

## SUMMARY STATEMENT

1. My name is **Amanda Ohs**. I am Senior Heritage Advisor at the **Christchurch City Council**.
2. I have prepared evidence on behalf of the Council which responds to submissions seeking the removal (“de-listing”), amendment or addition of Heritage Items and settings in Schedule 9.3.7.2, in terms of Policy 9.3.2.2.1 Identification, assessment and scheduling of heritage items. I also address the protection sought by submitters from development surrounding Heritage Items - Hagley Park and Latimer and Cranmer Squares.
3. For scheduled Heritage Items and settings, my evidence is based on an understanding of the heritage values of these places as outlined in the Statements of Significance and relevant information held in Council heritage files including historical documentation and conservation management plans. For non-scheduled places I have relied on heritage research documentation in Council’s heritage files, and including in some instances, additional research and advice provided to Council by Dr Ann McEwan.
4. In regard to my evidence for submissions seeking de-listing, I have also relied on the evidence of the range of experts who have provided the Council with quantity surveying, heritage engineering and conservation architecture advice.
5. In the following paragraphs, I summarise my opinion on the various changes to the Schedule sought by submitters.
6. I do not support any change to the extent of the Papanui War Memorial Avenues (new item). I continue to support the following new items - 9 Ford Road, 129 High Street, 159 Manchester Street, and 35 Rata Street.
7. I do not support changes to the following heritage settings - Former Dwelling Stevenholme/Rannerdale House, and Former A J Whites.
8. I support amendments to the following heritage settings – Riccarton Tea House (with revision of what is sought by the submitter), and 27 Glandovey Road.
9. I support the scheduling of the Former Spreydon Lodge and setting.<sup>1</sup>

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Evidence of Marcus Langman on behalf of Council para 81(a) (link), supported by submission of Danne Mora Limited S903.46 and FS2066.

10. Based on available research and documentation, I do not support the scheduling of the 20<sup>th</sup> Battalion and 20<sup>th</sup> Regiment War Memorial or the dwelling at 111 Hackthorne Road as new items as I do not consider that they meet Policy 9.3.2.2.1. I understand the Barnett Avenue Pensioners' Cottages have been demolished.
11. Although I consider the Upper Riccarton War Memorial Library and Princess Margaret Hospital to have heritage significance to the District, I do not support their scheduling as new items at this time due to indications that this could be unreasonable on grounds of engineering and/or costs. Similarly, I believe the Former Law Courts to be of heritage significance to the District, however as significant consented works are still underway, it would be more appropriate to re-assess the building once those works are completed rather than add them to the schedule at this time.
12. The heritage values of Hagley Park, Cranmer Square and Latimer Square, and relevant conservation plan policies seeking protection of these Highly Significant heritage items from adjacent development indicate that some regulation of adjacent development may be warranted. However in the absence of specialist heritage landscape advice and modelling to indicate and assess visual or shading impacts, I am not able to offer more specific advice in terms of what may be required such as height restrictions.
13. I support a revision of the extent of the complex commonly known as Antonio Hall at 265 Riccarton Road to exclude the original homestead building and central wing which have been destroyed by fire and are beyond repair.
14. As the Mitre Hotel at 40 Norwich Quay was completely demolished in August this year, I now support its removal from the schedule.
15. I do not support the de-listing of St James' Church at 65 Riccarton Road. Although earthquake damaged and earthquake prone, it has potential to be repaired, strengthened and adapted to a range of new uses, and there are a range of potential funding sources available.
16. I do not support the de-listing of Daresbury homestead at 9 Daresbury Lane. Necessary works for repair and strengthening have been costed at less than demolition and replacement with a modern structure and will retain its heritage values (with some reduction of technological value) and overall significance.

17. Harley Chambers at 137 Cambridge Terrace is sought to be removed from the schedule. Although physical intervention is required to undertake the necessary repair and strengthening of the building, this is acceptable in order to retain the landmark building and will retain its heritage values (with some reduction of technological value) and overall significance.
  
18. I do not support removal of the dwelling at 32 Armagh Street/325 Montreal Street from the Schedule. Deferred and remedial maintenance works if addressed, could enable the building to be put to a variety of potential uses, and will retain its heritage values and overall significance. I propose a reduction of the setting to better reflect the historical extent of the associated surrounds.

Date: 28 November 2023

Amanda Ohs