S96.1	Otto Snoep	Oppose	Seeks that the existing heritage protection of 14 baches at Taylors Mistake Bay in the schedule of heritage items is removed and that the proposed protection of 25 additional baches at Taylors Mistake Bay is rejected.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS102.1	Melanda Slemint on behalf of Taylors Mistake Association	Oppose	**Accept**
S96.2	Otto Snoep	Oppose	That resource consents are issued that allows demolition of all heritage scheduled baches [coder note: the submitter appears to be seeking that the activity status of demolition of Taylors Mistake baches becomes permitted.]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS102.2	Melanda Slemint on behalf of Taylors Mistake Association	Oppose	**Accept**

Submission No.	Submitter	Request	Decision Sought	Panel Recommendation
S193	Heritage New Zealand Pouhere Taonga	Support	Strongly supports the proposed strengthening of heritage provisions. [No submission point, see submission p. 2, paragraph 11].	**Accept**
S193	Heritage New Zealand Pouhere Taonga	Support	Notes that Council's advisory role in relation to private owners' compliance with the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act 2014 is likely to increase with intensification [No submission point – see submission p. 2, paragraph 13].	**Accept**
S193	Heritage New Zealand Pouhere Taonga	Support	Supports mechanisms for addressing the ongoing issue of 'demolition by neglect' [No submission point – see submission p. 2, paragraph 14].	**Accept**
S193 (no submission point – see body of submission)	Heritage New Zealand Pouhere Taonga	Support	Retain amendments as proposed for Policy 9.3.2.2.3 Management of scheduled historic heritage [supports the removal of 'recognising that heritage settings and Significant heritage items are potentially capable of accommodating a greater degree of change than Highly Significant heritage items' in part b.i.] [No submission point – see submission Appendix 1 - page 4.]	**Accept**
S193.1 S1046.1	Heritage New Zealand Pouhere Taonga	Support	[Retain the proposed] definition of alteration.	**Accept**

		Further submission No.	Further Submitter	Support / Oppose	
		FS2037.269	Christchurch Civic Trust	Support	**Accept**
S193.4 S1046.4	Heritage New Zealand Pouhere Taonga	Seek Amendment	[With respect to the Heritage fabric definition]: remove [proposed clause] (b) [later fabric introduced as part of repairs, restoration or reconstruction]. [Retain final clause that excludes fabric that has been certified as non-heritage fabric.]		**Accept in Part**
S193.5 S1046.5	Heritage New Zealand Pouhere Taonga	Support	Retain proposed definition of heritage professional		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.271	Christchurch Civic Trust	Support	**Accept**
S193.9 S1046.9	Heritage New Zealand Pouhere Taonga	Support	Retain [8.9.2.1] P1 [amended activity specific standard i) for earthworks in the vicinity of heritage items and heritage settings] as proposed.		**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S193.10 S1046.10	Heritage New Zealand Pouhere Taonga	Support	Retain Policy 9.3.2.2.5 as proposed [Ongoing use of scheduled historic heritage.]		**Accept**
S193.11 S1046.11	Heritage New Zealand Pouhere Taonga	Seek Amendment	[Seeks] the addition of a new clause in [Policy] 9.3.2.2.8 [Demolition of scheduled historic heritage]:**vi. Should demolition be approved, whether the setting should be retained/rescheduled as an open space heritage item.** Retain a.ii. [as notified, the addition of 'and the heritage item would no longer meet the threshold for scheduling…'].		**Accept in part**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.275	Christchurch Civic Trust	Support	**Reject in part/Accept in part**
		FS2043.1	Chapman Tripp on behalf of Church Property Trustees	Oppose	**Reject in part/Accept in part**
		FS2044.136	The Catholic Diocese of Christchurch	Oppose	**Reject in part/Accept in part**

		FS2045.142	Chapman Tripp on behalf of Carter Group Limited	Oppose	**Reject in part/Accept in part**
		FS2053.1	Chapman Tripp on behalf of Daresbury Limited	Oppose	**Reject in part/Accept in part**
S193.12 S1046.12	Heritage New Zealand Pouhere Taonga	Oppose	Remov[e] [9.3.4.1.1] P8 [as notified].		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.2	Chapman Tripp on behalf of Church Property Trustees	Oppose	**Accept**
		FS2044.137	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Oppose	**Accept**
		FS2045.143	Chapman Tripp on behalf of Carter Group Limited	Oppose	**Accept**
		FS2053.2	Chapman Tripp on behalf of Daresbury Limited	Oppose	**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S193.13 S1046.13	Heritage New Zealand Pouhere Taonga	Seek Amendment	The inclusion of] a new restricted discretionary activity [to replace rule 9.3.4.1.1. P8]: **a. Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item.** **b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2. The Council's discretion shall be limited to the following matters: 9.3.6.1 Heritage items and heritage settings.**		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.3	Chapman Tripp on behalf of Church Property Trustees	Oppose	**Accept**
		FS2044.138	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Oppose	**Accept**
		FS2045.144	Chapman Tripp on behalf of Carter Group Limited	Oppose	**Accept**
		FS2053.3	Chapman Tripp on behalf of Daresbury Limited	Oppose	**Accept**

Submission No.	Submitter	Position	Decision Requested	Panel Recommendation
S193.14 S1046.14	Heritage New Zealand Pouhere Taonga	Support	Retain [9.3.4.1.2] as proposed [deletion of C1 – C5 and proposed C1 in relation to ChristChurch Cathedral and the Citizens' War Memorial].	**Accept**
S193.17 S1046.17	Heritage New Zealand Pouhere Taonga	Support	Retain as proposed ['supports the scheduling of 44 additional heritage items and 26 additional interiors for protection…'. 'Supports the simplified method of protecting interiors.']	**Accept**
S193.22 S1046.22	Heritage New Zealand Pouhere Taonga	Support	Retain [activity] P1 as proposed [removal of activity specific standard a.ii. in 9.3.4.1.1 P1 Maintenance].	**Accept**
S193.23 S1046.23	Heritage New Zealand Pouhere Taonga	Support	Retain [activity 9.3.4.1.1] P2 [Repairs] as proposed.	**Accept**
S193.28 S1046.28	Heritage New Zealand Pouhere Taonga	Seek Amendment	Amend column heading [in Appendix 9.3.7.2 Schedule of Historic Heritage Items] to remove reference to registration: **Heritage NZ Pouhere Taonga Heritage List number & ~~registration~~ type**	**Accept**

Submission No.	Submitter	Request	Decision Sought		Panel Recommendation
S193.29 S1046.29	Heritage New Zealand Pouhere Taonga	Seek Amendment	Amend Item 1401 [entry for Former Public Trust Office] to include list number and category: [Heritage NZ Pouhere Taonga Heritage List number & type] **3128 Category 2**		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.277	Christchurch Civic Trust	Accept	**Accept**
S225.5 S225.6 S225.9	Michael Dore	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2051.118	Heritage New Zealand Pouhere Taonga	Support	**Reject**
		FS2037.320	Christchurch Civic Trust	Support	**Reject**
		FS (no submission point– see body of FS)	Waipuna Halswell Hornby Riccarton Community Board	Support	**Reject**

Submission No.	Submitter	Request	Decision Sought		Panel Recommendation
S329.3	Dominic Mahoney	Seek Amendment	[That] four streets (St James, Windermere, Dormer and Perry) [are given heritage protection recognised as a Residential Heritage Area] [adjoining Papanui War Memorial Avenues proposed heritage item #1459].		**Accept in part**
S459.1	Joseph Bray	Support	[Seeking] that the council passes all proposed amendments to PC13 [and PC14].		**Accept**
S636.3	Rod Corbett	Seek Amendment	The submitter requests that the existing War Memorial within the Jane Deans Close cul-de-sac be preserved as a heritage item in memory of the members of the NZ 20th Battalion & 20th Regiment who lost their lives in support of New Zealand's freedom.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.1040	Christchurch Civic Trust	Accept	**Accept**
S699 (no submission point – see submission para.3)	Christ's College	Support	Christ's College is generally supportive of Plan Change 13 in respect of the identification and management of historic heritage ~~and the use of qualifying matters for individually listed heritage items~~ – noting that historic heritage is a matter of national significance in Section 6.		**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S700.4 S700.5	Hilary Talbot	Support	Supports the retention of Heritage listed Englefield House.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.549 FS2037.550 FS2037.990 FS2037.991	Christchurch Civic Trust	Support	**Accept**
S765.3	Margaret Howley	Support	Supports the scheduling of heritage items for the Papanui WWII Memorial Planting.		**Accept**
S814.3 S1080.15	Carter Group Limited	Oppose	Oppose the [notified] definition of Alteration. [Retain operative] definition.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2051.1	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**

		FS101.1	Johanna King on behalf of Canterbury Rugby Football Union	Support	**Reject**
S814.12 S1080.24	Carter Group Limited	Oppose	Oppose the [notified] definition of Demolition. Seek that the [operative] definition is retained.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS101.4	Johanna King on behalf of Canterbury Rugby Football Union	Support	**Reject**
S814.22 S1080.34	Carter Group Limited	Oppose	Oppose [notified] definition of Heritage setting. Seek that the [operative] definition is retained.		**Accept in part**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**

		FS2051.12	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S814.23 S1080.35	Carter Group Limited	Support	Retain the definition for Heritage Building Code works as notified.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Accept**
S814.30 S1080.42	Carter Group Limited	Support	Retain the definition of Reconstruction as notified.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Accept**
S814.31 S1080.43	Carter Group Limited	Oppose	Oppose the [notified] definition of Relocation. Seek that the [operative] definition is retained.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	

		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
S814.32 S1080.44	Carter Group Limited	Support	Retain the definition for Repairs as notified.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Accept**
S814.34 S1080.46	Carter Group Limited	Support	Retain the definition for Restoration as notified.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Accept**
S814.93 S1080.124	Carter Group Limited	Support	Retain the Rules in 8.9 as notified [Earthworks standard for heritage items and settings].		**Accept**

		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Accept**
S814.95 S824.107	Carter Group Limited	Oppose	Oppose Policy 9.3.2.2.3 [Management of scheduled historic heritage]. Seek that the [operative] policy is retained.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2051.55	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S814.97 S1080.109	Carter Group Limited	Oppose	Oppose Policy 9.3.2.2.8 [Demolition of heritage items]. Seek that the [operative] policy is retained.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	

		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2051.63	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S814.100 S1080.112	Carter Group Limited	Oppose	Oppose 9.3.6.1(a). Seek that the [operative] (a) is retained [Matters of discretion - Heritage items and heritage settings relating to the Canterbury earthquakes of 2010 and 2011].		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2042.62	Cambridge 137 Limited	Support	**Reject**
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2051.81	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S814.107 S1080.119	Carter Group Limited	Oppose	Oppose 9.3.7.4 [changes to Appendix - Heritage item and heritage setting exemptions from zone rules]. Seek that the [operative] Appendix is retained.		**Reject**

		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2044.160	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
S1080.108	Carter Group Limited	Oppose	Oppose Policy 9.3.2.2.5 [Ongoing use of scheduled historic heritage]. Seek that the [operative] policy is retained.		**Reject**
S1080.113	Carter Group Limited	Oppose	Amend to retain status quo for 9.3.6.1 (p) [opposes proposed matters of discretion for heritage items in Residential Heritage Areas]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS101.8	Johanna King on behalf of Canterbury Rugby Football Union	Support	**Reject**
S823.3	The Catholic Diocese of Christchurch	Oppose	Definition of 'Alteration". Retain status quo.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	

		FS2045.176	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2051.2	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S823.12	The Catholic Diocese of Christchurch	Oppose	Definition 'Demolition'. Retain status quo.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.185	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
S823.26	The Catholic Diocese of Christchurch	Support	Definition 'Reconstruction'. Retain as proposed.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.199	Chapman Tripp on behalf of Carter Group Limited	Support	**Accept**

S823.27	The Catholic Diocese of Christchurch	Oppose	Definition 'Relocation'. Retain status quo.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.200	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
S823.28	The Catholic Diocese of Christchurch	Support	Definition 'Repairs'. Retain as proposed.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.201	Chapman Tripp on behalf of Carter Group Limited	Support	**Accept**
S823.30	The Catholic Diocese of Christchurch	Support	Definition 'Restoration'. Retain as proposed.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	

		FS2045.203	Chapman Tripp on behalf of Carter Group Limited	Support	**Accept**
Submission No.	**Submitter**	**Position**	**Decision Requested**		**Panel Recommendation**
S823.86	The Catholic Diocese of Christchurch	Support	Retain as notified [earthworks standard in 8.9.2.1 P1 i), exemptions in 8.9.3 and matters of discretion 8.9.4.6].		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.259	Chapman Tripp on behalf of Carter Group Limited	Support	**Accept**
S823.214	The Catholic Diocese of Christchurch	Support	[Supports] definition of 'Heritage Building Code works'.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.387	Chapman Tripp on behalf of Carter Group Limited	Support	**Accept**

Submission No.	Submitter	Request	Decision Sought		Panel Recommendation
S823.215	The Catholic Diocese of Christchurch	Oppose	Delete [changes to] definition of 'Heritage setting'.		**Accept in part**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.388	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2051.13	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S823.218	The Catholic Diocese of Christchurch	Oppose	Retain status quo [9.3.2.2.3 - Policy - Management of scheduled historic heritage].		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.391	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2051.56	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S823.220	The Catholic Diocese of Christchurch	Oppose	Retain status quo [9.3.2.2.8 - Policy - Demolition of heritage items].		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.393	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2051.64	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S823.223	The Catholic Diocese of Christchurch	Oppose	Retain status quo for 9.3.6.1(a) [Matters of discretion - Heritage items and heritage settings].		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2042.63 (see final page of submission for correct submission point and rule)	Cambridge 137 Limited	Support	**Reject**

		FS2045.396	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2051.83	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S823.230	The Catholic Diocese of Christchurch	Oppose	Retain status quo. [9.3.7.4 - Appendix - Heritage item and heritage setting exemptions from zone rules]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2045.403	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**

Submission No.	Submitter	Request	Decision Sought		Panel Recommendation
S835.19	Historic Places Canterbury	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them more workable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of the waste generated through demolition, or the carbon retention benefits of embodied energy within buildings. It is the submitter's contention that the carbon impact of granting a demolition consent needs to be factored into the decision making process and that the rules should be amended accordingly. Owners should also be required to provide information on the cost of demolition to allow a fairer assessment of the cost to them of retaining a listed building.		**Accept in part**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.4	Chapman Tripp on behalf of Church Property Trustees	Oppose	**Accept in part**
		FS2044.139	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Oppose	**Accept in part**
		FS2045.145	Chapman Tripp on behalf of Carter Group Limited	Oppose	**Accept in part**

		FS2051.71	Heritage New Zealand Pouhere Taonga	Support	**Accept in part**
		FS2053.4	Chapman Tripp on behalf of Daresbury Limited	Oppose	**Accept in part**
S835.24	Historic Places Canterbury	Support	The submitter supports the proposed addition of sites and interiors to the heritage schedule, including the upgrading of some listings. The submitter commends the commitment of the Council to providing interior protection for scheduled buildings and recognise that this is an ongoing process. It is pleasing that 26 interiors are proposed to be added to the schedule in this plan change. [Also seeks heritage protection of Barnett Avenue Pensioner cottages, the Upper Riccarton War Memorial Library, The Princess Margaret Hospital and the former High Court.]		**Accept in part**
S835.25	Historic Places Canterbury	Oppose [Support retention]	The submitter notes that Paragraph 3.3.15 of the s. 32 Report states that the owners of Daresbury (Highly Significant) ~~and 32 Armagh St (Significant)~~ wish to have their buildings removed from the Heritage Schedule. ~~The submitter is strongly opposed to this. Though 32 Armagh is only scheduled as Significant we believe it is important that this building should also be retained on the list, especially as it forms part of the Inner City West Residential Heritage Area.~~		**Accept** **Note: 32 Armagh Street removed from the schedule in PC14 decision 18 September 2024, Council Resolution CNCL/2024/00132 5b**

Submission No.	Submitter	Position	Decision Requested	Panel Recommendation
S857.1	Bruce Neill Alexander	Seek Amendment	The submitter seeks that their property, 111 Hackthorne Road is included in the heritage schedule due to its age and history.	**Reject**
S870.13 S893.14	Susanne and Janice Antill	Oppose	[Relevant text of submission reads: "4. What does this sentence mean:" Heritage that should be protected, with a number of new buildings, items and interiors added to the Schedule of Significant Historic Heritage."? This does not make sense. Are you trying to pull a fast one? And are you going to destroy anything that you do not deem to be of historical significance? Will you destroy the character of Christchurch the way you deconstructed and destroyed the Christchurch Library?"]	**Reject** Submission text indicates submitters seek clarification of PC13 proposal for heritage, and may support protection of heritage values, but position is unclear.
S902.33 S1090.5	Waipuna Halswell-Hornby-Riccarton Community Board	Seek Amendment	[That the] war memorial statue on Jane Deans Close Cul -de- Sac [is] recognised as a Heritage Item.	**Reject**
S903.46	Danne Mora Limited	Seek Amendment	[Amend] heritage setting [of Spreydon Lodge as agreed with Council Heritage staff - Council submission S751.39, Attachment 6] [].	**Accept**

Submission No.	Submitter	Request	Decision Sought	Panel Recommendation
S1012.1 S1012.2	John Hardie On Behalf Of JG & JL Hardie Family Trust	Seek Amendment	47 Rue Balguerie Akaroa [interior] should ~~be removed from~~ [not be included in] the heritage schedule.	**Accept**
S1019.1	Julie Florkowski	[Support protection]	Supports the Residential Heritage Areas of Otautahi, Christchurch (specifically Alpha Avenue) [adjoining Papanui War Memorial Avenues proposed heritage item #1459].	**Accept in part**
S1020.1	Chris Florkowski	[Support protection]	Support the 16 Papanui War Memorial Avenues including Alpha Avenue [which] have been accorded 'highly significant' status [adjoining Papanui War Memorial Avenues proposed heritage item #1459]	**Accept**
S1021.1	Matty Lovell	Support	[General support for heritage topic].	**Accept**
S1021.2	Matty Lovell	Support	[Supports heritage protection of the street, trees and plaques in St James Avenue - Papanui War Memorial Avenues, proposed heritage item #1459].	**Accept in part**
S1029.1	Tom Reece	Seek Amendment	Change the CCC policy for funding the restoration of historic property so the criteria for funding is based on value to its historic nature (the 'worth' of the building in its own right) [specifically in relation to Former Kukupa Side School, 380 Pettigrews Road, Pigeon Bay [operative heritage item 1209].	**No position**
S1035.1 S1035.2	Ben Hay-Smith	Oppose	Oppose heritage overlay to 9 Ford Road, Opawa, 129 High Street, Christchurch, 159 Manchester Street, Christchurch, 35 Rata Street, Riccarton and the 25	**Reject**

			baches at Taylor's Mistake.		
S1035.3	Ben Hay-Smith	Seek Amendment	Seeks that heritage regulation should be accompanied by some sort of guarantee that a building or area of significance will actually receive the requisite funding to keep it in a good condition.		**Reject**
S1035.4	Ben Hay-Smith	Support	Supports the intent of these provisions for preserving cemeteries and publicly used bridges.		**Accept**
S1037.1 S1037.2	Justin Avi	Seek Amendment	Remove Antonio Hall (265 Riccarton Road) from the heritage list [Appendix 9.3.7.2].		~~**Accept in part/Reject in part**~~ **Accept in part/Reject in part – Panel recommends limiting the extent of the heritage item to the chapel, retaining the Highly Significant status, and deleting the setting.** ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2024/00215.***
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2027 (no submission point– see body of FS)	Waipuna Halswell Hornby Riccarton Community Board	Support in part	~~**Accept in part/Reject in part**~~ **Accept in part/Reject in part – Panel recommends limiting the extent of the heritage item to the chapel, retaining the Highly Significant status, and deleting**

				the setting. ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2024/00215.***
	FS2037.489 FS2037.490 FS2037.493	Christchurch Civic Trust	Oppose	~~**Accept in part/Reject in part**~~ Accept in part/Reject in part – Panel recommends limiting the extent of the heritage item to the chapel, retaining the Highly Significant status, and deleting the setting. ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2024/00215.***
	FS2051.95	Heritage New Zealand Pouhere Taonga	Oppose	~~**Accept in part/Reject in part**~~ Accept in part/Reject in part – Panel recommends limiting the extent of the heritage item to the chapel, retaining the Highly Significant status, and deleting the setting. ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2024/00215.***

		FS2084.6	Christian Jordan	Oppose	~~**Accept in part/Reject in part**~~ **Accept in part/Reject in part – Panel recommends limiting the extent of the heritage item to the chapel, retaining the Highly Significant status, and deleting the setting.** ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2024/00215.***
S1038.2	Peter Earl	Oppose	The submitter opposes the scheduling of heritage buildings in Plan Change [13] [Appendix 9.3.7.2].		**Reject**
S1045.1	Ross Boswell	Seek Amendment	The submitter requests that Council add the memorial in Jane Deans Close to the list of recognised heritage sites.		**Reject**
S1050.2	Defyd Williams, for Papanui Heritage Group	Support	Support the scheduling of the sixteen (we believe fifteen Papanui Memorial Avenues, plus Tillman Avenue), to the District Plan's Schedule of Significant Historic Heritage for protection [Tillman Avenue is included in the 16 streets within the notified item].		**Accept**

Submission No.	Submitter	Request	Decision Sought	Panel Recommendation
S1051.1	Sarah Smith	Seek Amendment	The submitter requests that the historic Kukupa school building ~~is added to the heritage schedule.~~ [Requests operative heritage item 1209, Former Kukupa Side School, 380 Pettigrews Road, Pigeon Bay, is restored along with the grounds, and there is no change of use to accommodation.]	**Accept in part**
S1059.1	The Canterbury Jockey Club	Support	Retain the deletion of Heritage Setting 183 [in relation to the Riccarton Racecourse Public Grandstand] from the Heritage Items and Settings Aerial Maps and Natural and Cultural Heritage Planning Map 30C as notified.	**Accept**
S1059.2	The Canterbury Jockey Club	Seek Amendment	Amend Heritage Setting 684 [Riccarton Racecourse Tea House] as shown on the Heritage Items and Settings Aerial Maps and Natural and Cultural Heritage Planning Map 30C.	**Accept in part**
1059.3	The Canterbury Jockey Club	Support	Retain the deletion of Heritage Item 453 [Riccarton Racecourse Public Grandstand] from Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items as notified.	**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1064.16	Terri Winder for Ceres New Zealand	Seek Amendment	Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse. The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037 (no submission point – see body of FS)	Christchurch Civic Trust	Oppose	**Accept**
		FS2043.5	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**
		FS2044.140	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.146	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**

		FS2053.5	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**
S1064.17	Terri Winder for Ceres New Zealand	Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items which face significant challenges to their repair and reuse.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.6	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**
		FS2044.141	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.147	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2053.6	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**
S1064.18	Terri Winder for Ceres New Zealand	Seek Amendment	Add new activity (RD9) to the rule[s] for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [for significantly damaged heritage items].		**Reject**

		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.7	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**
		FS2044.142	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.148	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2053.7	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**
S1064.19	Terri Winder for Ceres New Zealand	Seek Amendment	Add new activity (RD10) to the rule[s] for the demolition of a heritage item identified in the new schedule [for significantly damaged heritage items].		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.8	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**

		FS2044.143	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.149	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2053.8	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**
		FS103.1	Tim Joll on behalf of Ceres New Zealand	Support	**Reject - but recommend out of scope as decision sought differs from the scope of the original submission point**
S1064.20	Terri Winder for Ceres New Zealand	Seek Amendment	Add a new Matter of Discretion [for significantly damaged heritage items] relating to the provision of a heritage restoration assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.9	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**

		FS2044.144	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.150	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2053.9	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**
S1064.21	Terri Winder for Ceres New Zealand	Oppose	Delete the proposed changes to Rule 9.3.4.1.1 (P9) [replacement of structures in heritage settings].		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.10	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**
		FS2044.145	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.151	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**

		FS2051.74	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
		FS2053.10	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**
S1064.22	Terri Winder for Ceres New Zealand	Oppose	[Retain] P11 [operative rule 9.3.4.1.1 P11 Reconstruction and Restoration]. ~~regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2~~.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.11	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**
		FS2044.146	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.152	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2053.11	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1064.23	Terri Winder for Ceres New Zealand	Oppose	[Retain] P12, [operative rule 9.3.4.1.1 P12 temporary lifting] ~~regarding the demolition or relocation of a neutral building or intrusive building~~.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.12	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**
		FS2044.147	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.153	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2051.75	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
		FS2053.12	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1064.24	Terri Winder for Ceres New Zealand	Oppose	[Retain] Matter of Discretion 9.3.6.1 a. – [Heritage items and heritage settings (operative) a. relating to the Canterbury Earthquakes of 2010 and 2011]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2043.13	Chapman Tripp on behalf of Church Property Trustees	Support	**Reject**
		FS2044.148	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Support	**Reject**
		FS2045.154	Chapman Tripp on behalf of Carter Group Limited	Support	**Reject**
		FS2051.76	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
		FS2053.13	Chapman Tripp on behalf of Daresbury Limited	Support	**Reject**

Submission No.	Submitter	Position	Decision Requested	Panel Recommendation
S1065.1	Graham Robinson	Seek Amendment	The submitter requests that the Teddington Lockup [153 Governor's Bay-Teddington Road] should be scheduled as a heritage item in the District Plan [Appendix 9.3.7.2], for its high heritage values.	**Accept**
S1067.1	Catherine Elvidge	Seek Amendment	The submitter seeks that the 16 Papanui War Memorial Avenues not be listed as a heritage item in Appendix 9.3.7.2 [proposed heritage item #1459]. Alternatively they seek that: - The listing be amended to include the specific aspects of the streets which comprise the item [original and mature trees]. - The plaques not be included in the listing. - A street-by-street assessment of each street be undertaken and only trees from the original memorial planting or others of significant landscape value be listed. - The trees be included in sub- chapter 9.4 Significant and other trees, rule 9.4.[4.]1.1 P6 and P12, instead of sub-chapter 9.3 Historic heritage. [The standard for earthworks within 5 metres of the heritage item should not apply to the plaques rule 8.9.2.1 P1 i)./8.9.2.3 RD1].	**Accept in part**
S1068.7	Luke Hinchey, for Ryman Healthcare Ltd	Not Stated	Seeks to ensure that the amendments to [heritage provisions are] not more restrictive than the operative District Plan as it applies to 78 Park Terrace, 100-104 Park Terrace and 20 Dorset Street [and do not conflict with the consented proposal for the site].	**Reject**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1070.1	Danny Whiting	Seek Amendment	Reduce the spatial extent of the heritage setting 423 (for heritage item 209 at 27 Glandovey Road) [Appendix 9.3.7.2] so as to exclude 7 and 9 Thornycroft Street.		**Accept**
S1070.2	Danny Whiting	Oppose	Delete/reject proposed amendments to [heritage] definitions, policies, rules and assessment matters [where they are less enabling] and retain the status quo in respect of these provisions [especially where these are inconsistent with Strategic Objective 3.3.1, 3.3.2 and Historic Heritage Objective 9.3.2.1.1.]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2015.9	Susan Wall	Support	**Reject**
		FS2051.47	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1071.1	Richard Peebles, for Peebles Group Ltd	Oppose	Delete/reject proposed amendments to [heritage] definitions, policies, rules and assessment matters [where they are less enabling] and retain the status quo in respect of these provisions [especially where these are inconsistent with Strategic Objective 3.3.1, 3.3.2 and Historic Heritage Objective 9.3.2.1.1.]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2015.12	Susan Wall	Support	**Reject**
		FS2051.39	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1072.1 S1072.2	Richard and Suzanne Peebles	Seek Amendment	Reduce the spatial extent of the heritage setting 423 (for heritage item 209 at 27 Glandovey Road) [Appendix 9.3.7.2] so as to exclude 7 and 9 Thornycroft Street.		**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1072.3	Richard and Suzanne Peebles	Oppose	Delete/reject proposed amendments to [heritage] definitions, policies, rules and assessment matters [where they are less enabling] and retain the status quo in respect of these provisions [especially where these are inconsistent with Strategic Objective 3.3.1, 3.3.2 and Historic Heritage Objective 9.3.2.1.1.]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2051.48	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1073.2	Richard Peebles, for 181 High Ltd	Seek Amendment	Delete/reject proposed amendments to [heritage] definitions, policies, rules and assessment matters [where they are less enabling] and retain the status quo in respect of these provisions [especially where these are inconsistent with Strategic Objective 3.3.1, 3.3.2 and Historic Heritage Objective 9.3.2.1.1.]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2051.49	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1074.1	James David Bundy	Seek Amendment	The submitter requests the following buildings be added to the heritage schedule [Appendix 9.3.7.2]: - Burnside Stable at 79 Bamfords Road, Allandale - Lockup at Allandale on Council reserve [153 Governors Bay-Teddington Road].		**Accept ~~in part~~**
S1076.3	Dorothy Lovell-Smith	Support	Support the CCC plan to include the preservation of trees as heritage [in relation to the Papanui War Memorial Avenues proposed heritage item #1459?]. More existing trees need to be preserved from development.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.667	Christchurch Civic Trust	Support	**Accept**
S1077.3	Callum Ward, for Waihoro Spreydon-Cashmere-Heathcote Community Board	Support	Supports the inclusion [as notified] of the following properties to the Heritage Schedule [Appendix 9.3.7.2]: - The Tuberculosis Sanatorium Shelter Hut in Coronation Reserve, Huntsbury [29 Major Aitken Drive, 1456] - The modernist dwelling on [9] Ford Rd, Opawa [1439] - Sydenham Cemetery on Roker St, Somerfield [1443] - Somerfield War Memorial Community Centre and Setting, on [47] Studholme St, Somerfield [#1444] 25 baches at Taylors Mistake and their settings.		**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1082.1	Daresbury Ltd	Oppose	[Seeks to oppose the] [d]efinition of 'Alteration'.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.613	Christchurch Civic Trust	Oppose	**Accept**
		FS2051.4	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1082.2	Daresbury Ltd	Oppose	[Seeks to oppose the] [d]efinition of 'Demolition.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.614	Christchurch Civic Trust	Oppose	**Accept**
S1082.3	Daresbury Ltd	Oppose	[Seeks to oppose the] [d]efinition of 'Heritage setting'.		**Accept in part**
		Further submission No.	**Further Submitter**	**Support / Oppose**	

		FS2037.615	Christchurch Civic Trust	Oppose	**Accept**
		FS2051.15	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1082.4	Daresbury Ltd	Support	[Seeks council retains the] [d]efinition of 'Heritage Building Code Works' [as proposed].		**Accept**
S1082.5	Daresbury Ltd	Support	Seeks council to retain the [d]efinition of 'Reconstruction' as proposed.		**Accept**
S1082.6	Daresbury Ltd	Oppose	[Regarding the definition of 'Relocation'] [o]pposes the deletion of the exclusions in (a) and (b).		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.618	Christchurch Civic Trust	Oppose	**Accept**
S1082.7	Daresbury Ltd	Support	[Seeks Council retain the proposed definition of 'repairs'.		**Accept**
S1082.8	Daresbury Ltd	Support	[Seeks Council retain the proposed] definition of 'Restoration'.		**Accept**
S1082.9	Daresbury Ltd	Support	Seeks Council retains the '8.9-Rules - Earthworks' as proposed.		**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1082.10	Daresbury Ltd	Oppose	[Regarding Policy 9.3.2.2.3 - Management of Scheduled Historic Heritage] seeks to oppose the amendments to clause (a)(ii) of this policy.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.622	Christchurch Civic Trust	Oppose	**Accept**
		FS2051.57	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1082.11	Daresbury Ltd	Oppose	[Regarding Policy 9.3.2.2.8 - Demolition of scheduled historic heritage] seeks to oppose the changes to clause (a)(ii) of this policy.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.623	Christchurch Civic Trust	Oppose	**Accept**
		FS2051.66	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1082.12	Daresbury Ltd	Oppose	[Regarding Rule 9.3.4.1.1 (P9)] seeks to oppose the deletion of P9.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.624	Christchurch Civic Trust	Oppose	**Accept**
		FS2051.77	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1082.13	Daresbury Ltd	Oppose	[Seeks to oppose the proposed changes to] 'Matters of discretion 9.3.6.1(a)' [relating to the Canterbury Earthquakes of 2010 and 2011.]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.625	Christchurch Civic Trust	Oppose	**Accept**
		FS2051.86	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1082.15	Daresbury Ltd	Oppose	[Seeks to oppose the changes proposed to Appendix 9.3.7.4 Heritage items and heritage settings -		**Reject**

			exemptions from zone standards].		
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.627	Christchurch Civic Trust	Oppose	**Accept**
S874.14	Daresbury Ltd	Seek Amendment	[Seeks that Council] deletes Heritage Item 185 and Heritage setting 602 over Daresbury [9 Daresbury Lane] from Appendix 9.3.7.2.		~~**Reject**~~ **Accept** ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2025/00281.***
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.626	Christchurch Civic Trust	Oppose	~~**Accept**~~ **Reject** ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2025/00281.***
		FS2051.96	Heritage New Zealand Pouhere Taonga	Oppose	~~**Accept**~~ **Reject** ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2025/00281.***

		FS2084.5	Christian Jordan	Oppose	~~Accept~~ Reject ***Note that the site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2025/00281.***
S1084.18	Environment Canterbury / Canterbury Regional Council	Support	[Retain Sub-Chapter 9.3 as notified]		**Accept**
S1085.3	Duncans Lane Limited	Oppose	Delete/reject proposed amendments to [heritage] definitions, policies, rules and assessment matters [where they are less enabling] and retain the status quo in respect of these provisions [especially where these are inconsistent with Strategic Objective 3.3.1, 3.3.2 and Historic Heritage Objective 9.3.2.1.1.]		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2015.5	Susan Wall	Support	**Reject**
		FS2051.50	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
Submission No.	**Submitter**	**Position**	**Decision Requested**		**Panel Recommendation**

Submission No.	Submitter	Position	Decision Requested		Panel Recommendation
S1086.2	Christian Jordan	Seek Amendment	This plan review should not be used to remove any Historic Sites from the register even if the site is damaged or destroyed.		**No position**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2051.43	Heritage New Zealand Pouhere Taonga	Support	**No position**
S1089.2 S1089.7	Christchurch Civic Trust	Support	Support the Scheduled Highly Significant Englefield Lodge.		**Accept**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.653	Christchurch Civic Trust	Support	**Accept**
		FS2045.157 (not addressed in FS text)	Chapman Tripp on behalf of Carter Group Limited	Oppose	**Reject**
Submission No.	**Submitter**	**Position**	**Decision Requested**		**Panel Recommendation**
~~S1089.4~~	~~Christchurch Civic Trust~~	~~Seek Amendment~~	~~Include Upper Riccarton War Memorial Library in the Schedule of Heritage buildings.~~		**Reject (Building has been demolished.)**

		Further submission No.	Further Submitter	Support / Oppose	
		~~FS2027 (no submission point – see body of FS)~~	~~Waipuna Halswell Hornby Riccarton Community Board~~	~~Oppose~~	~~**Accept**~~
S1089.5	Christchurch Civic Trust	Seek Amendment	Include Princess Margaret Hospital buildings and site in the Schedule of Heritage buildings.		**Reject**
S1089.6	Christchurch Civic Trust	Oppose	Include Daresbury House in the Schedule of Heritage buildings [oppose removal].		**Accept** **Note: site is subject to an alternative recommendation on PC14: Council Resolution CNCL/2024/00214.**
~~S1089.8~~	~~Christchurch Civic Trust~~	~~Seek Amendment~~	~~Include Barnett Avenue Pensioner Cottages in the Schedule of Heritage buildings.~~		**Reject** **(Buildings have been demolished.)**
S1089.9	Christchurch Civic Trust	Seek Amendment	Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions 'whole of life' audit be undertaken for building projects to establish costs to the environment of energy consumption and CO2 emissions. [Undue emphasis is placed by decision makers on Policy 9.3.2.2.8 a)(iii) "whether the costs of retain the heritage item (particularly as a result of damage) would be unreasonable".]		**Reject**

		Further submission No.	Further Submitter	Support / Oppose	
		FS2043.14 FS2043.15	Chapman Tripp on behalf of Church Property Trustees	Oppose	**Accept**
		FS2044.150 FS2044.151	Chapman Tripp on behalf of The Catholic Diocese of Christchurch	Oppose	**Accept**
		FS2045.156	Chapman Tripp on behalf of Carter Group Limited	Oppose	**Accept**
		FS2053.15	Chapman Tripp on behalf of Daresbury Limited	Oppose	**Accept**
S1090.4	Helen Broughton on Behalf of Waipuna Halswell-Hornby-Riccarton Community Board	Seek Amendment	Seeks that heritage settings [should] be defined as meeting the significance threshold.		**Reject**

		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.649	Christchurch Civic Trust	Support	**Reject**
S1092.3	Wynn Williams for Cambridge 137 Limited	Seek Amendment	Delete changes to Rule 9.3.4.1.1 (P9) and proposed deletion of P11 and P12.		**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	
		FS2037.646	Christchurch Civic Trust	Oppose	**Accept**
		FS2051.78	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1092.4		Wynn Williams for Cambridge 137 Limited	Oppose	[Oppose deletion of] Matter of Discretion 9.3.6.1[a] [].	**Reject**
		Further submission No.	**Further Submitter**	**Support / Oppose**	

		FS2037.647	Christchurch Civic Trust	Oppose	**Accept**
		FS2051.87	Heritage New Zealand Pouhere Taonga	Oppose	**Accept**
S1094.1 S1094.3	Philippa Tucker	Seek Amendment	Amend the schedule of heritage items [Appendix 9.3.7.2 - Papanui War Memorial Avenues proposed heritage item #1459] to include the street, housing, trees, plaques [on Windermere Road].		**Accept in part**
		Further Submission No. FS	**Further Submitter**	**Support/Oppose**	
		FS99.1	Margaret Lovell-Smith on behalf of Papanui Heritage Group	Support	**Accept in part**
S1094.2	Philippa Tucker	Seek Amendment	Seek amendment to [planning map] heritage layer for [outline of Papanui] War Memorial [Avenues heritage item #1459] Heritage protection for Windermere Road.		**Accept in part**
		Further Submission No. FS	**Further Submitter**	**Support/Oppose**	
		FS99.1	Margaret Lovell-Smith on behalf of Papanui Heritage Group	Support	**Accept in part**

CHRISTCHURCH CITY COUNCIL

DELEGATIONS REGISTER

Legal Services

21 July 2025[1]

If you are exercising a delegation, and signing a contract using an electronic signature, please read Legal Services memo TRIM memo 20/358138

[1] See 16/128142 which summarises all amendments made to the Delegations Register since 4 January 2016.

Folder08/621

There are hyperlinks attached to this Table of Contents. Hover and left click in the title in order to use these.
To "search" for a word or phrase anywhere in this document, use the keys "Control" and "F" simultaneously. Type in the box that appears.

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HOW THIS DELEGATIONS REGISTER WORKS

This Delegations Register is broken into five parts. The first part contains the Council's Delegations Policy. The Council's Delegations Policy explains the rules relating to the way in which delegations and sub-delegations apply and operate in the Council. Parts A to D are subject to the Council's Delegations Policy.

Part A contains the delegation of statutory and other delegations by the Council to the Chief Executive. These include all of the responsibilities, duties and powers imposed on the Council by statute or assumed under bylaws made by the Council, together with delegations in respect of financial management, property transactions (including leases and licences), and other matters such as dealing with legal proceedings and the settlement of claims.

These delegations may be sub-delegated, unless this is expressly excluded in Part A.

Part B contains delegations by the Council to officers, in particular under the Building Act 2004 and the Resource Management Act 1991. This Part also covers such activities as road stopping, operation of the Council's development contributions policy and the facilities rebuild programme.

These delegations may not be sub-delegated, unless this is expressly included in Part B.

Part C contains the sub-delegation of most of the responsibilities, duties and powers delegated by the Council to the Chief Executive. This is consistent with the principle behind the delegations register, referred to in clause 1.1 of the Delegations Policy which is to delegate decision-making to the lowest competent level. Generally, these sub-delegations may not be further sub-delegated.

Parts A, B and C expressly exclude any power, responsibility or duty that has been delegated to a Community Board, Committee, Subcommittee (including an Officer Subcommittee), Council Hearings Panel or other subordinate decision-making body.

Part D contains delegations by the Council to Community Boards, Committees, Hearings Panels, Sub-Committees and Officer Sub-Committees. This is an efficient way in which to spread the responsibilities of decision-making among elected members and officers. Depending on the nature of the authority delegated to them, these bodies will either have the power to consider and recommend or to consider and make decisions in respect of the matters they deal with. They, like the Council, must comply with the decision-making requirements set out in part 6 of the Local Government Act 2002.

Amendments to this Delegations Register

This Delegations Register is maintained by Legal Services, whose staff may amend it to:

- Give effect to any Council resolution with respect to Parts A, B or D:
- Give effect to any written instruction to that effect given by the Chief Executive with respect to Part C:
- Make any typographical or grammatical corrections.

DELEGATIONS POLICY

1.0 General Comments

1.1 The Council supports the principle of delegating decision-making to the lowest competent level. This makes best use of the abilities of elected members, ensuring the cost-effective use of resources and promoting the development of efficient and effective management. This principle has been applied to the preparation of this Delegations Register.

1.2 Unless expressly provided otherwise in the Local Government Act 2002, or in any other Act, the Council is able to, and will, delegate to a committee or other subordinate decision-making body, community board, or member or officer of the Council any of its responsibilities, duties or powers except the power to:

- make a rate; or
- make a bylaw; or
- borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or
- adopt a long-term plan, annual plan, or annual report; or
- appoint a chief executive; or
- adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the long-term plan or developed for the purpose of the local governance statement; or
- the power to adopt a remuneration and employment policy.

1.3 A committee, or other subordinate decision-making body, community board, or member or officer of the local authority may delegate any of its responsibilities, duties or powers to a subcommittee or person, subject to any conditions, limitations, or prohibitions imposed by whichever body made the original delegation. It may also delegate to any other local authority, organisation or person the enforcement, inspection, licensing and administration related to the Council's bylaws and other regulatory matters.

1.4 To avoid doubt, no delegation relieves the body or person making the delegation of the liability or legal responsibility to perform or ensure performance of the function or duty being delegated. The Council may have the power to delegate under enactments other than the Local Government Act 2002.

1.5 Any delegation made includes any ancillary responsibilities, duties or powers necessary to give effect to that delegation.

1.6 Unless specifically time-limited, a delegation will continue in force until specifically revoked, or varied by the delegator or the Council.

1.7 Unless a valid delegation in respect of a matter has been made and included in the Delegations Register, any decision required in respect of that matter can only be made by the Council at an ordinary or extraordinary meeting.

1.8 Unless otherwise expressly stated in this Delegations Register, all financial values stated in this document are GST exclusive.

2.0 Chief Executive

2.1 The Christchurch City Council is a local authority under the Local Government Act 2002. Elected members and the Mayor make up the Council's governing body, which is responsible and democratically accountable for decision-making.

2.2 The governing body appoints only one employee, the Chief Executive. He or she negotiates the terms of employment and employs all Council staff. The Chief Executive is the Council's principal administrative officer.

2.3 The Chief Executive is responsible for implementing the decisions of the Council and ensuring that all responsibilities, duties and powers delegated to him or her, or to any person employed by the Council, are properly performed or exercised. This includes those imposed or conferred by an Act, regulation or bylaw.

2.4 The Chief Executive may delegate to any other officer of the Council any of his or her powers under the Act, or any other statute, except the power to delegate or any power that is subject to a prohibition on delegation. Further sub-delegations are not permitted under the Local Government Act 2002.

3.0 Committees, Sub-Committees, other Subordinate Decision-Making Bodies and Joint Committees

3.1 The Council may appoint the committees, sub-committees, and other subordinate decision-making bodies that it considers appropriate. It may also appoint a joint committee with another local authority or other public body.

3.2 Any of the Council's responsibilities, duties or powers other than those referred to in clause 1.2 above may be delegated to a committee, sub-committee or other subordinate decision-making body.

3.3 A committee or other subordinate decision-making body may appoint the sub-committees that it considers appropriate unless the Council prohibits it from doing so.

3.4 Committees or other subordinate decision-making bodies are subject in all things to the control of the Council. They must carry out all general and special directions of the Council given in relation to them. Sub-committees are subject in the same way to the committees that appointed them.

3.5 The Council or a committee is not entitled to rescind or amend a decision made under a delegation authorising the making of a decision by a committee, a sub-committee, or another subordinate decision-making body.

3.6 All such bodies are, unless the Council resolves otherwise, deemed to be discharged on the coming into office of elected members at the next triennial election next after the committees, sub-committees, or other subordinate bodies were appointed. Unless such a resolution is made, delegated powers may lapse by operation of this provision.

3.7 Committees or other subordinate decision-making bodies, may delegate any of their responsibilities, duties or powers (other than those referred to in clause 1.2) to a sub-committee or person, subject to any conditions, limitations, or prohibitions imposed by the Council or by the committee or body or person that made the original delegation.

3.8 These entities may, without confirmation by the Council or committee or body that made the delegation, exercise those delegations in the same way as the Council could have done.

4.0 Member and Officer Delegations

4.1 For the purpose of this Policy:

"officer" means a named person, or the person who is for the time being the holder of a specified office;
"member" in relation to a community board, means a member appointed or elected to that board and in relation to a local authority means a member of the governing body of the Council, including the Mayor.

4.2 The Council may delegate to a member or officer of the Council any of its responsibilities, duties or powers other than those referred to in clause 1.2. Such delegations may be further delegated to another person, subject to any conditions, limitations, or prohibitions imposed by the Council or by the committee, body or person that made the original delegation.

4.3 An officer may delegate to another officer of the Council any of his or her powers delegated by the Council to that officer, except:

- the power to delegate; or
- any power delegated to the officer that is subject to a prohibition on delegation; or
- any power under an enactment where the enactment expressly prohibits the delegation of the power.

4.4 Effectively, this means that only one sub-delegation is permitted.

4.5 An officer to whom any responsibilities, duties or powers are delegated may exercise them in the same way and with the same effect as the delegating officer could have done.

4.6 If not specified in the Delegations Register, delegations to an officer holding a named position may be exercised by all officers in a direct line of authority above that officer. This applies also to any officer who performs or exercises the same or a substantially similar role or function, whatever the name of his or her position.

4.7 A delegated authority must be exercised in accordance with all relevant Council policies and conditions, such as financial limits and process and reporting requirements.

4.8 Where an officer is in a position in an acting capacity, the officer may exercise the delegations to that position. However, the officer should state that he or she is exercising the delegation in an acting capacity.

4.9 Where there is any ambiguity between the wording of a legislative function and the delegation of that function to an officer, the wording of the legislation will prevail. A delegation made under legislation that is subsequently repealed will be read as a delegation made, with or without modification, under any replacement or corresponding legislation.

4.10 Responsibilities, duties or powers under the Resource Management Act 1991 and the Local Government (Rating) Act 2002 delegated by the Council to officers, including the chief executive, may not be sub-delegated.

4.11 The delegation of a responsibility, duty or power is the granting of authority to exercise that responsibility, duty or power, not a compulsion to do so (either at all or in a particular case). Whether or not to exercise a delegated authority may depend on the circumstances of a particular matter or the job description of the officer concerned. Where the authority is granted to a number of officers employed in different units of the Council, it will be up to the unit managers concerned to ensure that the authority is exercised consistently across all of those units.

4.12 Each Part of the Delegations Register will specify whether the delegations can be exercised severally (ie the delegation can be exercised by the officer acting alone) or whether they must be exercised jointly (ie two or more officers acting together).

PART A

Statutory and Other Delegations to the Chief Executive

For the purpose of performing his or her duties, the Council delegates to the Chief Executive all of its responsibilities, duties and powers to act on any matter, subject to the restrictions set out in the sub-parts and tables in this Part.

These delegations expressly exclude any power, responsibility or duty that has been delegated to a Community Board, Committee, Subcommittee (including an Officer Subcommittee), Council Hearings Panel or other subordinate decision-making body as set out in Part D.

The Chief Executive may sub-delegate any of these responsibilities, duties, or powers unless this is expressly excluded as set out in the sub-parts and tables in this Part.

PART A - SUB-PART 4 – OTHER MATTERS

1. Drones Policy

Delegation	Date Amended
The Chief Executive may delegate authority to approve applications under the 'Drones' and Remotely Piloted Aircraft Systems Policy.	

2. Legal Proceedings

Delegation	Date Amended
Authority to manage potential and actual legal claims (including judicial review and injunction proceedings) made against the Council. Includes all ancillary authority necessary to give effect to the delegation, including authority to: ▪ Notify Council's insurer; ▪ Instruct external legal counsel to represent Council; ▪ Accept service of documents; ▪ Defend the claim in any New Zealand Court or Tribunal; ▪ Deal with any interlocutory matter (including any matters relating to discovery); ▪ Give and request any person to give sworn evidence; ▪ Apply for a witness to be summonsed; ▪ Appear on behalf of the Council at the proceedings; ▪ Authorise another person to represent the Council at the proceedings; ▪ Submit the claim to alternative dispute resolution (including mediation and arbitration); and ▪ Sign any documents in respect of the above.	
Authority to defend a claim made against the Council in any New Zealand Tribunal including the Disputes Tribunal and the Tenancy Tribunal). Includes all ancillary authority necessary to give effect to the delegation, including authority to: ▪ Represent Council at the proceedings; ▪ Authorise another person to represent the Council at the proceedings; ▪ Accept service of documents; and ▪ Sign any documents in respect of the above.	
Authority to commence legal proceedings (without limitation including any prosecutions) on the Council's behalf in any New Zealand Court or Tribunal. Includes all ancillary authority necessary to give effect to the delegation, including authority to: ▪ Notify Council's insurer; ▪ Instruct external legal counsel to represent Council; ▪ Accept service of documents; ▪ File the claim in any New Zealand Court or Tribunal; ▪ Deal with any interlocutory matter (including any matters relating to discovery); ▪ Give and request any person to give sworn evidence; ▪ Apply for a witness to be summonsed; ▪ Appear on behalf of the Council at the proceedings; ▪ Authorise another person to represent the Council at the proceedings; ▪ Submit the claim to alternative dispute resolution (including mediation and arbitration) – See the delegation in relation to alternative dispute resolution; ▪ Sign any undertaking as to damages required to be given for the purposes of commencing injunction proceedings; ▪ Give security for costs; and ▪ Sign any documents in respect of the above.	
Authority to determine to make a claim on the Council's behalf by way of application to any New Zealand Tribunal including the Disputes Tribunal and the Tenancy Tribunal). Includes all ancillary authority necessary to give effect to the delegation, including authority to ▪ Represent Council at the proceedings;	

Delegation	Date Amended
▪ Authorise another person to represent the Council at the proceedings; ▪ Accept service of documents; and ▪ Sign any documents in respect of the above.	
Authority to take all steps necessary to enforce any Court judgment in favour of the Council, and to recover debts owing to the Council. Includes (without limitation): ▪ To institute proceedings in the Disputes Tribunal and the District Court to recover debts owing to the Council, and to make decisions in relation to the enforcement of judgments obtained; ▪ To institute proceedings in the High Court to recover debts owing to the Council, and to make decisions in relation to the enforcement of judgments obtained; ▪ To institute in the High Court an application for liquidation or for bankruptcy and to make decisions in relation to the enforcement of judgments obtained; ▪ To accept service of documents; and ▪ To sign any documents in respect of the above.	

3. **Settlement of Claims**

Delegation	Date Amended
Authority to settle a claim or threatened claim (including a claim in Court or Tribunal proceedings) and to sign the Settlement Agreement on the Council's behalf. If the proposed settlement will involve a monetary contribution to be made by the Council, the following conditions apply: ▪ Provision being made within the relevant Unit's budget for that year; ▪ The amount proposed does not exceed the amount of the operational expenditure financial delegation to the Chief Executive; and ▪ The ~~Head of Legal~~ **Director Legal** and Democratic Services approving the proposed settlement. Authority to sign any documents in respect of the above. This Delegation **does not** cover any claims in relation to the Building Act 2004 or weathertight building claims or any Weathertight Financial Assistance Package claims.	
Authority to manage claims and represent the Council at any Weathertight Homes Resolution Service, Weathertight Homes Tribunal, District Court, or High Court proceedings (including teleconferences, mediations and adjudications) relating to weathertight building claims or any claims under the Building Act 2004. Authority to engage legal, professional and technical services in relation to the management of any such claim. Authority to accept service of documents and sign any documents in respect of the above.	
Authority to settle (and sign the Settlement Agreement on Council's behalf) any weathertight building claims or any Weathertight Financial Assistance Package claims or claims under the Building Act 2004. Any settlement amount must not exceed the amount of the operational expenditure financial delegation to the Chief Executive. Authority to engage legal, professional and technical services in relation to the settlement of any such claim. A settlement of any weathertight building claim or claim under the Building Act 2004 may consist of a single payment agreed between all the parties through a mediation process in adjudication and court settlement. A settlement of a Weathertight Financial Assistance Package claim may consist of a single payment or staged payments over the period of the repair to the satisfaction of the Department of Building and Housing, the Council, and the Building Consent Authority. Authority to accept service of documents and sign any documents in respect of the above.	

4. **Settlement of Claims - Alternative Dispute Resolution**

Delegation	Date Amended
Authority to: ▪ Decide whether mediation is offered or entered into; ▪ Approve people to represent the Council's interest; ▪ Approve the scope of the authority of the Council's representatives; ▪ Agree the mediator to be used; ▪ Approve and sign on the Council's behalf a pre-mediation agreement that covers the terms and conditions of the mediation; ▪ Agree with the other party on whether third parties may be permitted to attend the mediation proceeding and whether any settlement agreement may be disclosed to third parties; ▪ Decide any change to the Council's share of the cost of mediation; and ▪ Sign any documents in respect of the above.	
Authority to: ▪ Decide whether to submit a claim to arbitration; ▪ Approve people to represent the Council's interest; ▪ Approve the scope of the authority of the Council's representatives; ▪ Agree the arbitrator to be used; ▪ Decide any change to the Council's share of the cost of arbitration; and ▪ Sign any documents in respect of the above.	

5. **Urban Design Panel**

Delegation	Date Amended
To appoint additional members to the Urban Design Panel as and when required to provide specialist expertise on a case-by-case basis.	

6. **Structures on Roads Policy**

Clause	Responsibilities, duties, and powers etc.	Limits etc.
4.1	Verandahs in Commercial areas	
4.2	Architectural features on buildings	Where the structure does not extend more than two metres. Where the structure extends more than two metres, the decision-maker is the Council as advised by the relevant Community Board.
4.3	Overbuilding to increase the leasable floor area of a building	Where the overbuilding does not extend more than 2.5 metres. Where the overbuilding extends more than 2.5 metres, the decision-maker is the Council as advised by the relevant Community Board.
5.1	Seismic movement trenches	
5.2	Subsurface privately owned tunnels	As advised by the relevant community board
6.1	Retaining structures	
6.2	Carports, garages, parking platforms, access ramps, and cable-car stations	
6.3	Exoskeletal structures	
6.4	Essential service structures	
6.5	Other structures	

PART B

Statutory and Other Delegations to Officers etc

The Council delegates to the persons who hold the positions as set out below, the following responsibilities, duties, and powers as set out in the sub-parts and tables in this Part.

Unless otherwise specified, these delegations exclude any power, responsibility or duty that has been delegated to a Community Board, Committee, Subcommittee (including an Officer Subcommittee), Council Hearings Panel or other subordinate decision-making body.

These powers may only be sub-delegated if it is expressly provided for in the sub-parts and tables below.

All delegations are made severally unless specified otherwise (ie the delegation can be exercised by the officer acting alone).

PART B - SUB-PART 1 – LEGISLATIVE DELEGATIONS

1. Building Act 2004 and any regulations made under this Act[2]

General Manager Strategy, Planning & Regulatory Services	GMSPR
Head of Regulatory Compliance	HRCP

Section	Delegation	GMSPR	HRCP
All	All of its responsibilities, duties, and powers under this Act and regulations made under this Act **except -** (a) its powers under sections 131 and 132 relating to the adoption or review of policies on dangerous, earthquake prone and insanitary buildings; (b) its power under section 213 to make arrangements for any other building consent authority to perform the Council's functions of a building consent authority; (c) its power under sections 219(1)(a) and 281A to set any fee or charge in relation to a building consent and for the performance of any other function or service under the Act; (d) its powers under sections 233 to 236 to transfer any of its functions, duties or powers under the Act to another territorial authority; (e) its power under sections 233 to 236 to agree to undertake any function, duty or power of any other territorial authority under the Act; and (f) its power under section 281B in relation to increasing fees and charges, and section 281C in relation to refunds or waivers of fees and charges. These responsibilities, duties, and powers may be sub-delegated.	✓	✓
281C	Its power under section 281C in relation to refunds or waivers of fees and charges. This power may be sub-delegated.	✓	

2. Local Government (Rating) Act 2002

General Manager Finance, Risk & Performance/CFO	GMFR
Head of Finance	HF
~~Rates Manager~~ **Group Treasurer**	~~RRM~~ **GT**
Corporate Reporting Manager	CRM
~~Team Leader Rates~~ **Rates Manager**	~~TLR~~ **RM**
Senior Rates Officer (includes Rates Project Co-ordinator)	SRO

Rates Officer	RO
Team Leader Corporate Data Management and Maintenance	TLD
Senior Data Specialist	SDS

Section	Delegation	GMFR	HF	~~RRM~~ GT	CRM	~~TLR~~ RM	SRO	RO	TLD	SDS
27	To keep and maintain the rating information database and to make decisions about the recognition of a rating unit in the rating information database.			✓		✓	✓	✓	✓	✓
27 (s 7-9, 22, Schedules 1 and 2)	To determine the non-rateable status of a rating unit.			✓		✓				
27(4)	To make decisions with respect to determining: ▪ The category to which a rating unit belongs for the general rate; ▪ The categories to which the rating unit belongs for a targeted rate; and ▪ Excess water charges.			✓		✓	✓	✓		
27(5)	To make decisions with respect to recording separately for different parts of a rating unit (if separate records are necessary because of different rating treatment for each part of a rating unit), any of the matters specified in this section.			✓		✓	✓			
28(2)	To determine whether or not to include the name of any person in the rating information database because it is necessary to identify the rating unit.								✓	✓
28(3)	To determine the reasonable fee for being supplied with a copy of the particulars from the rating information database.			✓		✓				
28(4)	To give notice as required.			✓		✓				

[2] See Christchurch City Council Consenting & Compliance Group – Building Act 2004: Sub delegations for Building Act sub-delegations

Section	Delegation	GMFR	HF	~~RRM~~ GT	CRM	~~TLR~~ RM	SRO	RO	TLD	SDS
28C	To remove names from the rating information database.								✓	✓
29	To determine ratepayer objections to the rating information database.			✓		✓	✓			
32,33	To update the rating information database in accordance with this section.								✓	✓
35	To remove names from the rating information database in accordance with this section.								✓	✓
36	To update the rating information database in accordance with this section.								✓	✓
37	To keep and maintain the rates records.			✓		✓	✓	✓	✓	✓
39	To determine objections to the rates record.			✓		✓	✓			
40	To correct an error in the rating information database or the rates records.			✓		✓	✓	✓		
41, 41A	To issue an amended rates assessment if an error is corrected.			✓		✓	✓	✓		
42	To recover additional rates from a ratepayer. To set the interest rate in accordance with this section.			✓						
44-51	To provide for the delivery of rates assessments and rates invoices in accordance with these sections.			✓		✓	✓	✓		
45, 46	To provide for the design (form and content) of rates assessments and invoices.			✓		✓				
53	To negotiate and enter into agreements under section 53 to collect rates on behalf of other local authorities.	✓	✓							
54	To not collect rates that are uneconomic to collect. The amount limit is $20 (including GST) per annum, except for the excess water supply targeted rate where the amount is limit is $25 (including GST) per invoice.			✓		✓				
58	To impose penalties not paid by the due date.			✓		✓	✓	✓		
61, 62	To exercise powers for recovery of rates if owner in default.			✓		✓				
63	To commence legal proceedings to recover unpaid rates.	✓	✓							
85	Remission 1: To determine the applicability of remissions for not for profit community organisations: *Acting jointly as the Rates Panel.			✓*	✓*	✓*				
85	Remission2: Land owned or used by the Council for community benefit * Acting jointly as the Rates Panel			✓*	✓*	✓*				
85	Remission 3: To determine the applicability of remissions for late payment penalties.		✓	✓		✓	✓	✓		
85	Remission 4: Contagious parcels of land			✓		✓	✓			
85	Remission 5: Residential pressure wastewater system electricity costs			✓		✓	✓			
85	Remission 6: Earthquake-affected properties			✓		✓	✓			
85	Remission 7: Excess Water Rates		✓	✓		✓	✓	✓		
85	Remission 8: Vacant Central City Land			✓		✓	✓			
85	Remission 9: Wheelie bin service reduction			✓			✓			
87-90	To determine the applicability of rates postponements: *Any two of the delegates acting jointly.			✓		✓				
85-90	To carry out any administrative tasks associated with remissions or postponements under these sections, and not otherwise delegated.			✓		✓	✓	✓		
98A	To divide a separate rating area from a rating unit on Māori freehold land in accordance with this section.			✓		✓	✓			
98A(5)	To give the required notice.			✓		✓	✓	✓		
98B	To make apportionments in accordance with this section.			✓		✓	✓	✓		
98D	To make adjustments in accordance with this section.			✓		✓	✓	✓		
98E	To determine that a separate rating area divided from a rating unit is no longer a separate rating area in accordance with this section.			✓		✓	✓			
99	To apply to Maori Land Court for charging order.	✓	✓							
108	To apply to Maori Land Court to enforce charging order.	✓	✓							

Section	Delegation	GMFR	HF	~~RRM~~ GT	CRM	~~TLR~~ RM	SRO	RO	TLD	SDS
111	To apply to Maori Land Court for payment of unpaid rates.	✓	✓							
114-115	To remit or postpone rates pursuant to Council rates remission and postponement policy.			✓		✓				
114-115	To carry out any administrative tasks associated with remissions or postponements under these sections, and not otherwise delegated.			✓		✓	✓	✓		
135	To sign documents as correct copies for the purpose of Court or Tribunal proceedings.	✓	✓	✓						

3. Protected Disclosures Act 2000

Section	Delegation	CEO	Protected Disclosure Officer
All	All of its responsibilities, duties, and powers under this Act (to be exercised in accordance with the procedures in Council's Protected Disclosures policy) **except** the power to adopt the internal procedures (Policy) under section 11.	✓	✓

4. Resource Management Act 1991

Delegations made under the authority of sections 34 and 34A of the Resource Management Act as the case may be.

The Deputy Mayor and the Chief Executive are delegated the authority to appoint Hearings Panels on matters under the Resource Management Act 1991.

RMA Hearings Panel[3]	HP
Commissioner	C
General Manager Strategy, Planning & Regulatory Services	GMSPR
Head of Planning and Consents	HPC
Manager Resource Consents	MRC
Team Leader Planning	PTL
Principal Advisor – Resource Consents	PAR
Senior Planner	SP
Planner, **Planning technician,** or any person who is engaged as a consultant planner to the Council	P
Manager Planning	MP
Team Leader City Planning	CPT
Principal Advisor, Planning	PAP
General Manager Finance, Risk & Performance/CFO	GMFR
Head of Regulatory Compliance	HRCP

Manager Property Consultancy	MPC
General Manager Citizens and Community	GMCC
Head of Transport and Waste Management	HOT
Head of Parks	HOP
~~Head of Legal~~ **Director Legal** and Democratic Services	~~HOL~~ **DLDS**
Manager Legal Services Delivery – Public, Regulatory and Litigation	MLS
Senior Legal Counsel – Public, Regulatory and Litigation	SLC

[3] An RMA Hearings Panel may include elected members appointed as hearings commissioners under s34A of the RMA

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	HOLDS	MLS	SLC
10(2)	To consider and make a decision on an application to extend the period for which existing use rights apply, including identifying people for affected party approval under section 10(2)(ii).	✓	✓	✓	✓	✓	✓	✓															
11(1)(b)	Authority to sign certificates in respect of the subdivision of land being acquired or disposed of by the Council.														✓	✓	✓		✓				
34A	To appoint a commissioner or commissioners.	✓		✓	✓	✓	✓	✓			✓	✓											
36(5) and 149ZD	To require additional fees to be paid over and above any prescribed fees, in order to enable the Council to recover its actual and reasonable costs of processing an application.	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓									
36(6)	To provide an estimate of the additional fees likely to be imposed.			✓	✓	✓	✓	✓	✓		✓	✓		✓									
36AAB	To remit the whole or part of a charge.			✓	✓	✓	✓	✓			✓	✓		✓									
37	To waive or extend any time limits.	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓										
38	To authorise persons to be enforcement officers under this section.			✓										✓									
39AA	To direct that a hearing or part of a hearing may be conducted using 1 or more remote access facilities.	✓	✓	✓	✓	✓	✓				✓	✓											
39B(3) and (4)	To determine whether there are exceptional circumstances that warrant not all of the persons being accredited.			✓							✓												
40	To exercise the powers under section 40(2) and 40(3) in relation to hearings.	✓	✓																				
41B	To direct the applicant and submitters to provide briefs of evidence before a hearing.	✓	✓																				
41C	To make directions and requests before or at hearings.	✓	✓																				
41D	To make a direction striking out a submission, before, at, or after a hearing	✓	✓																				
42	To make an order in relation to the protection of sensitive information.	✓	✓																				
42A	To require the preparation of a report.	✓	✓																				
42A	To approve the content of a report in relation to a plan change before that report is circulated in accordance with this section.			✓	✓						✓	✓											
91F	To decide whether to return an application to the applicant or continue to process the application, if it has been suspended for a total of 20 working days in response to 1 or more requests under section 91D.			✓	✓	✓	✓	✓	✓														
44A	To amend the plan or proposed plan to remove a duplication or conflict with a national environmental standard.											✓											
55(2)	Duty to amend the plan or proposed plan if directed by national policy statement.											✓											
58I(2)	Duty to amend the plan or proposed plan if directed by national planning standard.											✓											
58I(4)	To exercise the Council's powers under this section in relation to discretionary directions.			✓	✓						✓	✓											
80C	To decide to apply to the Minister to use the streamlined planning process.			✓	✓						✓												
87BA(2)(a)	To issue a written notice confirming that an activity is a permitted boundary activity.			✓	✓	✓	✓	✓	✓														
87BA(2)(b)	To return an application for a boundary activity to the applicant if it is not a permitted activity, with written reasons.			✓	✓	✓	✓	✓	✓														
87BB(1)(d)	To determine that an activity is a permitted activity where a non-compliance is marginal or temporary.		✓	✓	✓	✓	✓	✓															
87E	To make a decision on a request by the applicant for an application to be referred directly to the Environment Court.	✓	✓																				
88BA	**To extend the timeframe for processing and deciding on a resource consent application for a specified activity**	✓	✓		✓	✓	✓	✓	✓														

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	~~HOL~~DLDS	MLS	SLC
88(3)	If an application does not include the information required by Schedule 4 or by regulations, to determine that the application is incomplete and return the application, with written reasons for the determination to the applicant.			✓	✓	✓	✓	✓	✓														
91	To determine not to proceed with the notification or hearing of an application on the grounds that other resource consents are required (in accordance with this section).	✓	✓	✓	✓	✓	✓	✓	✓														
91F	To decide whether to return an application to the applicant or continue to process the application, if it has been suspended for a total of 20 working days in response to 1 or more requests under section 91D.			✓	✓	✓	✓	✓	✓														
91C(2)	To decide whether to return an application to the applicant or continue to process the application, if it has been suspended for a total of 130 or more working days.			✓	✓	✓	✓	✓															
92 92A	To require further information to be provided or to commission a report under section 92, and to set a timeframe for provision of the information under section 92A(2).	✓	✓	✓	✓	✓	✓	✓	✓	✓													
92AA	**To determine that an application for resource consent is incomplete due to failure to respond, and to return the application with written reasons for the determination to the applicant.**				✓	✓	✓	✓	✓														
95A-95G	To determine all notification matters under these sections.	✓	✓	✓	✓	✓	✓	✓	✓														
97(4)	To decide to adopt an earlier submission closing date for limited notified applications where all affected persons have provided the Council with a submission, written approval, or notice that they will not make a submission.			✓	✓	✓	✓	✓															
99	To invite or require an applicant and / or submitters to attend a pre-hearing meeting.	✓	✓	✓	✓	✓	✓	✓															
99	To appoint a person to be the chairperson of a pre-hearing meeting (the chairperson must prepare a report for the authority before the hearing).			✓	✓	✓	✓	✓															
99A(1)	To refer an applicant and / or submitters to mediation.	✓	✓	✓	✓	✓	✓	✓															
99A(3)	To refer to mediation an applicant and submitters, with the consent of all of the persons being referred; and to appoint a mediator and report the outcome of the mediation to the consent hearing meeting (Pre-hearing mediation).	✓	✓	✓	✓	✓	✓	✓															
100	To determine whether a hearing in respect of a resource consent application is necessary.	✓	✓	✓	✓	✓	✓	✓															
102	To determine that a joint hearing is unnecessary.	✓	✓	✓	✓	✓	✓	✓															
103	To determine that a combined hearing is unnecessary.	✓	✓	✓	✓	✓	✓	✓															
104 104A 104B 104C 104D 105 106 **106A**	To consider and make a decision on any resource consent application which has not been publicly notified and does not require a hearing.			✓	✓	✓	✓	✓	✓														
104 104A 104B 104C 104D	To consider and make a decision on any resource consent application, including hearing the application if required.	✓	✓																				

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	~~HOL~~DLDS	MLS	SLC
105 106 **106A**																							
107G	**To suspend the processing timeframe while draft conditions are considered by an applicant and any submitters.**	✓	✓	✓	✓	✓	✓	✓	✓	✓													
108 108A 108AA 109	To impose conditions on resource consents, and to sign documents varying, cancelling or renewing bonds and covenants. (Refer also to section 220 for conditions on subdivision consents).	✓	✓	✓	✓	✓	✓	✓	✓														
109(3) –(5)	To decide that officers and/or agents of the consent authority will enter onto the land subject to bonded work, to ascertain whether the work has been completed, and to complete the work, if the consent holder fails to do so. To decide to recover the cost from the bond, and to register the shortfall as a charge on the land.			✓	✓	✓								✓									
110	If a resource consent lapses, is cancelled or is surrendered and the activity does not proceed, to refund a financial contribution to the consent holder less a value equivalent of the costs incurred by the consent authority in relation to the activity and its discontinuance.			✓	✓	✓																	
124	To exercise the consent authority's discretion to allow exercise of an existing consent while applying for a new consent, in accordance with this section.		✓	✓	✓	✓																	
125	To consider and make decisions on an application to extend the lapse period of a resource consent, where the original application was not publicly notified and did not require a hearing.			✓	✓	✓	✓	✓	✓														
125	To consider and make decisions on an application to extend the lapse period of a resource consent.	✓	✓																				
126	To cancel a resource consent, and consider and make a decision on an application to revoke the cancellation notice and state a period after which a new notice may be served, for any consent that has been given effect to but has not been exercised for a continuous period of five(5) years.	✓	✓	✓	✓	✓																	
127	To consider and make decisions to change or cancel any condition imposed on a resource consent, including notification decisions, where the original application was not publicly notified and did not require a hearing.			✓	✓	✓	✓	✓	✓														
127	To consider and make decisions to change or cancel any condition imposed on a resource consent, including notification decisions and hearing the application if required.	✓	✓																				
128 to 132	To decide to serve notice on a consent holder of the Council's intention to review the conditions of a resource consent, and decide as to notification, and to consider and make a decision on the review, including cancellation of the consent.	✓	✓	✓	✓	✓	✓	✓															
133A	To issue an amended resource consent.	✓	✓	✓	✓	✓	✓	✓	✓														
138	To determine whether to refuse to accept the surrender of all or part of a resource consent.	✓	✓	✓	✓	✓	✓	✓	✓														
139	To issue a certificate of compliance.		✓	✓	✓	✓	✓	✓	✓														
139(4)	To require further information to be provided in order to determine if a certificate of compliance must be issued.		✓	✓	✓	✓	✓	✓	✓	✓													
139A	To issue an existing use certificate.	✓	✓	✓	✓	✓	✓	✓	✓														

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	~~HOL~~DLDS	MLS	SLC
139A(3)	To require further information to be provided in order to determine if an existing use certificate must be issued.	✓	✓	✓	✓	✓	✓	✓	✓	✓													
139A(8)	To revoke an existing use certificate if it was issued based on inaccurate information.	✓	✓	✓	✓	✓																	
142	To request the Minister to make a direction to call in a matter that is or part of a proposal of national significance.			✓																			
149T	To give notice on Council's behalf under s274 of a matter of national significance that the Minister has called in and directly referred to Environment Court.			✓																			
149V	To lodge appeal to the High Court on question of law on Council's behalf.			✓																			
149W(2)	To amend the proposed plan, change or variation under clause 16(1) of Schedule 1 as soon as practicable after receiving the notice of decision of the Board or Court.											✓											
149ZD	To recover costs incurred by the Council from the applicant and to provide an estimate of costs when required to do so by the applicant.			✓																			
168A	Authority to lodge notice of requirement on behalf of Council.														✓	✓				✓			
168A	To determine all notification matters under this section and associated sections, and make associated prehearing decisions under sections 99 to 103.		✓	✓																			
168A	To consider a notice of requirement by the territorial authority and decide to confirm, modify, impose conditions on or withdraw the requirement.		✓																				
169	To determine all notification matters under this section and associated sections, and all decisions under sections 92 to 92B, and 96 to 103.	✓	✓	✓	✓	✓	✓	✓	✓														
169	To request further information on a notice of requirement.	✓	✓	✓	✓	✓	✓	✓	✓	✓													
170	If proposing to publicly notify a proposed plan within 40 working days of receipt of a requirement, to include the requirement in the proposed plan, with the consent of the requiring authority.			✓	✓						✓												
171	To consider a notice of requirement and any submissions received and recommend to the requiring authority that it confirm, modify, impose conditions on or withdraw the requirement.	✓	✓																				
173	To identify landowners and occupiers who are directly affected by a decision on a designation.			✓	✓	✓	✓	✓	✓														
174	To decide to appeal to the Environment Court against a decision of a requiring authority on a designation.	✓	✓	✓																			
175(2)	To include a designation in the district plan when one of the circumstances set out section 175(1) applies.			✓	✓						✓	✓											
176 and 178	The power to give the consent of the Council as the requiring authority to the use of land subject to a requirement or designation for which they are responsible.														✓	✓	✓		✓	✓			
176A(2)	To waive the requirement for an Outline Plan.		✓	✓	✓	✓	✓	✓	✓														
176A(4)	To decide whether to request changes to an Outline Plan under s 176A(4).	✓	✓	✓	✓	✓	✓	✓	✓														
176A(5)	To decide to appeal to the Environment Court against a decision by a requiring authority not making the changes to an outline development plan requested by the Council.	✓	✓	✓																			
181(2)	For an alteration of a designation, the same delegations as those set out above under sections 168A to 176 for a new designation.	✓	✓	✓	✓	✓	✓	✓	✓														
181(3)(b)	To identify landowners and occupiers who are directly affected by a decision on an alteration.			✓	✓	✓	✓	✓	✓														

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	~~HOL~~DLDS	MLS	SLC
181(3)	To consider and make decisions on an alteration to a designation in the plan or a requirement in the proposed plan if the alteration is a minor change in effects or boundaries.	✓	✓	✓	✓	✓	✓	✓	✓														
182(5) and 196	To decide whether to decline to remove part of a designation or heritage order from the district plan.	✓	✓																				
184 184A	To consider and make decisions on an application to extend the lapse period of a designation.	✓	✓																				
189(1)	Authority to lodge notice of requirement for a heritage order on behalf of Council.			✓																✓			
189(4)	Authority to withdraw a requirement for a heritage order on behalf of Council			✓																			
189A	To determine all notification matters under this section and associated sections, and make associated prehearing decisions under sections 99 to 103.	✓	✓	✓	✓	✓	✓	✓	✓														
189A	To consider a notice of requirement for a heritage order by the territorial authority and decide to confirm, modify, impose conditions on or withdraw the requirement.		✓																				
190	To request further information on a notice of requirement for a heritage order.	✓	✓	✓	✓	✓	✓	✓	✓														
190	To determine all notification matters under this section and associated sections, and make associated prehearing decisions under sections 99 to 103.	✓	✓	✓	✓	✓	✓	✓	✓														
191	To consider a notice of requirement for a heritage order and any submissions received and recommend to the requiring authority that it confirm, modify, impose conditions on or withdraw the requirement.	✓	✓																				
193	To give written consent in relation to the land protected by the Council's heritage order.																	✓	✓				
195	To appeal to Environment Court against heritage protection authority's decisions under sections 193 or 194.	✓	✓																				
195A(1) and (2)	For an application by the Heritage Protection Authority to alter a heritage order, the same delegations that apply with respect to sections 189 to 195.	✓	✓	✓																			
195A(3)	To alter a heritage order in the plan or a requirement in the proposed plan if the alteration is a minor change in effects or boundaries.	✓	✓	✓	✓	✓	✓	✓															
195B(5)	To make a written objection or submission to the Minister on the Minister's proposal to transfer responsibility for an existing heritage order to another heritage protection authority.			✓																			
195C	To amend the district plan by noting a transfer of responsibility for a heritage order.			✓																			
198C	To make a decision under section 198C on a request made under section 198B for direct referral of a notice of requirement for a designation or heritage order to the Environment Court.	✓																					
198D	To approve the content of a consent authority report on a requirement that has been directly referred to the Environment Court.			✓	✓	✓																	
220	To impose conditions on a subdivision consent.	✓	✓	✓	✓	✓	✓	✓	✓														
221(2)	To be an "authorised person" to sign a consent notice.			✓	✓	✓	✓	✓	✓	✓													
221(3)	To vary or cancel any condition contained in a consent notice with the same delegations as set out above for a resource consent application under sections 88 to 121.	✓	✓	✓	✓	✓	✓	✓	✓														
222	To issue a completion certificate for matters subject to performance bonds, and to extend the time period for completion.			✓	✓	✓	✓	✓	✓														
223(3)	To be an "authorised officer" to certify that a survey plan has been approved.			✓	✓	✓	✓	✓	✓	✓													

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	HOL-DLDS	MLS	SLC
224(c)	To be an "authorised officer" to certify compliance with the conditions of a subdivision consent, or, in respect of the conditions that have not been complied with, that a completion certificate, a consent notice has been issued or a bond has been entered into.			✓	✓	✓	✓	✓	✓	✓													
224(f)	To be an authorised person to provide the certificate under this section for a subdivision effected by the grant of a cross lease or company lease or by the deposit of a unit plan.			✓	✓	✓	✓	✓	✓	✓													
226(1)(e)	To certify as an "authorised officer" any plan of subdivision or copy thereof, which has not had a previous statutory approval.			✓	✓	✓	✓	✓	✓														
232 & Sch 10	Where an esplanade strip is created, in relation to the instrument to be registered, determine matters to be included, excluded etc; Power to do all things necessary to effect registration of the instrument.			✓	✓	✓	✓	✓	✓										✓				
234	To vary or cancel the instrument creating an esplanade strip as set out in this section.	✓	✓	✓	✓	✓	✓	✓	✓														
234(7)	To certify as an "authorised officer" specifying the variations to the instrument or that the instrument is cancelled as the case may be.			✓	✓	✓	✓	✓	✓														
235	To enter into an agreement to create an esplanade strip for any of the purposes specified in section 229.															✓	✓		✓	✓			
237B	To agree with the registered proprietor of land to acquire an easement over the land and to execute the easement and to agree to vary or cancel any such easement.															✓	✓		✓	✓			
237C	To close an access strip or esplanade strip during periods of emergency or public risk likely to cause loss of life, injury, or serious damage to property.															✓	✓		✓	✓			
237D	To given written agreement to all or part of an esplanade reserve ceasing to be vested in and administered by the territorial authority and instead vesting in the Crown or regional council.															✓	✓		✓	✓			
239	Authority to certify survey plans subject to specified interests.			✓	✓	✓	✓	✓	✓														
240	To sign covenants pursuant to section 240(3) and certify cancellation of covenants under section 240(5)(b), as an "authorised officer".			✓	✓	✓	✓	✓	✓														
241	To cancel an amalgamation condition under section 241(3), and to certify cancellation as an "authorised officer" under section 241(4)(b).	✓	✓	✓	✓	✓	✓	✓	✓														
243	To provide written consent for the surrender, transfer or variation of an easement under section 243(a), to revoke a condition requiring an easement under section 243(e), and to certify cancellation of the condition as an "authorised officer" under section 243(f)(ii).	✓	✓		✓	✓	✓	✓	✓														
267	To participate in a conference and make decisions on behalf of the Council.			✓	✓	✓	✓	✓	✓		✓	✓	✓								✓	✓	✓
268A	To participate in a mandatory alternative dispute resolution process and make decisions on behalf of the Council.			✓	✓	✓	✓	✓	✓		✓	✓	✓								✓	✓	✓
269-291	Authority to determine and direct Council involvement in Environment Court proceedings.			✓	✓	✓					✓												
292	Authority to seek that Environment Court remedy defect in plan.			✓							✓												
294	Authority to seek that Environment Court review a decision or rehear proceedings.			✓	✓	✓					✓												
299-308	Authority to determine and direct Council involvement in High Court and Court of Appeal proceedings.			✓	✓	✓					✓												

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	HOL-DLDS	MLS	SLC
311	To apply to the Environment Court for a declaration and all steps incidental to seeking that declaration.			✓	✓	✓								✓									
315	To seek consent of the Environment Court and to comply with an enforcement order on behalf of a person who has failed to comply with an order.			✓	✓	✓								✓									
316 to 320	Authority to initiate enforcement order and interim enforcement order proceedings, and take all steps incidental to seeking the order.			✓	✓	✓								✓									
321	To apply to the Environment Court to change or cancel an enforcement order.			✓	✓	✓								✓									
325A	To consider applications to change or cancel an abatement notice.			✓	✓									✓									
332 and 333	To provide written authorisation to enforcement officers under these sections.			✓										✓									
336	To decide on an application for property seized under sections 323 or 328 to be returned, and to dispose of the property where authorised under section 336.			✓										✓									
338	Authority to initiate any prosecution and make decisions on any matter relating to any such prosecution.			✓										✓									
357D	To hear and make decisions on any objection made under section 357 or section 357A.	✓	✓																				
357D	To consider and determine an objection to the conditions imposed on a resource consent under section 357A.			✓	✓	✓	✓	✓															
357D	To hear and determine an objection to additional fees under section 357B.		✓																				
Sch 1 cls 3, 3C	To determine whether consultation has already occurred under other enactments, and to decide who to consult with under cl 3(2).			✓	✓						✓	✓											
Sch 1 cl 4	To give written notice to requiring authorities in accordance with this clause.			✓	✓						✓	✓											
Sch 1 cl 5(1A)	To determine which ratepayers are likely to be affected by a proposed plan (paragraph (a)). To determine the extent of the area affected by the proposed change (paragraph (b)) To identify any other person who is directly affected by the plan.			✓	✓						✓	✓											
Sch 1 cl5(1B)	To determine which landowners and occupiers are likely to be directly affected by any requirement or modification of a designation or heritage order under clause 4.			✓	✓						✓	✓											
Sch 1 cl5(5)	To decide where any proposed policy statement or plan will be made available.			✓	✓						✓	✓											
Sch 1 cl5A(2)	To identify all persons directly affected by a proposed change or variation of a proposed policy statement or plan			✓	✓						✓	✓											
Sch 1 cl5A(5)	To decide what further information relating to a proposed change or variation will be provided.			✓	✓						✓	✓											
Sch 1 cl5A(7)	To adopt an earlier closing date for submissions in accordance with subclause (7)			✓	✓						✓	✓											
Sch 1 cl5A(9)	To determine what other places a proposed change or variation should be available.			✓	✓						✓	✓											
Sch 1 cls 6(2), and 6A(3)	To make submissions on Council's behalf.			✓																			
Sch 1 cl 8,	To make further submissions on Council's behalf.			✓																			
Sch 1 cl 8AA	To invite submitters to a meeting or refer matters to mediation, and to authorise an officer holding one of the authorised positions listed below to participate in any such mediation or informal mediation; and to commit the Council to a binding agreement to resolve the matter provided it does not require any Council expenditure not authorised by a Council delegation. The authorised positions are: • Head of Planning and Consents			✓																			

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	~~HOL~~DLDS	MLS	SLC
	• Manager Planning • Team Leader Planning • Senior Policy Planner • Policy Planner • Principal Adviser Planning • ~~Head of Legal~~ **Director Legal** and Democratic Services • Manager Legal Services Delivery – Public, Regulatory and Litigation • Senior Legal Counsel - Public, Regulatory and Litigation																						
Sch 1 Cl 8B	To hold a hearing into submissions on its proposed plan and to recommend decisions to Council.	✓	✓																				
Sch1, cl 8D	To withdraw a proposed policy statement or plan.	✓		✓																			
Sch 1, cl 8C	To determine whether a hearing is required.			✓																			
Sch 1 cl 9(1)	To consider a notice of requirement and any submissions received and recommend to the requiring authority that it confirm, modify, impose conditions on or withdraw the requirement.	✓	✓																				
Sch 1 cl 9(2)	To consider a notice of requirement by the territorial authority and decide to confirm, modify, impose conditions on or withdraw the requirement.		✓																				
Sch 1 cl 10	To consider submissions and make recommendations to Council on provisions and matters raised in submissions.	✓	✓																				
Sch 1 cl 10A	To apply to the Minister for an extension of time			✓	✓	✓																	
Sch 10A(3)	To determine which persons may be directly affects by an extensions sough under subclause (1)			✓	✓						✓	✓											
Sch 1 cl 14	Authority to lodge an appeal with the Environment Court.	✓		✓																			
Sch 1 cl 11(2)	To determine which landowners and occupiers are directly affected by a decision under clause 9(2) and must therefore be served with a copy of the public notice.			✓	✓						✓	✓											
Sch 1 cl 13(4)	To determine which landowners and occupiers are directly affected by a decision of a requiring authority or heritage protection authority and must therefore be served with notice of the decision.			✓	✓						✓	✓											
Sch 1 cl 16	To amend the proposed plan in the circumstances set out in this clause.			✓	✓						✓	✓											
Sch1 cl 20A	To amend the operative plan to correct minor errors.			✓	✓						✓	✓											
Sch1 cl 23	To require further information to be provided under subclause (1), require additional information under subclause (2) or to commission a report under subclause (3).			✓	✓						✓	✓											
Sch 1 cl 25	The power to adopt, accept, reject or deal with a request to prepare or change a plan as a resource consent application, provided that any rejection or dealing with as an application for resource consent may be subject to review by the Urban Development and Transport Committee of the Whole.			✓																			
Sch1 cl 24	To decide to modify a request.			✓	✓						✓	✓											
Sch1 cl 28	Power to send a notice and deem a plan change request to have been withdrawn.			✓	✓						✓												
Sch1 cl 29	Power to hear and make recommendations on provisions and matters raised in submissions.	✓	✓																				
Sch1 cl 32	Authority to certify as a correct copy material incorporated by reference.			✓	✓						✓												

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	HOLDLDS	MLS	SLC
Sch 1 cl 40(2)	To identify which landowners and occupiers are likely to be directly affected by decisions relating to requirements, designations or heritage orders, and any other person who may be affected.			✓	✓						✓	✓											
Sch 1 cl 42	To agree to a notice of requirement proceeding through the collaborative process and to nominate a representative for the collaborative group.			✓	✓						✓												
Sch 1 cl 43(5)	To approve a commission of a report.			✓	✓						✓												
Sch 1 cl 50(1)	To make submissions on Council's behalf.			✓																			
Sch 1 cl 51	To prepare a report under this clause.	✓	✓																				
Sch 1 cl 90(3)	To identify landowners and occupiers who are directly affected by a decision.			✓	✓						✓	✓											
General	To issue a certificate under the certification provisions of the District Plan. (For example, and without limitation minimum floor level certificate, wastewater capacity certificate).			✓	✓	✓	✓	✓	✓	✓													
General	To instruct counsel to represent the Council where the Council is a party in any proceedings before the Environment Court, as the case may be.			✓	✓	✓					✓												
General	To authorise an officer holding one of the authorised positions listed below to participate in mediation or any other alternative dispute resolution process (not covered by sections 267 or 268A) of any proceeding before the Environment Court that does not arise out of the First Schedule of the Resource Management Act 1991, including the power to commit the Council to a binding agreement to resolve the proceeding provided it does not require any Council expenditure not authorised by a Council delegation. The authorised positions are as follows: ▪ Head of Planning and Consents ▪ Manager Resource Consents ▪ Team Leader Planning ▪ Senior Planner ▪ Principal Adviser – Resource Consents ▪ ~~Head of Legal~~ **Director Legal** and Democratic Services ▪ Manager Legal Services Delivery – Public, Regulatory and Litigation ▪ Senior Legal Counsel - Litigation	✓	✓	✓	✓	✓																	
General	To authorise an officer holding one of the authorised positions listed below to participate in mediation or any other alternative dispute resolution process (not covered by sections 267 or 268A) of any proceeding before the Environment Court that arises out of the First Schedule of the Resource Management Act 1991, including the power to commit the Council to a binding agreement to resolve the proceeding provided it does not require any Council expenditure not authorised by a Council delegation. The authorised positions are as follows: ▪ Head of Planning and Consents ▪ Team Leader City Planning ▪ Senior Policy Planner ▪ Principal Advisor – Planning ▪ ~~Head of Legal~~ **Director Legal** and Democratic Services			✓	✓	✓																	

Section	Delegation	HP	C	GMSPR	HPC	MRC	PTL	PAR	SP	P	MP	CPT	PAP	HRCP	GMFR	GMCI	HOT	HOP	MPC	GMCC	HOL-DLDS	MLS	SLC
	▪ Manager Legal Services Delivery – Public, Regulatory and Litigation ▪ Senior Legal Counsel - Litigation																						
General	To lodge submissions on behalf of the Council on any proposed district plan or variation to a proposed district plan administered by the Council, or on any Council initiated or privately initiated change to a district plan administered by the Council, or on any notice of requirement for a designation or on any notice of requirement for a heritage order.			✓	✓						✓												
General	To lodge submissions on behalf of the Council on any Proposed Regional Plan or variation to a Proposed Regional Plan, or any change to a Regional Plan, or any Proposed Regional Policy Statement.			✓																			
General	To lodge submissions on behalf of the Council on any proposed District Plan or variation to a Proposed District Plan in neighbouring territorial authority districts.			✓																			
General	To lodge appeals against decisions of the Canterbury Regional Council and of neighboring territorial authorities on Proposed Regional Policy Statements, Proposed Regional Plans, Proposed District Plans, resource consents and on Variations and Changes to Proposed or Operative Regional Policy Statements, Regional Plans, and District Plans.			✓																			
General	To make submissions on individual notified regional land use consents and water, discharge and coastal permits where: (a) there are special matters of metropolitan importance; or (b) there are special matters of importance to the local community or local environment; or (c) there are technical skills or knowledge which the Council can contribute to achieving a better outcome for the community.			✓																			
General	To make submissions on applications for resource consents applied for in territorial authority districts adjoining the city.			✓																			
General	Authority to sign the Owaka Basin Stormwater Design Memorandum of Understanding with the New Zealand Transport Agency on behalf of the Christchurch City Council.			✓																			
General	Authority to agree to any further negotiated outcomes between Christchurch City Council, New Zealand Transport Agency, the Board of Inquiry, and other parties reached before or during the hearing of submissions on the Notice of Requirement. Jointly with the Chairperson of the Infrastructure, Transport and Environment Committee			✓																			
General	PRESTONS ROAD LIMITED AND DEVELOPMENT BONDS Authority to negotiate, agree and enter into the necessary documentation and take the necessary steps required to give effect to such bonding agreements.			✓																			

5. Sale and Supply of Alcohol Act 2012 and the Sale and Supply of Alcohol (Fees) Regulations 2013

Head of Regulatory Compliance	HRCP
Principal Adviser Regulatory Compliance	PARC
Team Leader Alcohol Licensing	TLA
Alcohol Licensing Inspector	ALI

Any of the following persons holding any of these positions: Level 2 Planner Planning technician Level 3 Planner Senior Planner	PLa
Any of the following persons holding any of these positions: Principal Advisor – Building Consenting; Team Leader Engineering Services; Team Leader Processing (Commercial) Senior Building Consent Officer (Commercial) Senior Building Control Officers (Commercial) Building Consent Officer (Commercial)	BCd

Section	Delegation	HRCP	PARC	PLa	BCd	TLA
100(f)	To issue certificates. * That the proposed use of the premises meets the requirements of the Resource management Act 1991 ∞ That the proposed use of the premises meets the requirements of the building code			✓*	✓∞	
143(1)(b)	To issue certificates. * That the proposed use of the premises meets the requirements of the Resource management Act 1991 ∞ That the proposed use of the premises meets the requirements of the building code			✓*	✓∞	
Reg 6(4)	To assign a fees category to premises that is 1 level lower than the fees category determined under subclause (1).	✓	✓			✓
Reg 10(2)	To charge a fee for a special licence that is 1 class below the class of the licence that is issued.	✓	✓			✓

6. Christ Church Cathedral Reinstatement Order 2020

Clause	Delegation	C	HPC	MRC
9-14	To impose conditions on a resource consent application in accordance with these clauses.	✓		
17	To determine which persons are to be notified and invited to comment under clause 17(2)(e)		✓	✓

7. Fast-track Approvals Act 2024

General Manager Strategy, Planning & Regulatory Services	GMSPR
General Manager Corporate Services	GMCS
General Manager City Infrastructure	GMCI
General Manager Citizens and Community	GMCC
Head of Planning and Consents	HPC
Manager Resource Consents	MRC
Team Leader Planning	PTL

Section	Delegation	GMSPR	GMCS	HPC	MRC	PTL	GMCI	GMCC
17	To provide comments to the Minister on a referral application	✓		✓	✓	✓		
53	To provide comments on the substantive application	✓	✓	✓	✓	✓	✓	✓
57	To appear at any hearing in respect of the substantive application	✓		✓	✓	✓		
67	To provide a report if required	✓		✓	✓	✓		
70	To provide comments on the panel's draft conditions	✓		✓	✓	✓		
99	To decide whether to lodge an appeal to the High Court on a question of law	✓						
Sch 3 cl3	To nominate a person(s) to be a member of the expert panel	✓		✓	✓			
Sch 5 cl30	To include a designation in the district plan and any proposed district plan	✓		✓				

PART B - SUB-PART 3 – OTHER MATTERS

Mayor	M
Deputy Mayor	DM
Council Hearings Panel	HP
Chairperson of the Mayor's Welfare Fund Charitable Trust Committee (currently Councillor Johanson)	Chair-MW
Mayor's Welfare Fund Charitable Trust Advisory Committee	Cttee-MW
Chief Executive Officer	CEO
General Manager Citizens and Community	GMCC
General Manager City Infrastructure	GMCI
General Manager Finance, Risk & Performance/CFO	GMFR
General Manager Strategy, Planning & Regulatory Services	GMSPR
General Manager Corporate Services	GMCS
~~Head of Legal~~ **Director Legal** and Democratic Services	~~HOL~~ **DLDS**
Head of Finance	HF
Head of Procurement and Contracts	HPC
Manager Democratic Services	MDS
Head of Community Support and Partnerships	HCS
Team Leader Community Funding	TLCF
Community Funding Advisor	CFA
Head of Transport and Waste Management	HOT
Team Leader Asset Planning Transport	TLAPT
Manager Property Consultancy	MPC
Head of Parks	HOP
Head of Planning and Consents	HPC
Manager Resource Consents	MRC
Head of Strategic Policy and Resilience	HSPR
Team Leader Development Support	TLDS
Business Unit Team Member	BUTM
Community Funding Advisor	CFA

1. Annual permits for vehicles on the beach

Delegation	GMCC	HOP
1. Authority to: (a) To issue annual permits, subject to the conditions specified in Attachment 1 to this report dated 26 August 2004), for the operation of vehicles on the beach between Heyders Road and the Waimakariri River Mouth (with the power to sub-delegate this function to any officer(s) of the Parks Unit). (b) The power to alter the conditions of such permits at any time. (c) The power to initiate any prosecution for an offence against the applicable clauses of the Council's bylaw together with the power to make a decision on any matter relating to such prosecution. (d) The power to suspend or revoke any such permit if the delegate is satisfied that the permit holder has breached any condition of that permit. 2. To suspend or cancel all such permits at any time should the delegate consider that to be necessary in the interests of public safety, the protection of the environment or for any other reason considered appropriate by the delegate.	✓	✓

2. Artworks in public places

Delegation	GMCC	GMSPR
To decide on the placement of Urban and Environmental and Community category artworks in public places (where not part of a wider planning process for the site/area concerned) utilising the criteria detailed in Appendix 11. (Refer to Council resolution and report dated 23 September 2004.)	✓ jointly	✓ jointly

3. Authority and Instruction Forms

Delegation	HOL
To sign on behalf of the Council all necessary 'Authority and Instruction' forms as required from time to time: (a) To authorise and instruct the solicitors acting for the Council (including those solicitors employed by Legal Services) to undertake land conveyancing transactions electronically by e-dealing on behalf of the Council on the Land Information New Zealand internet based land registry system known as 'Landonline'; and (b) To comply with the requirements of Regulation 7 of the Land Transfer Regulations 2018 and the 'Rules of conduct and client care for Lawyers' set out in the Schedule to the Lawyers and Conveyancers Act (Lawyers: Conduct and Client Care) Rules 2008.	✓

4. Burwood Resource Recovery Park

Delegation	GMCI
To take all steps that he considers necessary to continue the operation of the Burwood Resource Recovery Park, including (but not limited to): (a) Promoting and recommending to the Council appropriate Order-in-Council in relation to the Resource Management Act 1991, the Reserves Act 1977, the Public Works Act 1981, or any other statute, under the Canterbury Earthquake Response and Recovery Act 2010 containing such provisions and powers as he shall consider necessary; and (b) Exercising on behalf of the Council any power given to the Council under any such Order-in Council; and (c) Negotiation and entering into such agreement with the Licensee under the forest licence of the Bottle Lake Forest Park (or the Licensee's purchaser) as considered necessary on terms and conditions acceptable to the **General Manager**; and (d) Negotiating and entering into a lease or similar arrangement of the Burwood Resource Recovery park on terms and conditions acceptable to **the General Manager** (and the power to administer, enforce as required the terms and conditions of such lease or similar arrangement once granted).	✓
To issue a public notice under clause 8 (3) (a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 permitting the use of the Areas B, C and D as shown on the plan attached to the report in the agenda to receive, process, sort, recycle and remove demolition material sourced from buildings demolished as a result of the 4 September 2010 and 22 February 2011 earthquakes and its related aftershocks.	✓

5. Business Improvement District Policy

Delegation	CEO
To approve the Business Improvement District Standard Operations Manual, and the Criteria for the Business Improvement Contestable Grant Fund.	✓

6. Common Seal

Delegation
The Mayor or a Councillor may witness the affixing of the common seal together with one (1) other Councillor.

7. Composition of Hearings Panels[5]

Delegation	M	DM	CEO	MDS
To approve the composition of Council Hearings Panels other than those appointed under the Resource Management Act 1991.				✓
Acting on the advice of the Manager Hearings and Council Support, the authority to appoint external membership to Council hearings panels (other than those under the Resource Management Act 1991) on a case by case basis where matters of significance to mana whenua have been identified and are being considered.	✓			

8. RMA Hearings Panel (Elected Members)[6]

Delegation	DM	CEO
To appoint elected members to RMA Hearings Panels as hearings commissioners under section 34A of the Resource Management Act 1991.	✓jointly	✓jointly

9. Development Contributions

Delegation	CEO	GMCC	GMSPR	GMFR	HPC	MRC	HSPR	TLDS	HOP	BUTM
To decide on the terms of a partial or complete off-set of the requirements for development contributions by way of land rather than cash.					✓	✓	✓		✓	
To request in writing that a developer enters into a private development agreement with the Council.	✓			✓	✓	✓	✓			
To decide on the terms of a private development agreement whereby a developer provides infrastructure, facilities or land (or a combination of these) in lieu of cash for development contributions. *Any two acting jointly.	✓*	✓*	✓*	✓*						
To approve the use of an encumbrance instrument - at least two Executive Team members of the Council. *Any two acting jointly.	✓*	✓*	✓*	✓*						
To approve the terms of any postponement as set out in an encumbrance instrument or memorandum of agreement - at least two Executive Team Members of the Council. *Any two acting jointly.	✓*	✓*	✓*	✓*						
Rebate of development contributions (as provided for in any Development Contributions Rebate Policy adopted by the Council). To approve the funding for a development contributions rebate up to a value of $1,000.			✓	✓	✓	✓		✓		✓
Rebate of development contributions (as provided for in any Development Contributions Rebate Policy adopted by the Council). To approve the funding for a development contributions rebate up to a value of $10,000.			✓	✓	✓	✓		✓		
Rebate of development contributions (as provided for in any Development Contributions Rebate Policy adopted by the Council): To approve the funding for a development contributions rebate up to a value of $500,000			✓	✓	✓	✓				
Rebate of development contributions (as provided for in any Development Contributions Rebate Policy adopted by the Council): To approve the funding for a development contributions rebate up to a value of $1,000,000			✓	✓						
To request further information from an applicant for a reconsideration of requirement for development contributions.					✓	✓		✓		
To decide on a reconsideration of requirement for development contributions.					✓	✓				
To appoint a development contributions commissioner.					✓	✓				

[5] The Council's Hearings Panel Committee was re-established by the Mayor on 1 December 2016, and was not discharged. See the Council's resolution of 26 September 2019.
[6] The Council's Hearings Panel Committee was re-established by the Mayor on 1 December 2016, and was not discharged. See the Council's resolution of 26 September 2019.

10. Earthquake Remembrance Markers at Sensitive Sites

Delegation	GMCC	HOT	HOP
Responsibility for the consideration and approval of requests, and the establishment of any operational procedural reasons to support this resolution.	✓	✓	✓

11. Engineer to Contract

Delegation	GMCI
ENGINEER TO CONTRACT UNDER NZS CONTRACTS 3910, 3916 AND 3917 The power of appointment in respect of the role of "Engineer" under NZS 3910, 3916 and 3917 Conditions of Contract for Building and Civil Engineering Construction - to appoint a suitably qualified external contractor to act in the role of "Engineer to Contract" in any of the Council's present and future NZS 3910, 3916 and 3917 contracts. Further: That the appointed "Engineer to Contract" be permitted to appoint a suitably qualified Council employee or external contractor to act as "Engineer's Representative" to exercise any of the powers vested in the Engineer.	✓
PRINCIPAL'S REPRESENTATIVE UNDER NZS CONTRACT 3915 The power of appointment in respect of the role of "Principal's Representative" under NZS 3915 Conditions of Contract for Building and Civil Engineering Construction - to appoint a suitably qualified Council employee or external contractor to act in the role of "Principal's Representative" in any of the Council's present and future NZS 3915 contracts. Further: That the appointed "Principal's Representative" be permitted to appoint a suitably qualified Council employee or external contractor to assist in the execution of any of the responsibilities of the "Principal's Representative".	✓
SERVICES MANAGER UNDER NEC TERM SERVICE CONTRACT, PROJECT MANAGER OR SUPERVISOR UNDER THE NEC ENGINEERING AND CONSTRUCTION CONTRACT AND EMPLOYER'S AGENT UNDER ANY NEC CONTRACT The power of appointment in respect of the role of "Services Manager" under the NEC Term Service Contract, "Project Manager" or "Supervisor" under the Engineering and Construction Contract and "Employers Agent" under any contract in the NEC suite of contracts - to appoint a suitably qualified external contractor or Council employee to act in the role of "Services Manager" under the NEC Term Service Contract, "Project Manager" or "Supervisor" under the Engineering and Construction Contract and "Employers Agent" under any contract in the NEC suite of contracts in any of the Council's present and future NEC contracts. Further: That the appointed "Services Manager" under the NEC Term Service Contract, "Project Manager" or "Supervisor" under the Engineering and Construction Contract and "Employers Agent" under any contract in the NEC suite of contracts be permitted to appoint a suitably qualified Council employee or external contractor to assist in the execution of any of the responsibilities of the "Services Manager" under the NEC Term Service Contract, "Project Manager" or "Supervisor" under the Engineering and Construction Contract and "Employers Agent" under any contract in the NEC suite of contracts.	✓

12. Facilities Rebuild Plan – commercial buildings for staff and public

Delegation	GMSPR	GMCC
The decision(s) to close and reopen commercial buildings for staff and public subject to the following framework: (a) Carry out a DEE assessment on buildings of Importance Level 2 or above. (b) Carry out a DEE or Interim Use Evaluation (IUE) on Importance Level 1 buildings. (c) Create an Occupancy Assessment Panel consisting of one Council and two external Chartered Professional Engineers to provide occupancy recommendations on low strength buildings with brittle collapse mechanisms. (d) Where a DEE assessment has been completed, or until a DEE assessment has been completed, a building may be occupied without restriction except that: ▪ buildings that have a seismic capacity of 33% NBS or less and have significant damage shall not be occupied; ▪ buildings that have a seismic capacity of 33% NBS or less and have brittle collapse mechanisms shall not be occupied unless the Occupancy Assessment Panel assesses the building as suitable for occupancy. (e) Where an IUE assessment has been completed, or until an IUE assessment has been completed, a building may be occupied without restriction except that buildings that the assessing Chartered Professional Engineer believes should not be occupied will not be occupied.	✓ jointly	✓ jointly

(f) Buildings that cannot be occupied may be accessed for further assessments, removal of chattels or to undertake critical maintenance (such as essential work on building services equipment), subject to a written access plan being approved by a Chartered Professional Engineer.		

13. Facilities Rebuild Plan – social housing units

Delegation	GMCS	GMCC
The decision(s) to close and reopen the Council's social housing units for use subject to the following framework: (a) *Note*: the DEE assessments are being carried out on the Council's social housing units. (b) Where a DEE assessment has been completed or, until a DEE assessment has been completed. Council social housing units may be occupied without restriction except that: ▪ buildings that have suffered significant damage and have a seismic capacity of 33% NBS or less will not be occupied; or ▪ buildings that have not suffered significant damage but have an identifiable brittle collapse mechanism, with a seismic capacity of 33% NBS or less will not be occupied. ▪ buildings that have not suffered damage ('damage' as defined by the DBH Guidelines) but have a seismic capacity of 17% NBS or less will not be occupied. (c) That occupants are made fully aware of the issues of safety and the relative strength of the unit they occupy compared to NBS and the potential implications of that and that this must be recorded on a case by case basis. (*Note:* that in the context of this Motion 'damage' is defined as being damage to the seismic or gravity load resisting system that is sufficient to impair or significantly reduce the building's ability to resist further earthquake loads.).	✓ jointly	✓ jointly

14. Facilities Rebuild Plan

Delegation	GMCS	GMCC
Authority to: (a) approve the demolition of buildings for safety reasons (b) repair an existing facility / structure within insurance proceeds where the work will cost less than $1 million (excluding Social Housing) and the cost of the work is less than 50% of a building's total insured value and to accept the insurance settlement for the work completed, noting that the relevant Community Board will be notified for possible comment at least 48 hours before any proposed work starts; and (c) to undertake urgent stabilisation and weather-proofing work, including heritage buildings.	✓ jointly	✓ jointly

15. Insurance Policies

Delegation	CEO	GMFRP	GMCC	GMCI	HF
The General Manager Finance, Risk & Performance / Chief Financial Officer jointly with 1 other authorised person as indicated in the adjacent columns to enter into arrangements for the placement of all the Council's insurance policies, subject to the exercise of such delegated power being reported back to the Finance and Performance Committee of the Whole. **With respect to the placement of all the Council's insurance policies, where there is a proposed change to the Council's lead insurer,** the decision must be made with the Chair and Deputy Chair of the Insurance Subcommittee, or the Mayor and Chair of the Finance and Performance Committee.	✓	✓	✓	✓	✓
To accept progress payments and partial insurance payments on behalf of the Council on the condition that they are not full and final, nor commit the Council to a settlement. This power may be sub-delegated. This power may be exercised severally.	✓				✓
To accept insurance payouts for facilities which the Council insures but does not own, subject to the approval of the building owner and distribute the payout to the appropriate party(s). This power may be sub-delegated. This power may be exercised severally.	✓				✓
To settle claims less than $5,000 that are to be settled globally based on the estimated cost to repair ie "category 1" claims. Refer to original Council report. This power may be sub-delegated. This power may be exercised severally.	✓				✓

16. Local Government Funding Agency

Delegation	HF
To sign all documents, including resolutions, special resolutions and funding documents required to establish and operate the Local Government Funding Agency (LGFA).	✓

17. Mayoral Relief Fund

Delegation	HF
Solicit and receive donations to the Christchurch Earthquake Mayoral Relief fund from the public. Ensure that neither the Christchurch City Council, not any entity controlled by the Christchurch City Council, will be making donations to the Christchurch Earthquake Mayoral Relief Fund in respect of which any tax incentive will be claimed. Issue appropriate receipts for all donations received to the Christchurch Earthquake Mayoral Relief Fund. Invest the funds held by the Christchurch Earthquake Mayoral Relief Fund in accordance with standard Council policies and procedures providing that the General Manager Resources / Chief Financial Officer ensures: ▪ All money invested from this Christchurch Earthquake Mayoral Relief Fund must be used exclusively for that purpose. ▪ That if there is an inconsistency between this resolution and the Council's investment policies, this resolution prevails.	✓

18. Mayor's Welfare Fund Charitable Trust

Delegation	Chair-MW	Cttee-MW delegate	GMCC	HCS	TLCF	CFA	GMFRP	HF
To be signatories of the Mayor's Welfare Fund Charitable Trust's bank account(s), including (without limitation) the signing of cheques: PROVIDED THAT the signatures of **two** persons are required to operate the Mayor's Welfare Fund Charitable Trust's bank account(s) and at least **one** of those signatories must be a person marked with an asterisk in the adjacent columns. †The Cttee-MW delegate is a person appointed by name by the Mayor's Welfare Fund Charitable Trust Committee (as set out in the minutes of the Committee).	✓	✓†	✓	✓*	✓*	✓*		
To approve a single application up to $1000			✓	✓	✓	✓		
To approve a single application up to $2000			✓	✓	✓			
To approve a single application of up to $10,000 following a recommendation from the Mayor's Welfare Fund Charitable Trust Advisory Committee (as set out in the minutes of the Committee)				✓				
To exercise the Council's powers as trustee under clauses 7.1 to 7.6 as set out in the Trust Deed.					✓		✓	✓

19. Parks / Trees etc

Delegation	GMCC	HOP	HOT
To avoid any doubt, this delegation is subject to all requirements of the Christchurch District Plan and the Resource Management Act 1991. This delegation may not be sub-delegated.		✓	
To approve intrusions or not allow intrusions through recession planes of buildings adjoining parks.	✓	✓	
To grant or decline permits (other than leases or licences) for activities on reserves.	✓	✓	
To require bonds for any use on Council parks property.	✓	✓	
To make decisions on the siting of floodlights on sports parks, noting the appropriate community board would have decided on the installation of those floodlights.	✓	✓	

Delegation	GMCC	HOP	HOT
In consultation with any other units affected, to authorise the following work on any tree from any reserve, park, open space or road corridor: • planting and maintenance; • removal of structurally unsound and unhealthy trees, trees causing damage to infrastructure or other safety concerns where there is no viable alternative other than to remove the tree, • removal of a tree where the tree is impeding the consented legal access to the road (eg vehicle crossing). The relevant Community Board is to be informed of any removals that have been carried out under this delegation. To avoid any doubt, this delegation is subject to all requirements of the Christchurch District Plan and the Resource Management Act 1991. This delegation may be sub-delegated.	✓	✓	✓
In consultation with any other units affected, where there is an approved regeneration plan in place to authorise the removal of any tree or vegetation from any land that was formerly known as the Christchurch residential red zone for the purposes of ecological restoration, land drainage improvement or flood protection. The relevant Community Board and the Transformative Governance Group Te Tira Kāhikuhiku are to be informed of any removals prior to being carried out under this delegation.		✓	

20. Public Streets Enclosure Policy

Delegation	MPC	HOT	HRCP
To institute enforcement proceedings and / or terminate the occupancy of a site where - (a) the occupier does not obtain a licence; or (b) the occupier refuses to comply with the terms and conditions of the applicable licence.	✓	✓	✓

21. Repair and Replacement of Council-Owned Retaining Walls

Delegation	HP	HOT
Authority to commence Schedule 12 of the Local Government Act 2002 process by: (a) depositing for public inspection descriptions of the proposed works to be completed for the support and stability of public land or public infrastructure by means of retaining walls and plans showing how they would affect any land or buildings; (b) taking the appropriate steps to effect the service of notices in writing of Council's intention to construct the proposed works.		✓
The power to hear and determine objections in respect of retaining walls made under, Schedule 12 of the Local Government Act 2002.	✓	
Authority to make decisions on the Council's behalf in respect of any appeals to the District Court.		✓

22. Road Stopping

Delegation	HOT∞	TLAPT ∞	MPC
The Council's power to accept or decline an application from either a Council Business Unit or from any other person to stop legal road **provided that** the application meets the following criteria:* • The area of road to be stopped will not constitute a complying lot under the District Plan on its own account nor will its amalgamation with the adjoining lot create a new potential for the adjoining lot to be subdivided; and • It will be necessary for the stopped road to be amalgamated with the certificate of title to an adjoining property; and • The owner of an adjoining property is the logical purchaser of the stopped road; and • That the proposed road-stopping complies with the Council's Road Stopping Policy, and • The area of road to be stopped is not adjoining a reserve or waterway. ***Where the application does not fit within the above criteria, the Council has delegated to the Community Board for the ward within which the legal road proposed to be stopped is situated the power to accept or decline the application. (refer Part D, Sub-part 1, Roads and Traffic Management Controls).**	✓	✓	✓

Delegation	HOT∞	TLAPT ∞	MPC
To exercise the Council's powers under sections 116, 117 and 120 of the Public Works Act 1981 and Sections 319(h), 342(1)(a) and 345 of the Local Government Act 1974 (excluding the power to hear objections and recommend to the Council whether the Council should allow or otherwise any objections received to road stopping procedures pursuant to the Tenth Schedule of the Local Government Act 1974 and the Council's powers under paragraph 5 of the Tenth Schedule) in relation to road stopping and the disposal of land that was previously stopped road. To determine which statutory procedure should be employed to undertake a particular road stopping (either under the Local Government Act 1974 or under the Public Works Act 1981). That prior to exercising this delegation, the delegated officer will informally circulate to the relevant community board members for comment all applications received by that officer for road-stopping within their ward prior to processing the application, with Board members to respond within seven days. These delegations are to be exercised in accordance with the Council's Road Stopping Policy 2020. **∞ To be exercised in consultation with the Manager Property Consultancy**			

23. **Consent under Heritage Conservation Covenants**

Delegation	GMSPR
To give the Council's consent under a Heritage Conservation Covenant, and to sign any required documentation.	✓

24. **Submission to External Agencies**

Delegation	GMCS	GMCC	GMFRP	GMCI	GMSPR
To determine that an external consultation process or an external engagement process warrants a submission by the Council, and to determine whether the submission will be approved by a Council Committee of the Whole or the Council (in accordance with the Council's resolution of 23 January 2020) or a General Manager ('staff submission').	✓	✓	✓	✓	✓
T approve the contents of a staff submission.	✓	✓	✓	✓	✓

PART D

Delegations to Community Boards, Committees, Hearings Panels, Sub-Committees, Officer Sub-Committees

PART D – SUB-PART 1 - COMMUNITY BOARDS

The Council delegates to its Community Boards the responsibilities, duties, and powers set out below to exercise within their communities.

The 'General Comments' section at page 2 of this Register refers to those responsibilities, duties, and powers that cannot be delegated.

Any decisions made by a Community Board must be consistent with policies, procedures, standards or resolutions adopted or made by the Council (whether or not referred to in the delegations).

The delegations reflect the Council's view that issues specific to a Community Board should be dealt with and decided on within the affected locality, rather than by the Council as a whole (examples include community facilities, community parks, and board funding).

However, a question may arise about whether an issue is inherently local or has implications beyond the boundaries of a Community Board (ie metropolitan). In this situation, the allocation of decision-making responsibilities will be determined in accordance with the following principles (similar to those established for Local Boards in the Auckland Council district):

1. decision-making responsibility for a non-regulatory activity of the Council within a Community Board area should be exercised by the Community Board (local decisions); or
2. by the Council (metropolitan decisions) if the nature of the activity is such that decision-making on a district-wide basis will better promote the interests of all communities, having regard to the following factors –

    - the impact of the decision (will it extend beyond the Community Board area); and/or
    - effective decision-making (will the decision require alignment or integration with other decisions that are the responsibility of the Council); and/or
    - the benefits of a consistent or co-ordinated approach in the Council's district (will these outweigh the benefits of reflecting the particular needs and preferences of the communities within the Community Board area); and/or
    - the significance of the activity (as assessed in accordance with the Council's Significance and Engagement Policy).

If the allocation of decision-making responsibilities becomes an issue to be dealt with by application of the principles referred to above, it must first be raised with the General Manager responsible for the activity proposed. Any recommendations to be made will be approved by the Executive Leadership Team before being considered by the Council, which will decide whether or not a matter should be dealt with by the Council as a whole, rather than a Community Board.

COMMUNITY GRANTS

Description	Responsibilities, duties, powers etc.	Limits etc.
Strengthening Communities Fund	Determine the allocation of the local Strengthening Communities Fund (being an amount determined by the Council) for each community.	Allocations must be consistent with any policies, standards or criteria adopted by the Council.
Discretionary Response Fund	Determine the allocation of the local Discretionary Response Fund (being an amount determined by the Council) for each community.	Allocations must be consistent with any policies, standards or criteria adopted by the Council. The Fund does not cover • Legal challenges or Environment Court challenges against the Council, Council Controlled Organisations or Community Boards decisions. • Projects or initiatives that change the scope of a Council project.* • Projects or initiatives that will lead to ongoing operational costs to the Council.* *Note: that Community Boards can recommend to the Council that it consider a grant for this purpose.
Small Grants Funds	Determine the final funding decisions from the Small Grants Fund (being an amount determined by the Council) for each community.	Allocations must be consistent with any policies, standards or criteria adopted by the Council.

APPOINTMENTS

Delegate	Responsibilities, duties, powers etc.	Limits etc.
Te Pātaka o Rākaihautū Banks Peninsula Community Board	Appoint a member of the Community Board, or other person, to the following bodies, as the Council's representative (or one of the Council's representatives) on that body, and in the case of the Orton Bradley Park Trust Board, three members of the Community Board, or other persons as the Council's representatives: • ~~Diamond Harbour and Districts' Health Support Group~~ • Lyttelton Historical Museum Society Incorporated • Halswell River Rating District Committee • Okains Bay Maori and Colonial Museum Trust • **Orton Bradley Park Trust Board (3) being 1 person representing the Akaroa Subdivision, 1 person representing the Mt Herbert Subdivision, and 1 person representing the Lyttelton Subdivision.**	
Te Pātaka o Rākaihautū Banks Peninsula Community Board	Appoint a member to the Rural Canterbury Primary Health Organisation ~~and the Banks Peninsula Pest Liaison Committee,~~ as the Council's representative ~~on those bodies.~~	
Te Pātaka o Rākaihautū Banks Peninsula Community Board	Appoint a member to the Summit Road Protection Authority as the Council's representative under section 7(1)(b) of the Summit Road (Canterbury) Protection Act 2001.	
Te Pātaka o Rākaihautū Banks Peninsula Community Board	To make a recommendation to the Minister of Conservation on an appointment of a representative on the Pohatu Marine Reserve Advisory Committee.	

Delegate	Responsibilities, duties, powers etc.	Limits etc.
Waipuna Halswell-Hornby-Riccarton Community Board and the Waimāero Fendalton-Waimairi-Harewood Community Board **jointly**	To make one appointment to the Selwyn District Council Water Race Subcommittee.	
Waitai Coastal-Burwood-Linwood Community Board	To appoint the Council's representatives(s) to the Community Liaison Committee under regulation 34(2)(b) of the Oranga Tamariki (Residential Care) Regulations 1996 to **Te Oranga Care and Protection Residence** in Christchurch.	
Waipuna Halswell-Hornby-Riccarton Community Board	To appoint the Council's representatives(s) to the Community Liaison Committee under regulation 34(2)(b) of the Oranga Tamariki (Residential Care) Regulations 1996 to **Te Poutama Ārahi Rangatahi (Harmful Sexual Behavior programme)** in Christchurch.	

AWARDS

Responsibilities, duties, powers etc.	Limits etc.
Grant Community Awards, and all awards initiated by Community Boards.	

SUBMISSIONS

Responsibilities, duties, powers etc.	Limits etc.
The power to make submissions on behalf of the Council, on applications for resource consents, to other territorial authorities or the Canterbury Regional Council, where the application is of particular concern to the local community.	This power may not be sub-delegated.

COMMUNITY FACILITIES

Responsibilities, duties, and powers etc.	Limits etc.
To approve site selection and to approve the final design of new local community facilities (for example community halls, volunteer libraries, club rooms, public toilets).	This power may not be sub-delegated. Any financial decisions are subject to the maximum of what is approved in the current LTP/Annual Plan and associated cost centre budgets. This delegation does not include community facilities that have network or citizen hub implications. For example swimming pools, libraries, and multi-use service centres.
To approve alterations and additions to the design of existing local community facilities (for example community halls, volunteer libraries, club rooms, public toilets).	This power may not be sub-delegated.

Responsibilities, duties, and powers etc.	Limits etc.
	Any financial decisions are subject to the maximum of what is approved in the current LTP/Annual Plan and associated cost centre budgets. This delegation does not include community facilities that have network or citizen hub implications. For example swimming pools, libraries, and multi-use service centres.
To the Waipapa Papanui-Innes-Central Community Board authority to make decisions regarding the rebuild and future management of the Shirley Community Centre at either 10 Shirley Road or any other selected site.	
Delegate future decision making for unfunded items within the QEII Park Master Plan, to the Waitai Coastal-Burwood-Linwood Community Board, subject to funding becoming available in the 2021 Long Term Plan or any other funding source.	

PARKS AND RESERVES

Note that parks and reserves can be held and managed under different legal arrangements. The delegations for landscape development plans, and floodlights on sports parks cover both parks and reserves. There are specific delegations for reserves held under the Reserves Act 1977, and similar delegations for parks (ie a park has the meaning given to that term in section 138(2) of the Local Government Act 2002).

The Waipapa Papanui-Innes-Central Community Board does not have delegated authority to determine these matters in the area situated within the Central City Area marked on Plan A attached. These matters must come to Council to determine. Reports on these matters may go through the Waipapa Papanui Innes Central Community Board on a case by case basis.

Landscape development plans for parks and reserves

Responsibilities, duties, powers etc.	Limits etc.
Approve and adopt any new landscape development plans for parks and reserves provided the design is within the policy and budget set by the Council.	This power may not be sub-delegated.
Approve the location of, and construction of, or alteration or addition to, any structure or area on parks and reserves provided the matter is within the policy and budget set by the Council.	This power may not be sub-delegated.

Installation of floodlights on sports parks

Responsibilities, duties, powers etc.	Limits etc.
To decide on the installation of floodlights on sports parks (whether the sports park is located on a park or reserve).	Subject to the Council obtaining the necessary resource consents.

Burial and Cremation Act 1964

Section	Responsibilities, duties, and powers etc.	Limits etc.
7	To name local cemeteries, and to change the name of local cemeteries in accordance with this section.	

Reserves Act 1977

Section	Responsibilities, duties, and powers etc.	Limits etc.
14	To declare any land vested in the Christchurch City Council to be a reserve subject to any conditions specified in the resolution, to be held for any of the purposes specified in sections 17 to 23.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
15	To determine to exchange land comprised in any reserve or any part or parts thereof for any other land to be held for the purposes of that reserve.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
16(2A)	To classify any reserve according to its primary or principal purpose as defined in sections 17 to 23.	This power may not be sub-delegated.
16(10)	To determine the name of any reserve, and to determine the change of name of any reserve.	This power may not be sub-delegated.
24	To determine to change the purpose for which a reserve is classified.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
24A	To determine to change the purpose for which a reserve is classified.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
41	To exercise all the powers of the Council as administering body under section 41 with respect to reserve management plans.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
42	To determine to plant, maintain and remove trees on reserves within the policy set by the Council and in accordance with this section. This delegation does not include the removal of structurally unsound and unhealthy trees, trees causing damage to infrastructure or other safety concerns where there is no viable alternative other than to remove the tree.	Staff are delegated the power to remove on reserves, parks, and open spaces structurally unsound and unhealthy trees, trees causing damage to infrastructure or other safety concerns where there is no viable alternative other than to remove the tree. The Head of Parks is delegated the power to remove trees or vegetation for the purposes of ecological restoration, land drainage improvement or flood protection, where there is an approved regeneration plan in place, from any land that was formerly known as the Christchurch residential red zone.
48	To grant rights of way and other easements in accordance with this section.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels). Excludes the delegation given to staff in respect of proposed easements over land required to be vested in the Council as reserve on deposit of a subdivision plan.
48A	To grant licences, in accordance with this section, (a) to erect, maintain, and use buildings, dwellings, masts, and other structures, and plant and machinery; and (b) to construct, maintain, and use tracks and engage in other works. To exercise all the powers of the Council as administering body under section 48A.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
54	To grant leases and licences of recreation reserves in accordance with this section.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).

Section	Responsibilities, duties, and powers etc.	Limits etc.
56	To grant leases and licences of scenic reserves in accordance with this section.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
58A	To grant leases and licences of historic reserves in accordance with this section.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
59A	To grant concessions in respect of any reserve vested in the Crown that is controlled or managed by the Council.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
61	To grant leases of local purpose reserves in accordance with this section.	This power may not be sub-delegated.
73	To grant leases of recreation reserve (for farming, grazing, afforestation, and other purposes) in accordance with this section.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
74	To grant licences of Council reserves in accordance with this section where the staff delegation does not apply.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
75	To afforest, or enter into a contract on behalf of the Council for the afforestation of a reserve or part of a reserve in accordance with this section.	Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
114	To agree to variations of leases and licences in accordance with this section, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
115	To agree to transfers, subleases and mortgages or other disposals of leases and licences in accordance with this section, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
General	Authority to grant extensions of leases or licences of reserves to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
General	Authority to agree to the cancellation or surrender of leases or licences of reserves to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
General	Authority to administer and enforce the terms and conditions of leases or licences of reserves to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
General	Authority to give (or decline) consent as landlord to any matter or request made by tenants/licensees under leases or licences of reserves to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.

Parks

The following delegations apply to parks. "Park" has the meaning given to that term in section 138(2) of the Local Government Act 2002.

Responsibilities, duties, powers etc.	Limits etc.
Authority to determine the name of parks and to determine the name change of a park.	This power may not be sub-delegated.
Adopt, review and amend management plans.	This power may not be sub-delegated. Excludes the hearing and determining of submissions/objections (refer Delegations Register Part D Sub-Part 4 Council Hearings Panels).
To grant leases or licences for a maximum term of 35 years to any person or body over parks, and to authorise staff to sign all required documentation.	

Responsibilities, duties, powers etc.	Limits etc.
Authority to grant extensions of leases or licences of parks to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated. The length of the term including extensions must be 35 years or less.
Authority to enter into variations of leases or licences of parks to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
Authority to give (or decline) consent to the assignment of leases or licences of parks to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
Authority to agree to the cancellation or surrender of leases or licences of parks to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
Authority to administer and enforce the terms and conditions of leases or licences of parks to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
Authority to give (or decline) consent as landlord to any matter or request made by tenants/licensees under leases or licences of parks to other parties, and to authorise staff to sign all required documentation.	This power may not be sub-delegated.
Determine to plant, maintain and remove trees on parks within the policy set by the Council.	Staff are delegated the power to remove on reserves, parks, and open spaces structurally unsound and unhealthy trees, trees causing damage to infrastructure or other safety concerns where there is no viable alternative other than to remove the tree. The Head of Parks is delegated the power to remove trees or vegetation for the purposes of ecological restoration, land drainage improvement or flood protection, where there is an approved regeneration plan in place, from any land that was formerly known as the Christchurch residential red zone.

Christchurch City Council Parks and Reserves Bylaw 2016

Clause	Responsibilities, duties, and powers etc.	Limits etc.
9.3	The powers of the Council as it relates to restricted parking areas.	
13.4 and 13.5	To determine any reserve where model aircraft which are radio-controlled and either battery or electric-powered may not be flown. To subsequently amend or revoke any such resolution made under clause 13.4.	

Christchurch City Council Marine, River, and Lake Facilities Bylaw 2017

Clause	Responsibilities, duties, and powers etc.	Limits etc.
15	• To resolve a permanent no fishing zone to protect the facility from damage, to protect health and safety, or to protect against nuisance. • To amend or revoke any such resolution	

ROADS AND TRAFFIC MANAGEMENT CONTROLS

In this part 7, "road" has the meaning given to that term in section 315 of the Local Government Act 1974.

The Waipapa Papanui-Innes-Central Community Board does not have delegated authority to determine these matters for the area situated within the Central City Area marked on Plan A attached. Reports on these matters must come to the Council or the Central City Parking Restrictions Committee to determine. These matters may go through the Waipapa Papanui Innes Central Community Boards on a case by case basis.

Local Government Act 1974

Section	Responsibilities, duties, and powers etc.	Limits etc.
319(1)(d)	To divert or alter the course of any road	
319(1)(e)	To increase or diminish the width of any road subject to and in accordance with the provisions of the district plan, if any, and to the Local Government Act 1974 and any other Act	
319(1)(f)	To determine what part of a road shall be a carriageway, and what part a footpath or cycle track only	
319(j)	To name and to alter the name of any road and to place on any building or erection on or abutting on any road a plate bearing the name of the road.	
331	To approve concept/landscape plans for forming or upgrading footpaths, kerbs and channels	
334	To construct, remove, or alter- • pedestrian safety areas; • grass plots or flower beds or trees; • facilities for the safety, health, or convenience of the public, or for the control of traffic or the enforcement of traffic laws. For example, and without limitation includes, stop signs, give way signs, left and right turning filters, one lane bridge traffic restrictions and one lane narrowing traffic restrictions, pedestrian crossings and associated infrastructure (including zebra pedestrian crossings, school patrol including kea crossings) roundabouts, traffic islands, buildouts, chicanes, and other traffic restraints. This power also includes street renewals.	This power excludes the installation or removal of traffic lights (ie traffic signals). The Council makes decisions on the installation or removal of traffic lights. This power excludes the power to install, remove, or alter non-regulatory road markings, which are delegated to staff. Tree planting must be within the policy of the Council. Staff are delegated the power to remove structurally unsound and unhealthy trees, trees causing damage to infrastructure or other safety concerns where there is no viable alternative other than to remove the tree.
335(3)	To enquire into and make a decision regarding objections relating to notices issued pursuant to section 335(1) (relates to vehicle crossings).	
339(1)	To erect a shelter for use by intending public-transport passengers or taxi passengers.	Any objections will be heard the relevant Community Board. The Community Board will determine the outcome of the objections in accordance with section 339.
Road stopping[15]	The Council delegates to the Community Board for the ward within which the legal road proposed to be stopped is situated the power to accept or decline an application from either a Council Business Unit or from any other person to stop legal road. This delegation applies where the delegation to Council officers (as set out in Part B, Sub-part 3) does not apply. To exercise the Council's powers under sections 116, 117 and 120 of the Public Works Act 1981 and Sections 319(h), 342(1)(a) and 345 of the Local Government Act 1974 (excluding the power to hear objections and recommend to the Council whether the Council should allow or otherwise any objections received to road stopping procedures pursuant to the Tenth Schedule of the Local Government Act 1974 and the Council's powers under paragraph 5 of the Tenth Schedule) in relation to road stopping and the disposal of land that was previously stopped road. To determine which statutory procedure should be employed to undertake a particular road stopping (either under the Local Government Act 1974 or under the Public Works Act 1981).	These delegations are to be exercised in accordance with the Council's Road Stopping Policy 2020.

[15] Resolved by the Council on 12 March 2020.

Land Transport Rule- Traffic Control Devices 2004 (Rule 54002)

Clause	Responsibilities, duties, and powers etc.	Limits etc.
8.3(1)	To authorise the Board of Trustees of a school to appoint appropriately trained persons to act as school patrols.	

Christchurch City Council Traffic and Parking Bylaw 2017

Clause	Responsibilities, duties, and powers etc.[16]	Limits etc.
7	• Prohibiting or restricting the stopping, standing or parking of vehicles, or any class of vehicles, on any road; or • Limiting the stopping, standing or parking of vehicles on any road to any class of vehicles. • Prescribing any conditions under clause 7.	Excludes the powers that have been given to the Central City Parking Restrictions Subcommittee.
8	• Designating an area to be a zone parking area and the restrictions that apply in that zone parking area ("zone parking controls"); and • Reserving any area of land or any road or any part of a road to be a parking place, subject to restrictions; and • Specifying the vehicles or classes of vehicle that can use or must not use a parking place or zone parking area; and • Prescribing the restrictions that apply including (without limitation) the times, manner and other conditions for the parking of vehicles or classes of vehicles in a parking place or zone parking area. • Making provision for the efficient management and control of a parking place or zone parking area.	Excludes the powers that have been given to the Central City Parking Restrictions Subcommittee.
9(4)	• Resolving a temporary discontinuance of a parking place.	Excludes the powers that have been given to the Central City Parking Restrictions Subcommittee.
10	• Reserving any specified parking place or places as - (a) a residents' only parking area for the exclusive use of persons who reside in the vicinity; or (b) a residents' exemption parking area for the use of persons who reside in the vicinity. • Prescribing which parking, stopping and standing restrictions permit holders are exempt from within a residents' exemption parking area.	Excludes the powers that have been given to the Central City Parking Restrictions Subcommittee.
11	• Allowing motor vehicles to stop, stand, or park in that part of the road in contravention of clause 11(1) or 11 (2).	Excludes the powers that have been given to the Central City Parking Restrictions Subcommittee.
17	• Prohibiting or restricting turning movements, including - (a) vehicles or classes of vehicles on any road from turning to the right, or to the left, or from proceeding in any other direction; and (b) vehicles turning from facing or travelling in one direction to facing or travelling in the opposite direction (performing a U-turn) on specified roads. • Specifying the hours or days of the week that a restricted turning movement may be made (if any).	
19	• Prohibiting or restricting, subject to such conditions as the Board thinks fit, any specified class of traffic or any specified motor vehicles or class of vehicle that, by reason of its size or nature or the nature of the goods carried, is unsuitable for use on any road or roads.	
20	• Specifying any road or part of a road to be a shared zone, and (a) whether the shared zone may be used by specified classes of vehicles; (b) the days and hours of operation of the shared zone (if they differ from 24 hours per day, 7 days per week); and (c) any other restrictions on how the shared zone is to be used by the public, including how traffic and pedestrians will interact.	
21	• Determining the length, route and/or location of a shared path; and	

[16] Clause 6 of the Christchurch City Council Traffic and Parking Bylaw 2017 applies to all resolutions of the community boards.

	• Determining priority for users on a shared path.	
22	• Restricting the use of motor vehicles on unformed legal roads for the purposes of protecting, or the road and adjoining land, or the safety of road users.	

Christchurch City Council Stock on Roads Bylaw 2017

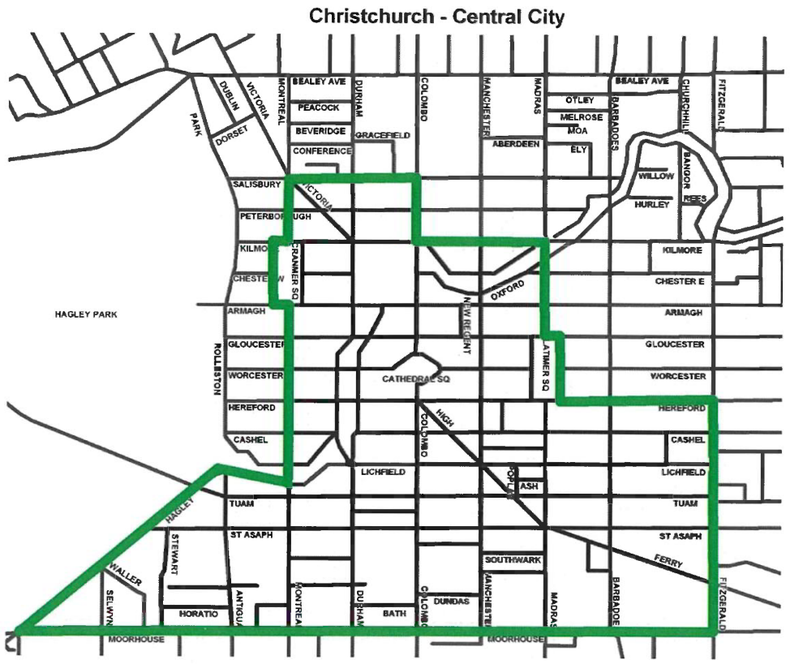
Clause	Responsibilities, duties, and powers etc.	Limits etc.
5(A)(1) and (2)	• To resolve any road, section of road, or category of road to be a Restricted Road for the movement of stock. • To amend or revoke any such resolution.	

SALE AND SUPPLY OF ALCOHOL

General

Responsibilities, duties, powers etc.	Limits etc.
To appoint one or more members of each Community Board to appear and be heard under section 204(2)(b) of the Sale and Supply of Alcohol Act 2012, for the purpose of providing community input.	.

Plan A


Christchurch - Central City
BEALEY AVE
PEACOCK
BEVERIDGE
CONFERENCE
GRACEFIELD
ABERDEEN
OTLEY
MELROSE
MOA
ELY
WILLOW
HURLEY
KEES
KILMORE
CHESTER E
ARMAGH
GLOUCESTER
WORCESTER
HEREFORD
CASHEL
LICHFIELD
TUAM
ST ASAPH
SOUTHWARK
FERRY
DUNDAS
BATH
MOORHOUSE
HORATIO
HAGLEY PARK
PARK
DUBLIN
VICTORIA
MONTREAL
DURHAM
COLOMBO
MANCHESTER
MADRAS
BARBADOES
CHURCHILL
MANNOR
FITZGERALD
SALISBURY
PETERBOROUGH
KILMO
CHESTER
CRANMER SQ
OXFORD
N.W.REGENT
ROLLESTON
CATHEDRAL SQ
HIGH
FORFAR
HAGLEY
STEWART
WALLER
SELWYN
ANTIGUA
CONTREA
DUNBAR
CAMBRIDGE
ASH
TRIMER SQ

PART D - SUB-PART 5 – OFFICER SUBCOMMITTEES

The delegations to the Council's Officer Subcommittees are set out below. These subcommittees are appointed with the membership described below and continue as follows:

1. Environmental Health Officer Subcommittee

Members
Team Leader Environmental Compliance
Team Leader Health Licensing
Senior Environmental Health Officer
Quorum = any 2 members

Health Act 1956 and the Health (Registration of Premises) Regulations 1966

Section / Reg	**Delegation**
41	All the powers of the Council in respect of cleansing orders.
42	To issue repair notices and closing orders.
45	To cancel a closing order.
81	To determine if the cleansing or disinfection of premises and / or articles is necessary. Power to authorise an environmental health officer to enter premises and carry out the cleaning and disinfection.
128	To determine who may enter and inspect any dwellinghouse, building, land, ship or other premises under this section. *Note*: Environmental Health Officers are authorised to enter and inspect any dwellinghouse, building, land, ship or other premises under this section.
R9	The power of the Council to serve any notice under regulation 9 of the Health (Registration of Premises) Regulations 1966.
	To appoint its own chairperson (if not already appointed by the Council).

2. Fencing Officer Subcommittee

Members
Head of Transport and Waste Management
Manager Property Consultancy

Delegation	**Date Amended**
To approve individual cases of fence replacement as appropriate if the following criteria can be met for fencing land resumed by the Council for road widening: (a) The owner is not the original owner from whom the land was acquired and; (b) It was not obvious on either the property or adjacent properties that there is a road widening designation. (c) Other relevant factors (including fairness and ability to pay) that may be taken into consideration. With financial assistance for fence replacement to be provided, up to a maximum of 100% of the value of the existing fence, depending on its age and condition.	
To appoint its own chairperson (if not already appointed by the Council).	

3. Procurement Rules Departure Staff Subcommittee

Members
Head of Finance
~~Head of Legal~~ **Director Legal** and Democratic Services
Manager Legal Services Delivery - Litigation
Head of Procurement
Quorum = 3 members

Delegation
To enforce and, where possible, uphold insurance and indemnity standards required by Council's insurers.
To vary the indemnity and insurance clauses contained within the Council's standard contractual terms and conditions.
To consider and, where appropriate, to approve indemnity and insurance clauses in contractual terms and conditions where Council's standard forms of contract are not used.
To consider, resolve, approve and report on departures from the Council's Procurement Policy and Framework in terms of the market approach (Procurement Rule 27).
To appoint its own chairperson (if not already appointed by the Council).

4. Reserves Officer Subcommittee

Members
Head of Parks
Manager Property Consultancy
Head of Three Waters
Quorum = any 2 members

Reserves Act 1977

Section	Delegation
	The power to enter into: (a) Conservation covenants pursuant to the Reserves Act 1977 for the protection or enhancement of riparian areas, wetlands and some other areas of actual or potential conservation values; and (b) Voluntary esplanade strips for the protection or enhancement of natural values associated with riparian land. These delegations are subject to the following conditions: (a) The power be exercisable by any two of the three Subcommittee members signing the conservation covenant deed or instrument for esplanade strips; (b) The Subcommittee report to the Council on a six-monthly basis with details of the number of conservation covenants and voluntary esplanade strips entered into in the previous six-month period and the key details of each covenant, and esplanade strip.
	To appoint its own chairperson (if not already appointed by the Council).

5. Road Closure Officer Subcommittee

Members
Operations Manager (Transport)
Manager Democratic Services
Relevant Community Board Adviser or their nominee
Quorum = any 2 members

Local Government Act 1974

Tenth Schedule	Delegation
11(e), 11A and 11B	To exercise the powers of the Council contained in these clauses.
	To give such public notice it considers necessary in the exercise of its delegated powers.
	To appoint its own chairperson (if not already appointed by the Council).

6. Road Construction Zone Officer Subcommittee

Members
General Manager City Infrastructure
Head of Transport and Waste Management

Heavy Motor Vehicle Regulations 1974

Reg	Delegation
12	To exercise the power of the Council under regulation 12 of the Heavy Motor Vehicle Regulations 1974. *Note:* the Council has authorised the Head of Transport and Waste Management to sign any notices made by this Subcommittee under regulation 12.
	To appoint its own chairperson (if not already appointed by the Council).