

IN THE MATTER OF section 71 of the Canterbury Earthquake Recovery Act 2011 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

AND

IN THE MATTER OF proposals notified for incorporation into a Christchurch Replacement District Plan

Date of decision: 2 December 2016

Hearing Panel: Sir John Hansen (Chair), Environment Judge John Hassan (Deputy Chair), Ms Sarah Dawson, Dr Philip Mitchell, Ms Jane Huria

**Decision to make further Minor Corrections to Decision 45
and to Appendix 9.3.7.2**

Natural and Cultural Heritage (Part) Topic 9.3 Historic Heritage

Background

[1] The Council has made an application for further minor corrections to Decision 45 Historic Heritage ('further minor corrections')¹. The Council's application identifies the following further minor corrections:

- (a) Typographical corrections and changes for consistency reasons to the provisions in Chapter 9.3 Historic Heritage set out in Attachment A to the Council's further minor corrections memorandum;
- (b) A request to confirm the extent of heritage settings where Decision 45 was silent as to the outcome; and

¹ Memorandum of counsel for Christchurch City Council in relation to Decision 45, 23 November 2016.

- (c) Minor corrections to Appendix 9.3.7.2 to correct address and map references following further review from the Council.

Jurisdiction to make minor corrections

[2] Clause 16 of Schedule 3 to the OIC provides as follows:

- (1) The hearings panel may, at any time, issue an amendment to a decision to correct a minor mistake or defect in a decision of the panel.
- (2) This power includes the power to amend or correct a proposal, provided that the amendment or correction is made before the proposal becomes operative in accordance with clause 16 of this order.

[3] To the extent we have accepted the corrections sought by the Council and submitters, these meet the requirements of cl 16 of Schedule 3.

Corrections to Chapter 9.3

[4] The Council has identified some minor formatting issues with the definitions for ‘Alteration of a heritage item’ and ‘Heritage upgrade works’. We have already made those changes in Decision 58 Chapter 2 Definitions.

[5] The Council has also requested that in the definition of ‘Alteration of a heritage item’ that the word ‘walk’ in clause c. (now d.) be replaced with ‘pedestrian access ways’. We have not made that change because the ‘pedestrian access ways’ is not now defined. In Decision 58 we replaced the word, ‘walk’ with ‘walkways’ for consistency with the relief requested by Rod Donald Trust.²

[6] The Council has requested some minor typographical corrections to 9.3.3 ‘How to interpret and apply the rules’ and an addition to the wording of 9.3.3.k. iii (relating to Hagley Park) for clarity reasons. We have accepted those changes except in relation to the addition to 9.3.3.k iii (relating to Hagley Park) of the words ‘Rule 9.3.4 – Activity Status Tables shall not apply’.³ The addition is not necessary because k already refers to ‘Exemptions to Rule 9.4.3 –

² Decision 58, Definitions at [34].

³ We have addressed this matter in this decision for convenience but record Sir John Hansen’s recusal in relation to all matters relating to Hagley Park.

Activity Status Tables’. We have, however, added the words ‘the rules for heritage items shall not apply’ which is consistent with the drafting in 9.3.3 k. ii (relating to Elmwood Park).

[7] We will include those corrections in the updated Chapters to be attached to our Supplementary Decision to Definitions to be issued shortly.

Appendix 9.3.7.2

[8] The Council has identified a number of minor corrections to Appendix 9.3.7.2.

[9] We accept the changes requested to the Explanatory note for the sake of clarity to read as follows:

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 ~~heritage place~~ scheduled historic heritage is also noted.

[10] The Council has attached a tracked change version of Appendix 9.3.7.2 as Attachment C to its further minor corrections memorandum. Attachment C reflects Decision 45. However, the Council has now identified further minor corrections to some property addresses and also to mapping references in the Appendix. These are shown as purple underlined text in the Council’s Attachment C. Except in the case of the addition of map reference H31 to the entry for 35 Knowles Street, which ought to be H39, we find those changes are appropriate. We direct the Council to make those changes.

[11] The Council has now merged the three sub parts in Appendix 9.3.7.2 as directed in our first Minor Corrections Decision at [46].

Confirmation of Heritage settings not addressed in Decision 45

[12] The Council has advised that whilst preparing the updated planning maps for Chapter 9 there are some instances where Decision 45 is silent on the extent of heritage settings. The Council has set these out in Attachment B to its further minor corrections memorandum and seeks confirmation from the Hearings Panel as to whether they have been accepted by the Panel.

[13] We address each of the identified settings below.

University of Canterbury (3694) in relation to:

- (a) 90 Ilam Road – former dwelling and setting ‘Okeover’ Heritage item 300 and Heritage setting 201;
- (b) 129 Ilam Road – former dwelling and setting, Ilam, Heritage item 301 and Heritage setting 620; and
- (c) 129 Ilam Road, Ilam Gardens, Heritage item 302.

[14] An error has occurred in Schedule 4 to Decision 45 in relation to these heritage items and associated settings. ‘Okeover’, which is located at 90 Ilam Road, was included in Schedule 4 to Decision 45. The Schedule records the acceptance of the amended heritage setting to be in accordance with Ms Amanda Ohs rebuttal evidence, Appendix N. Appendix N in fact relates to Heritage items 301 and 302 and Heritage setting 620 (Ilam Homestead and Gardens).

[15] The change to the heritage setting for Okeover, as accepted by the Council, is shown in Ms Ohs evidence in chief at Appendix O.⁴ The University did not call evidence in opposition to Ms Ohs evidence at the hearing.

[16] The error in Decision 45 has occurred because Ms Ohs rebuttal evidence of 18 December 2015 incorrectly refers to the replacement of Appendix O of her evidence in chief with Appendix N of her rebuttal evidence.⁵ It was in fact her evidence in chief, Appendix P (relating to 129 Ilam Road, Homestead and Gardens) that was replaced by Appendix N. That error was carried through into our decision.

[17] The entry in Schedule 4 ‘Amend Setting’ for 90 Ilam Road, Okeover, is therefore corrected to refer to Ms Ohs evidence in chief at Appendix O.

⁴ Evidence in chief of Amanda Ohs, 2 December 2015.

⁵ Rebuttal evidence of Amanda Ohs, 18 December 2015 at 24.1.

[18] Our decision was silent in relation to the amended heritage setting for 129 Ilam Road. We confirm the setting as amended in Ms Ohs rebuttal evidence at Appendix N (which replaces Appendix P to her evidence in chief).⁶

Rangi Ruru Girls' School (3697)

- (a) St Andrew's Church, 59 Hewitts Road, Heritage item 271 and Heritage setting 239.

[19] The Council notes that Decision 45 is silent on the reduction of heritage setting sought by Rangi Ruru Girls' School in relation to St Andrew's Church. Ms Ohs had recommended accepting the reduction in heritage setting as set out in her evidence in chief at 12.22 and illustrated in her Appendix R. This reduction was not addressed in the Council's closing legal submissions and was overlooked when compiling Schedule 4. We are satisfied that Ms Ohs evidence reflects the request made by the submitter and we confirm the reduction of the heritage setting accordingly.

Church Property Trustees and the Roman Catholic Bishop of the Diocese of Christchurch and Alpine Presbytery (3670)

- (a) Holy Trinity Avonside Lychgate, Heritage setting 386;
- (b) St Peters Lychgate, Heritage setting 193.

[20] In relation to the Holy Trinity Avonside Lychgate, Decision 45 at [346] records the agreement reached in relation to the reduction of the heritage setting. The agreed position was inadvertently omitted from Schedule 4. We confirm the reduction of the heritage setting was accepted by the Hearings Panel.

[21] In relation to St Peters Lychgate, Decision 45 confirmed the listing of the heritage item but was silent on the setting. Ms Ohs, in her evidence in chief and rebuttal evidence, confirmed agreement had been reached with the submitter as to the extent of the setting.⁷ We accept that evidence and confirm the heritage setting as set out in Ms Ohs evidence in chief at Appendix S.

⁶ Evidence in chief of Amanda Ohs, 2 December 2016 at 12.18; Rebuttal evidence of Ms Ohs, 18 December 2016.

⁷ Evidence in chief of Ms Ohs, 2 December 2015, 12.25-12.26, and Appendix S; Rebuttal evidence of Ms Ohs, 18 December 2015, at 17.17.

Christchurch City Council (3723) various amendments to heritage settings for the following:

- (a) 12 Glandovey Road, Heritage setting 210
- (b) 159 Oxford ~~Street~~⁸ Terrace, heritage setting 581
- (c) 280 Durham Street, Heritage setting 625
- (d) 14 Wise Street, Heritage setting 541
- (e) 26a Nash Road, Heritage setting 191
- (f) 2a Cave Terrace, Heritage setting 633
- (g) 388 Lincoln Road, Heritage setting 239
- (h) 176 Oxford Terrace (Midland club setting), Heritage setting 610
- (i) 26 Godley Quay, Heritage setting 122.

[22] Decision 45 was silent as to whether the Panel accepted the Council's submission points in relation to the properties at (a)–(i) above. The Council's closing submissions did not address these matters.

[23] In relation to '12 Glandovey Road', the Council's initial submission requested the reduction of heritage setting 210 associated with 12 Glandovey Road to remove 10A Glandovey Road, which was incorrectly associated with Heritage item 208 at 12 Glandovey Road. The Council requested an increase to heritage setting 211 for the adjoining property at 5 St Barnabas Lane to include 10A Glandovey Road as part of that setting. The Council's submission was opposed by Mr Richard Peebles (FS5073) who was considering the purchase of 5 St Barnabas Lane. Ms Ohs addressed this issue in her evidence in chief and accepted the removal of both 7 St Barnabas Lane and 10A Glandovey Road from the heritage setting related to 5 St Barnabas Lane.⁹ The amended setting was reflected in Appendix W to her evidence in

⁸ The Council refers to Oxford Street, however, it is Oxford Terrace.

⁹ Evidence in chief of Ms Ohs, 2 December 2015 at 12.34.

chief. The removal of 7 St Barnabas Lane was recorded in Schedule 4 to Decision 45 under the heading of ‘Removal from schedule’ but the Decision was silent in relation to 10A Glandovey Road. This was an error and we have corrected Schedule 4 to reflect the reduction of heritage setting proposed by Ms Ohs by removing 10A Glandovey Road from either setting 210 or 211.

[24] In relation to changes sought by the Council to the properties listed (b)–(i) above, the Council’s further corrections memorandum states that they were collectively addressed in Ms Ohs evidence in chief at 15.4-15.6 which states as follows:¹⁰

- 15.4** The Council submission (#3723 points on historic heritage technical issues seek to amend heritage planning and aerial maps, historic heritage schedules and statements of significance to improve clarity, accuracy and internal consistency which will aid interpretation of historic heritage provisions. The nature of these amendments can be summarised as follows:
- (a) reduce or increase the extent of the heritage item or setting in planning and aerial maps and make corresponding amendments to schedule addresses to align settings with property boundaries or limit settings to parts of land parcels. These were to correct mapping errors and/or reflect revised assessments of contextual heritage values, and generally reduce restrictions on heritage and adjoining landowners.
 - (b) add dimensions on aerial maps for settings which relate to parts of land parcels to help identify the extent of settings
 - (c) clarify or update location of items on planning maps and aerial maps where item is underground or has been relocated
 - (d) correct duplicate setting ID in planning maps, aerial maps and schedule
 - (e) update statements of significance and schedules to reflect post-earthquake condition of items (amend description or replace photographs), and to correct errors in grammar, facts, names and addresses, Group.
- 15.5** There are no additional substantive changes requested in the Council's submission requiring further elaboration in this report.
- 15.6** I accept this submission apart from item 76 in the Council's submission table, which is related to matters of clarity of the provisions rather than heritage aspects and is addressed in the evidence of Ms Caroline Rachlin.

[25] Except in the case of 159 Oxford Terrace, which we address separately below, we find that the reduction in the heritage settings are appropriate and align the heritage setting with boundaries of the properties that they relate to. They are small changes to the setting, which in

¹⁰ Evidence in chief of Ms Ohs, 2 December 2015.

some cases are difficult to discern from the planning maps. We accept the reasons for the change requested as set out in the Council's written submission at Attachment 1 and Attachment 2 and confirm the decrease in heritage settings on that basis.

[26] In relation to 159 Oxford Terrace the Council's submission point requested the increase in the heritage setting for the building known as 'Our City O-Tautahi' located on the corner of Worcester Street and Oxford Terrace. The heritage setting as notified extended along the river and south across Worcester Street in front of the building. The Council's submission requested as follows:

Extend the heritage setting of 159 Oxford Terrace across Worcester Street. The building is located on a prominent corner site therefore there is potential for adverse effects in this areas of road reserve – amend planning map 32 and aerial map 225, as shown at Attachment 2, page 3.¹¹

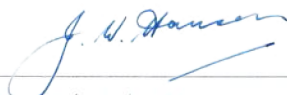
[27] The map attached to the submission, in Attachment 2 then shows an extension of the heritage setting 581 across the Worcester Street intersection with Oxford Terrace, and extending along Oxford Terrace, half way along the frontage of the former Rydges Hotel building (shaded blue).

[28] We find that the explanation given by Ms Ohs in her evidence in chief as recorded above at [24] does not adequately explain the extension of heritage setting 581. It results in a significant extension across a public road and the road frontage of the former Rydges Hotel. We have insufficient evidence to confirm the extension requested by the Council.

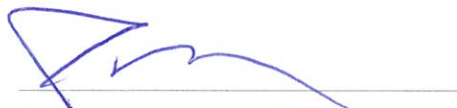
[29] We have updated Schedule 4 to include matters addressed in [12] – [25] above and attach the same to this decision as Attachment A.

¹¹ Council submission (3723), Attachment 1, page 20.

For the Hearings Panel:



Hon Sir John Hansen
Chair



Environment Judge John Hassan
Deputy Chair



Dr Phil Mitchell
Panel Member



Ms Sarah Dawson
Panel Member



Ms Jane Huria
Panel Member

Attachment A – Updated Schedule 4 to Decision 45 Historic Heritage

SCHEDULE 4

Agreed changes to Appendix 9.3.7.2

ADDITION TO SCHEDULE

Address	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. Add in accordance with:
270 Barrington Street	Barrington Park Gates	1377	N/A	Significant	3601 Cashmere Residents Assn	Amanda Ohs Supplementary Evidence, 4 April 2016, at 4.3.
79 Carmen Road	Former Stoneyhurst / Hornby Lodge and setting	1370	635	Significant	3643 Li Jun Xue	Amanda Ohs. EIC, Appendix AD.
71 Domain Terrace	Coronation Hall	1376	641	Significant	3601 Cashmere Residents Assn	Amanda Ohs, Supplementary Evidence, 4 April 2016, at 5.5.
8 Governors Bay - Teddington Road	Former Vicarage and Setting, St Cuthbert's	1375	640	Significant	3670 Church Property Trustees and 3633 Dr Ian and Dr Lynne Lochhead 3675 Historic Places Canterbury	Closing legal submissions for CPT, 10 June 2016, Schedule A, page 6.
2 Norwich Quay	Commercial building and Setting	1372	637	Significant	3615 Jenny Betts	Amanda Ohs, EIC, Appendix AB.
51 Radley Street	Dwelling	1371	636	Significant	3260 Anthony and Maria Johnson	Fiona Wykes, EIC, at 12.9.
2 Summit Road	Godley Head Battery and associated camp and Setting	1373	638	Highly Significant	3675 Historic Places Canterbury	Amanda Ohs, EIC, Appendix AF.
1 Taylors Mistake Bay	Bach and Setting	1393	643	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
2 Taylors Mistake Bay	Bach and Setting	1392	643	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
6 Taylors Mistake Bay	Bach and Setting	1391	643	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.

Address	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. Add in accordance with:
28 Taylors Mistake Bay	Bach and Setting	1390	644	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
30 Taylors Mistake Bay	Bach and Setting	1389	644	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
31 Taylors Mistake Bay	Bach and Setting	1388	644	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
32 Taylors Mistake Bay	Bach and Setting	1387	644	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
33 Taylors Mistake Bay	Bach and Setting	1386	644	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
47 Taylors Mistake Bay	Bach and Setting	1385	644	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
49 Taylors Mistake Bay	Bach and Setting	1384	645	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
56 Taylors Mistake Bay	Bach and Setting	1383	645	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
57 Taylors Mistake Bay	Bach and Setting	1382	645	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
59 Taylors Mistake Bay	Bach and Setting	1381	645	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.
68 Taylors Mistake Bay	Bach and Setting	1380	645	Significant	3525 Taylors Mistake Association and others	Closing legal submissions for CCC, Appendix G.

AMEND ITEM DESCRIPTION

Address	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. Amend in accordance with:
145 Gloucester Street	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 seismic wall, and setting	222	331	Highly Significant	3633 Lochhead FS5072 Theatre Royal Foundation	Amend Item description to identify parts in accordance with Amanda Ohs, EIC at 12.2.
39 Kahu Road	Christchurch Boys' High School Main Building and Setting	506	214	Highly Significant	3234 and 3235 Christchurch Boys' High School	Amend Item description to remove some elements of Main Block in accordance with Fiona Wykes, EIC at 11.2 and Appendix O.
231 Old Sumner - Lyttelton Road	Battery Point Battery	1129	N/A	Highly Significant	3323 Lyttelton Port Company	Amend Item description in accordance with Amanda Ohs, Appendix T.
5 Cracroft Terrace	St Augustine's Anglican Church and Setting (excluding the basement)	156	312	Significant	3670 Church Property Trustees	Memorandum of Counsel for CCC, 15 February 2016. Item description to exclude basement, Hannan Hall, Hannan Centre.

AMEND LISTING CATEGORY

Address	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. Amend in accordance with:
663 Main North Road	Dwelling and setting, Belfast School Master's House	352	614	Highly Significant	3633 Lochhead	Amanda Ohs, EIC, at 10.1.
100 Waimairi Road	College House Principal's Lodge and Setting	534	194	Significant	3420 College House	Amanda Ohs, EIC, at 11.4.
100 Waimairi Road	College House Office, Foyer, Accommodation Block and Setting	1336	194	Significant	3420 College House	Amanda Ohs, EIC, at 11.4.

AMEND SETTING

Address	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. Amend setting in accordance with:
30 Acacia Avenue	Former Dwelling and Setting, Middleton	27	200	Significant	3025 Lawrence John Allpress	Amanda Ohs, EIC, at 12.38. Remove 47B Arthur Street.
16 Aubrey Street South	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	Significant	3626 Rosemary Lyon	Closing submissions for Rosemary Lyon, 10 June 2016, at 2.1 and Closing submissions for CCC, 17 June 2016, at 2.2(f).
<u>2A Cave Terrace</u>	<u>Monck's Cave and Setting (underground heritage item)</u>	<u>1367</u>	<u>633</u>	<u>Highly Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, EIC at 15.4.-15.6 as shown in Attachment 2 to submission 3723, page 19.</u>
66H Clarence Street	Former Addington Railway Workshops Water Tower and Setting	96	222	Highly Significant	3626 Ngāi Tahu Property Limited	Amanda Ohs, EIC, at 12.30, Appendix U.
71 Corsair Drive	Former RNZAF Station Wigram Instructional Building/Control Tower and Setting	628	184	Highly Significant	3626 Ngāi Tahu Property Limited	Amanda Ohs, EIC, at 12.31, Appendix V.
<u>280 Durham Street</u>	<u>Canterbury Provincial Chambers and related buildings and Setting</u>	<u>638, 172 and 1345</u>	<u>625</u>	<u>For 172 and 638 Highly Significant and for 1345 Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, EIC at 15.4.-15.6 as shown in Attachment 2 to submission 3723, page 15, 17 and 18.</u>
<u>12 Glandovey Road</u>	<u>Dwelling and Setting</u>	<u>208</u>	<u>210</u>	<u>Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, Evidence in Chief, 12.34 remove 10A Glandovey Road from setting.</u>
<u>26 Godley Quay</u>	<u>Dwelling and Setting</u>	<u>1134</u>	<u>122</u>	<u>Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, EIC at 15.4.-15.6 as shown in Attachment 2 to submission 3723, page 9.</u>

Address	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. Amend setting in accordance with:
8 Governors Bay - Teddington Road	St Cuthbert's Church and Setting	674	179	Highly Significant	3670 Church Property Trustees and 3675 Historic Places Canterbury	Amanda Ohs, Rebuttal, Appendix H.
50 Hawke Street	St Faith's Church and Setting	239	468	Highly Significant	3670 Church Property Trustees	Amanda Ohs, Rebuttal, Appendix G.
59 Hewitts Road	Former Dwelling and Setting, Te Koraha	270	240	Highly Significant	3697 Rangī Ruru	Amanda Ohs, Rebuttal, Appendix M and Correction to Spelling.
<u>59 Hewitts Road</u>	<u>St Andrews Church and Setting</u>	<u>271</u>	<u>239</u>	<u>Highly Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, EIC, Appendix R.</u>
90 Ilam Road	Former Dwelling and Setting, Okeover	300	201	Significant	3694 University of Canterbury	Amanda Ohs, EIC, Appendix O.
<u>129 Ilam Road</u>	<u>Former dwelling and Setting</u>	<u>301</u>	<u>602</u>	<u>Highly Significant</u>	<u>3694 University of Canterbury</u>	<u>Amanda Ohs, Rebuttal, Appendix N.</u>
<u>388 Lincoln Road</u>	<u>Former Addington Gaol, Wall and Setting</u>	<u>338</u>	<u>230</u>	<u>Highly Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, EIC at 15.4.-15.6 as shown in Schedule 2 to submission 3723, page 12.</u>
<u>20 Lychgate Close</u>	<u>Holy Trinity Avonside Lychgate, and Setting</u>	<u>1358</u>	<u>386</u>	<u>Significant</u>	<u>3670 Church Property Trustees</u>	<u>Closing legal submissions on behalf of CPT, 10 June 2016, Schedule A, page 6.</u>
<u>24 Main South Road</u>	<u>St Peter's Church Lychgate and Setting</u>	<u>1314</u>	<u>193</u>	<u>Significant</u>	<u>3670 Church Property Trustees</u>	<u>Amanda Ohs, EIC, Appendix S.</u>
248 Manchester Street	Former Church of St Luke the Evangelist Bell Tower and Setting.	1290	344	Significant	3670 Church Property Trustees	Closing legal submissions on behalf of CPT, 10 June 2016, Schedule A, page 2.
387 Manchester Street	Former Dwelling and Setting, Holly Lea/McLean's Mansion	373	332	Highly Significant	3233 Peterborough Village and 3668 Rochfort Group	Amanda Ohs, EIC, at 12.11, Appendix N.
35 Mustang Avenue	Former RNZAF Station Wigram Hangar 4 and Setting	1306	184	Highly Significant	3626 Ngāi Tahu Property Limited	Amanda Ohs, EIC, at 12.31, Appendix V.

Address	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. Amend setting in accordance with:
35 Mustang Avenue	Former RNZAF Station Wigram Hangar 5 and Setting	629	184	Highly Significant	3626 Ngāi Tahu Property Limited	Amanda Ohs, EIC, at 12.31, Appendix V.
<u>26a Nash Road</u>	<u>Oaklands, former Mount Magdala Chapel/St John of God Chapel and Setting</u>	<u>402</u>	<u>191</u>	<u>Highly Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, EIC at 15.4.-15.6 as shown in Schedule 2 to submission 3723, page 1.</u>
1131 Okains Bay Road	St John the Evangelist Church and Setting	715	144	Highly Significant	3670 Church Property Trustees	Amanda Ohs, Rebuttal, Appendix I.
<u>176 Oxford Terrace</u>	<u>Former Midland Club and Setting</u>	<u>416</u>	<u>610</u>	<u>Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, EIC at 15.4.-15.6 as shown in Schedule 2 to submission 3723, page 16.</u>
6 Peartree Lane	Dwelling and Setting, Glenmore	449	395	Significant	4002 Penelope Wenlock	Closing submissions for CCC, 17 June 2016, at 2.2 (j).
65 Riccarton Road	St James' Church and Setting	465	220	Highly Significant	3670 Church Property Trustees	Amanda Ohs, Rebuttal, Appendix F.
30 Sullivan Avenue	Former Girls' Training Hostel and Setting	1366	632	Significant	3277 CPIT	Amanda Ohs, EIC, Appendix M.
200 Tuam Street	Commercial Building and Setting, Lawrie and Wilson Auctioneers	514	378	Significant	3721 CERA	Amanda Ohs, EIC, 12.41, Appendix Z.
214 Tuam Street	Former Tuam Street Hall and Setting	515	606	Significant	3721 CERA	Amanda, Ohs EIC, 12.41 Appendix Z.
<u>14 Wise Street</u>	<u>Former Wood Brothers Flour Mill and Setting</u>	<u>541</u>	<u>226</u>	<u>Highly Significant</u>	<u>3723 Christchurch City Council</u>	<u>Amanda Ohs, EIC at 15.4.-15.6 as shown in Schedule 2 to submission 3723, page 14.</u>

NO CHANGE

Street	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. No change in accordance with:
99 Cathedral Square	Cathedral Square and Setting	98	553	Highly Significant	3633 Dr Ian and Dr Lynne Lochhead, 3700 Christchurch Civic Trust and Others and Carter Group 3602	Amanda Ohs, EIC, at 12.1.
243 Durham Street South	St Michael's School Hall and Setting	169	307	Highly Significant	3670 Church Property Trustees	Closing legal submissions on behalf of CPT, 10 June 2016, Schedule A.
243 Durham Street South	St. Michael and All Angels Church & Setting	410	307	Highly Significant	3670 Church Property Trustees	Closing legal submissions on behalf of CPT, 10 June 2016, Schedule A.
83 Heaton Street	Elmwood Park	243	N/A	Significant	3682 and FS5019 Elmwood Park Inc	Closing legal submissions for CCC, 17 June 2016, at 2.2(e). Correction to exclude 83D Heaton Street.
20 Mona Vale Avenue	Dwelling and Setting	384	224	Significant	3154 David Owens	Submission withdrawn.
389 Onuku Road	Karaweko and Setting	1174	152	Highly Significant	<u>3722</u> Te Rūnanga o Ngāi Tahu	Amanda Ohs, EIC, 9.25.
392 Onuku Road	Te Whare Karakia o Ōnuku and Setting	683	500	Significant	<u>3722</u> Te Rūnanga o Ngāi Tahu	Amanda Ohs, EIC, 9.25.
165 Racecourse Road	Riccarton Racecourse Public Grandstand and Setting	453	183	Highly Significant	3414 Canterbury Jockey Club	No Change to listing. CCC closing submissions Appendix G.
165 Racecourse Road	Riccarton Racecourse Tea House and Setting	452	183	Highly Significant	3414 Canterbury Jockey Club	No Change to listing. CCC closing submissions Appendix G.
41 Ranfurly Street	Dwelling and Setting	454	452	Significant	3486 N and T Tyler	No Change in accordance with CCC closing submissions, Appendix G.

Street	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated direction. No change in accordance with:
100 Waimairi Road	College House Chapel and Setting	1338	194	Highly Significant	3420 College House	No change in accordance with Amanda Ohs, EIC, at 11.4.
100 Waimairi Road	College House Courtyard and setting	1342	194	Highly Significant	3420 College House	No change in accordance with, Amanda Ohs, EIC, 11.4.

REMOVE FROM SCHEDULE

Street	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated directions. Remove from Appendix 9.3.7.2 in accordance with:
217 Armagh Street	Former dwelling and setting	44	362	Significant	Girl Guiding NZ (3346)	Amanda Gillies, EIC, at 7.58-7.63.
971 Chorlton Road	Dwelling and setting	699	155	Significant	Hamish and Annabel Craw and Longridge Agriculture Limited (3242)	Fiona Wykes, EIC, at 10.18.
3 Clifton Bay	Dwelling and Setting	125	409	Significant	N/A	Memorandum of Counsel for CCC, 9 September 2016.
48A Fendalton Road	Dwelling and setting, Lismore Lodge	181	225	Significant	Richard Schneideman Investment Trust 3397	Closing submissions for CCC, Appendix G.
25 Helmores Lane	Dwelling and setting	253	231	Significant	Gaba 3639	Closing submissions for CCC, 17 June 2016, at 2.2(d).
228 Kilmore Street	Commercial Building and Setting	316	367	Significant	3723 and FS5025 Susan Staggs and Michael Rucse	Amanda Ohs, EIC, at 12.33.
58 Old Taitapu Road	Lansdown Stables	1363	629	Significant	Trevor Burt and Fiona Glassy (3647) and Heritage NZ	Amanda Ohs, EIC, at 9.13-9.18.
8 Rue Grehan	Dwelling and setting	1191	102	Significant	Milnes Family Trust (3994)	Fiona Wykes, EIC, 10.45-10.47.
5 St Barnabas Lane	5 and 7 St Barnabas Lane	189	211	Significant	Richard Peebles (3723)	Amanda Ohs, EIC, at 12.34 to remove 7 St Barnabas Lane.
78 Starvation Gully Road	Brookshaw	1229	540	Significant	R and L Holloway (3214)	Fiona Wykes, EIC, at 10.24-10.29.
78 Starvation Gully Road	Goodwin Seed Store	685	541	Significant	Holloway 3214	Closing submissions for CCC, Appendix G.

Street	Description and/or Name	Heritage Item Number	Heritage Setting Number	Group	Submitter(s)	Decision and associated directions. Remove from Appendix 9.3.7.2 in accordance with:
558 Wairakei Road	Former Millers factory building	1347	593	Highly Significant	3707 Tait Foundation and Tait Limited, 3634 Manufacturers and Exporters Association	Joint Memorandum of Counsel, 11 December 2015.