

**BEFORE THE HEARINGS PANEL  
TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHĪ**

**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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**MEMORANDUM OF COUNSEL FOR THE CHRISTCHURCH CITY COUNCIL**

**13 June 2025**

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**IF THE COMMISSIONERS PLEASE:**

1. The purpose of this memorandum of counsel for the Christchurch City Council (Council) is to explain the Council position on submissions that seek to remove Daresbury (9 Daresbury Lane) and Antonio Hall (265 Riccarton Road) from the schedule of heritage items in the District Plan. Counsel is filing this memorandum in advance of the hearing in the interests of clarity and efficiency.
2. Council's expert witnesses are providing neutral independent expert opinion evidence on these matters. That evidence is to assist the Commissioners. However, on the heritage protection of these two properties, the Council's position differs from the s42A report planning recommendations.
3. The Council determined its position on the heritage scheduling of Daresbury and Antonio Hall in December 2024 when considering the Independent Hearing Panel (IHP) recommendations on Plan Change 14 (PC14). The notified PC14 continued to schedule these two heritage items and their settings as a qualifying matter that warranted lesser development of those sites than is otherwise enabled by the medium density residential standards. Submissions sought their removal from the schedule of heritage items. Council's expert evidence was (broadly) the same as the Council's expert evidence on them for this hearing. The PC14 IHP recommendation is that they remain scheduled in the Plan as a qualifying matter.
4. On 2 December 2024 Council made decisions on the IHP recommendations for the intensification areas required by Policy 3 of the National Policy Statement on Urban Development (NPS-UD), being intensification in and around commercial centres <sup>1</sup>. Daresbury and Antonio Hall are not within the NPS-UD Policy 3 intensification areas that the Council decided on in December 2024. However, elected members decided to address them in that December 2024 decision as they wanted to determine the merits of scheduling those two heritage items in advance of deciding on the remainder of the IHP recommendations on PC14.

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<sup>1</sup> The Minister's timetabling directions required the Council to notify decisions on IHP recommendations for policy 3 areas in December 2024. Council has not yet made decisions on the balance of the IHP recommendations. The Minister's direction requires the Council to notify decisions on the balance by December 2025. That might still change if legislative changes enable the Council to "opt out" of implementing the rest of the IHP recommendations.

#### Daresbury heritage item

5. Council resolution CNCL/2024/00214 of 2 December 2024 <sup>2</sup> was to reject the PC14 IHP recommendation and recommend to the Minister that Daresbury and its heritage setting not be scheduled in the Plan.
6. The Council's recommendation report to the Minister said: <sup>3</sup> *"Council considers that the house has been damaged to an extent where it is uneconomic to repair, as reflected in the evidence of the landowner"*.
7. The Minister declined to make a decision on that recommendation and on the one for Antonio Hall. His decision letter to the Council said <sup>4</sup>

Please note I am not making decisions on the referred recommendations relating to Daresbury House, Antonio Hall and the Piko Residential Character Area at this time. This is because the Council has not yet made decisions on the zoning of these areas. I intend to consider these three referred recommendations once the Council has decided on the zoning of these areas. The Council may refer these decisions to me again ahead of deciding on the balance of Plan Change 14.

8. If the Minister's decision on PC14 had been to accept the Council's recommendation to not schedule these items then the Council would have withdrawn them from PC13.
9. As the matter has not yet been resolved in PC14, the Council position in PC13 is in support of the submitter's request to not schedule Daresbury as it is uneconomic to repair. The Council's neutral independent experts are providing their expert opinions relevant to this matter; however, there is no dispute between the Council *position* and the Daresbury submitter's position.

#### Antonio Hall heritage listing

10. Council resolution CNCL/2024/00215 of 2 December 2024 <sup>5</sup> was to reject the IHP recommendation and recommend to the Minister that Antonio Hall and associated heritage setting is removed from the heritage schedule.

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<sup>2</sup> [Minutes of Council - Monday, 2 December 2024](#) p33.

<sup>3</sup> [CCC-report-for-referred-PC14-recommendations-Final-250225-w-attachments.pdf](#), p11.

<sup>4</sup> [CB-COR1290-Letter-to-Christchurch-City-Council-re-IHP-recommendations.pdf](#). Decision released 5 June 2025.

<sup>5</sup> [Minutes of Council - Monday, 2 December 2024](#) p33.

11. The Council's recommendation report to the Minister said <sup>6</sup> "*Council considers that the building is significantly compromised and the site is better placed to deliver housing given its highly accessible location*".
12. The Minister's decision on this (and Daresbury) is set out above.
13. As the matter has not yet been resolved in PC14, the Council position in PC13 is in support of the submitter's request to not schedule Antonio Hall as *the building is significantly compromised and the site is better placed to deliver housing given its highly accessible location*. The Council's neutral independent experts are providing their expert opinions relevant to this matter. There is no other expert evidence on the matter. The Council position differs from the planning recommendation in the s42A report.

Dated 13 June 2025



BK Pizzey  
Counsel for the Christchurch City Council

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<sup>6</sup> [CCC-report-for-referred-PC14-recommendations-Final-250225-w-attachments.pdf](#) p12.