

Chapter 9.3 Historic Heritage – incorporating consequential amendments from Natural and Cultural Heritage decisions 21 October 2016

The chapter is amended by our decisions as follows.

This Version is based on Decision 45 Historic Heritage

Red text shows amendments from the decisions on Chapter 9 Natural and Cultural Heritage

Chapter 9 Natural and Cultural Heritage

9.3 Historic heritage

9.3.1 Introduction

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.

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

The objectives, policies, rules, standards 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.

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

9.3.2 Objectives and policies

9.3.2.1 Objective – Historic heritage

- a. The overall contribution of historic heritage to the District's character and identity is maintained through the protection and conservation of significant historic heritage across the district in a way which:
 - i. enables and supports:
 - A. the ongoing retention, use and adaptive re-use;
 - B. the maintenance, repair, upgrade, restoration and reconstruction; and
 - C. in some situations, the demolition;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.

9.3.2.2 Policy - Identification and assessment of historic heritage for scheduling in the District Plan

- a. Identify historic heritage throughout the District which represents cultural and historic themes and activities of importance to the 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' 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 District (and may also be of significance nationally or internationally), because it conveys aspects of the District's cultural and historical themes and activities, and thereby contributes to the District's sense of 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 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 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 District (and may also be of significance nationally or internationally), because it conveys important aspects of the District's cultural and historical themes and activities, and thereby makes a strong contribution to the 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 9.3.2.2b(i) or (ii) are met; and
 - ii. in the case of interior heritage fabric, it is specifically 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.

9.3.2.3 Policy - Heritage areas

- a. Identify groups of related historic heritage within a geographical area which represent important aspects of the District's cultural and historic themes and activities and assess them for significance and their relationship to one another according to:
 - i. the criteria set out in Policy 9.3.2.2; and
 - ii. the extent to which the area is a comprehensive, collective and integrated place.
- b. Schedule historic heritage areas that have been assessed as significant in accordance with Policy 9.3.2.3(a).

9.3.2.4 Policy - Management of scheduled historic heritage

- a. Manage the effects of subdivision, use and development on the heritage items, heritage settings and heritage areas which are scheduled 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 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 works, heritage upgrades to meet building code requirements, restoration and reconstruction, in a manner which is sensitive to the heritage values of the scheduled historic heritage; 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 in accordance with the following principles:
 - i. focus any changes to those parts of heritage items or heritage settings, 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, 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, including from natural hazards;

- iv. document the material changes to the heritage item and heritage setting;
- 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.

9.3.2.5 Policy - Archaeological sites

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

9.3.2.6 Policy – Ongoing use of heritage items and heritage settings

- a. Provide for the ongoing use and adaptive re-use of heritage items and heritage settings (in accordance with Policy 9.3.2.4), 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 upgrades 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.

9.3.2.7 Policy - Relocation of heritage items within and beyond heritage settings

- a. Provide for the relocation of a heritage item within its heritage setting, where the relocation will maintain the heritage significance of the heritage item.
- b. Protect heritage items from relocation beyond its heritage setting, except:
 - i. when alternatives which retain the item within its 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.

9.3.2.8 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 are appropriately

designed, located and installed to maintain, as far as practicable, the particular heritage values of that heritage item or heritage setting.

9.3.2.9 Policy - Demolition of heritage items

- a. When considering the appropriateness of the demolition of a scheduled heritage item have regard to the following matters:
 - i. whether there is a threat to life and/or property for which interim protection measures would not remove that threat;
 - ii. whether the extent of the work required to retain and/or repair the heritage item is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised;
 - iii. whether the costs to retain the heritage item (particularly as a result of damage) would be unreasonable;
 - iv. the ability to retain the overall heritage values and significance of the heritage item through a reduced degree of demolition; and
 - v. the level of significance of the heritage item.

9.3.2.10 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.

9.3.2.11 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.

9.3.2.12 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 scheduled heritage items and heritage settings of Highly Significant (Group 1) and Significant (Group 2), and scheduled 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;
 - ii. Appendix 9.3.7.3 – Schedule of heritage areas;
 - iii. Heritage aerial maps - heritage items and heritage settings for:
 - A. Christchurch City and Banks Peninsula; and
 - B. Central City.
- c. The schedule of significant historic heritage (Appendix 9.3.7.2) contains the heritage item(s) which have met the significance threshold 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 a heritage item is specifically scheduled this is stated in Appendix 9.3.7.2, with the specific interior heritage 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.
- d. The Heritage aerial maps - heritage items and heritage settings show an outline of each heritage item. The item outline 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 setting, which do 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.
- e. The rules that apply to heritage items and heritage settings are contained in the Activity status tables (including activity specific standards) in Rules 9.3.4.1 to 9.3.4.5.
- f. Activities within scheduled heritage items, heritage settings and heritage areas are also subject to the rules contained in other sub-chapters of Chapter 9 Natural and Cultural Heritage, the rules in the relevant zone chapters, and the activity status tables, rules and standards in the following chapters (unless stated otherwise below):
- 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- 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:
- i. the heritage item is retained in situ; or
 - ii. resource consent has been granted for relocation of the heritage item within its heritage setting.

- h. For signage on scheduled heritage items and in scheduled heritage settings the rules in Chapter 6 apply, except as expressly stated under Rule 9.3.4.1 P6 and Rule 9.3.4.3 RD7.
- i. Activities are permitted in scheduled heritage settings (subject to other rules in this Plan), except for new buildings in heritage settings (Rule 9.3.4.3 RD2) and temporary structures and signage in heritage settings (Rule 9.3.4.1 P4, P5 and P6).
- 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.**

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 Schedule of Significant Historic Heritage (in Appendix 9.3.7.2) as heritage item numbers 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.

The rules in Chapter 11 that relate to heritage items shall not apply to the Hagley Park heritage item, other than to heritage items and heritage settings individually scheduled in the Schedule of Significant Historic Heritage in Appendix 9.3.7.2.

- k. The following exemptions apply in relation to Rule 9.3.4 - Activity Status Tables
 - i. For the Annandale Woodshed heritage setting (12 Starvation Gully Road) Rule 9.3.4.3 RD1 and RD2 shall not apply to the modification of, or new stockyards within, the heritage setting.
 - ii. For the Elmwood Park heritage item, the rules for heritage items shall not apply to the area shown as marked on the heritage aerial map 672.
 - iii. For the Hagley Park heritage item, Rule 9.3.4 - Activity Status Tables shall not apply, other than to heritage items and heritage settings individually scheduled in Appendix 9.3.7.2.
- l. The matters of discretion for heritage areas apply only to the Akaroa Heritage Area (HA1), and apply when triggered by a rule in the zone chapter.
- m. 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 through a link from the Scheduled Heritage Item or Setting number 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:

Reference should also be made to other applicable legislation and requirements including the following:

1. The Building Act and Building Code;
2. The Heritage New Zealand Pouhere Taonga Act 2014 in relation to any modification or destruction of archaeological sites;

3. In relation to crematoria and cemeteries, work involving monuments may also require a Monumental Work Permit from Council's Assets and Network Unit; and
4. Any work affecting scheduled heritage items and scheduled heritage settings which may be subject to heritage orders are required to comply with the separate procedures specified in Part 8 of the Resource Management Act 1991.

9.3.4 Rules — Activity Status Tables

9.3.4.1 Permitted activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps.

The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 9.3.4.2 to 9.3.4.5.

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.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Activity		Activity specific standards
P1	Maintenance of a scheduled heritage item.	<ol style="list-style-type: none"> a. Any temporary scaffolding must be erected: <ol style="list-style-type: none"> i. 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; 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.
P2	Repairs to a scheduled heritage item.	<ol style="list-style-type: none"> a. The heritage fabric removed is limited to the amount necessary to carry out the repairs. b. Any repairs shall be undertaken: <ol style="list-style-type: none"> i. in accordance with the following: <ol style="list-style-type: none"> 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; and B. introduced or new materials and new work shall be

Activity		Activity specific standards
		<p>identifiable by use of a recognised conservation technique such as date stamping.</p> <p>C. the area the heritage fabric has been removed from shall be made weathertight.</p> <p>Or</p> <p>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.</p>
P3	Heritage investigative and temporary works.	<p>a. Heritage fabric removed is limited to the amount necessary to carry out the associated work.</p> <p>b. Any heritage investigative and temporary works shall be undertaken:</p> <p>i. in accordance with the following:</p> <p>A. removed heritage fabric (excluding core drilling samples) shall be recorded, stored, and reinstated on completion of the works; and</p> <p>B. the area the heritage fabric is removed from shall be made weathertight.</p> <p>Or</p> <p>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.</p>
P4	Temporary buildings or structures for events in a scheduled heritage item which is an open space.	a. The building or structure is removed within one month after the event.
P5	Temporary buildings or structures for events in a scheduled heritage setting.	a. The building or structure is removed within one month after the event.
P6	<p>Sign/Signage.</p> <p>Advice Note:</p> <p>This rule applies to scheduled heritage items and heritage settings in addition to the rules for signage in Chapter 6. Where the rules in each chapter conflict, this rule will prevail.</p>	<p>a. For signs on heritage items:</p> <p>i. protective material must be used to prevent damaging the surface of the heritage fabric, or where fixing signs to the heritage item is necessary, the number of fixing points must be limited to the minimum necessary to secure the sign.</p> <p>b. For signs in heritage settings:</p> <p>i. any sign which is for the purposes of interpretation shall not exceed 1.2 m² in size; and</p> <p>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 areas shall be separated from other signs by a</p>

Activity		Activity specific standards
		<p>minimum of 10 metres.</p> <p>c. Signs must not flash or move.</p>
P7	Development (i.e. buildings and earthworks) on sites located above Monks 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 scheduled heritage item.
P8	Demolition, partial demolition or deconstruction of a scheduled heritage item.	a. Regardless of any other rule, demolition or deconstruction works carried out under section 38 of the Canterbury Earthquake Recovery Act 2011.
P9	Replacement of buildings (which are not listed separately as a heritage item) in a scheduled heritage setting or an open space heritage item, and where the replacement building is required as a result of damage sustained in the Canterbury earthquakes of 2010 and 2011.	Nil.
P10	Heritage upgrade works 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
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 scheduled heritage item for the purposes of heritage investigative and temporary works or repair.	<p>a. The scheduled heritage item shall not be lifted to a height exceeding 3 metres above any relevant recession plane in the applicable zone.</p> <p>b. The heritage item must be lowered back to its original position within 12 weeks of the lifting works having first commenced.</p> <p>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.</p> <p>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</p>

Activity		Activity specific standards
		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	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 fixtures which form part of heritage items.	a. Where the works affect heritage fabric, they must 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.

9.3.4.2 Controlled activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps.

The activities listed below are controlled activities.

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.

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.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Any resource consent application arising from Rules 9.3.4.2 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 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 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 with the activity specific standards in Rule 9.3.4.2 P11, or are not as a result of damage; or b. Significant (Group 2) heritage items which does not meet with the activity specific standards in Rule 9.3.4.1 P11.	a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1

Activity		The Council's control shall be limited to the following matters:
C3	<p>a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament (H46), other than where provided in Rule 9.3.4.1 P8.</p> <p>b. Demolition or partial demolition of Christchurch Cathedral (H106), other than provided for in Rule 9.3.4.1 P8, for the purposes of restoration and/or reconstruction and where the resource consent application for this activity is made in conjunction with a resource consent application for restoration and/or reconstruction.</p> <p>Advice Note: Deconstruction for b. is included within reconstruction and restoration.</p>	a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament and Christchurch Cathedral – Rule 9.3.5.2.
C4	Temporary lifting of a damaged scheduled heritage item for the purposes of heritage investigative and temporary works or repair which does not comply with one or more of the activity specific standards in Rule 9.3.4.1 P12.	a. Temporary lifting or temporary moving - Rule 9.3.5.3
C5	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

9.3.4.3 Restricted discretionary activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps.

The activities listed below are restricted discretionary activities.

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.

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.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Activity		The Council's discretion shall be limited to the following matters
RD1	Alteration of a scheduled heritage item, other than provided in P8, P13 and C3.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1.
RD2	New buildings in a scheduled heritage setting.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1.
RD3	New buildings, structures or features located within an open space which is a scheduled heritage item.	a. Alterations, new buildings, relocations, 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
RD4	Relocation of a heritage item within its heritage setting.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Heritage items and Settings - Rule 9.3.6.1
RD5	Any activity listed in Rule 9.3.4.1 P1, P2, P3, P7 or P9 that does not meet one or more of the activity specific standards. 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
RD6	Any activity listed in Rule 9.3.4.1 P4 or P5 that does not meet the activity specific standard.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1
RD7	Any activity listed in Rule 9.3.4.2.1 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	Demolition of Christchurch Cathedral (H106), other than provided for under Rule 9.3.4.1 P8 and C3.	a. Demolition of Christchurch Cathedral - Rule 9.3.6.2

9.3.4.4 Discretionary activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps

The activities listed below are discretionary activities.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Activity	
D1	Relocation of a scheduled heritage item beyond its heritage setting.
D2	Demolition of a Significant (Group 2) heritage item.

9.3.4.5 Non-complying activities

The following rules apply to scheduled heritage items and heritage settings in Appendix 9.3.7.2 and identified on the planning maps

The activities listed below are non-complying activities.

Exemptions relating to this rule can be found in Rule 9.3.3 k.

Activity	
NC1	Demolition of a Highly Significant (Group 1) heritage item.

Activity	
	<p>This rule does not apply to the demolition of the following:</p> <ul style="list-style-type: none"> i. Cathedral of the Blessed Sacrament (H46) (see Rule 9.3.4.2 P8 and C3); and ii. Christchurch Cathedral (H106) (see Rule 9.3.4.5 RD8).

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:
 - i. 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 upgrading, 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 of heritage items

- a. Measures to avoid or mitigate damage to the heritage item during 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 moving on neighbouring properties.

9.3.6 Rules - Matters of discretion

9.3.6.1 Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings

- a. The nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs to repair and reconstruct.
- b. The level of intervention necessary to carry out the works, including to meet the requirements of the Building Act and Building Code, and alternative solutions considered.
- c. Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the heritage item.
- d. Whether the proposal, including the form, materials and methodologies are consistent with maintaining the heritage values of heritage items and heritage settings, and whether the proposal will enhance heritage values, particularly in the case of Highly Significant (Group 1) historic heritage and in particular 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 of existing heritage fabric;
 - iii. the extent of earthworks necessary as part of the proposal;
 - iv. the necessity of the removal or transplanting of mature trees;
 - v. the impact on public places; and
 - vi. within a heritage setting, the relationship between elements, such as layout and orientation, form and materials.
- e. The extent to which the works are in accordance with the principles in Policy 9.3.2.4(b), and whether the proposal:
 - i. is supported by a conservation plan or expert heritage report; and
 - ii. the extent to which it is consistent with the Statement of Significance and Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural heritage value (2010).
- f. Whether the proposed work will have a temporary or permanent adverse effect on heritage form, layout, fabric or heritage values and the scale of that effect, and any positive effects on heritage form, fabric or values.
- g. The extent to which the heritage fabric has been damaged by natural events, weather and environmental factors and the necessity of work to prevent further deterioration.
- h. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

- i. Whether the site has cultural or spiritual significance to Tangata Whenua and the outcome of any consultation undertaken with Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga.
- j. The extent to which mitigation measures are proposed to be implemented to protect the heritage item. Such mitigation measures, include but are not limited to the use of a temporary protection plan.
- 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, the need for a high level of photographic recording throughout the process of the works, including prior to the works commencing.

and in addition:

- l. For new buildings, structures and/or features in open space Heritage items whether 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;
 - ii. impact on views to or from the heritage item(s), and reduce the visibility of heritage item(s) from public places; and
 - iii. the relationship between elements, such as the layout and orientation, form, and materials within the open space.
- m. For the relocation of a heritage items:
 - i. whether the new location and orientation of the heritage item will maintain the heritage values of the heritage place;
 - ii. whether alternative solutions have been considered, including repairs, reconstruction, heritage upgrade 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.
- n. For temporary event structures in open space heritage items and heritage settings:
 - i. the duration the temporary event structure will remain within the heritage setting; and
 - ii. whether the temporary event structures will impact on views to or from the heritage item(s) or heritage setting, and reduce the visibility of heritage item(s) from public places.
- o. For signage on 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 place;
 - ii. the extent to which any moving, or flashing signs detract from the heritage values of the heritage item and/or heritage setting; and
 - iii. whether the sign is temporary or permanent, and if temporary, the duration of the signage.

- p. For utilities the functional need to be located in or in proximity to heritage items and settings.

9.3.6.2 Demolition of Christchurch 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 15.10.1.2 C2 and 15.10.1.3 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 heritage area

In considering whether or not to grant consent or impose conditions in respect of proposals in the Akaroa Heritage Area (HA1), the Council shall have regard to the following matters of discretion:

- a. Whether the scale, form, form, design and location of development and subdivision, will maintain or enhance the heritage values and significance of the heritage area.
- b. Whether development, including new buildings or addition to buildings, 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.
- c. Where relevant, the extent to which the proposal is consistent with the Design Guidelines – Akaroa Commercial Banks Peninsula Zone
- d. Whether the Akaroa Design and Appearance Advisory Committee has been consulted and the outcome of that consultation.
- e. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

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.

Appendix 9.3.7.2 — Schedule of Significant Historic Heritage

[Not included in this version]

9.3.7.2.1 Christchurch City and Banks Peninsula

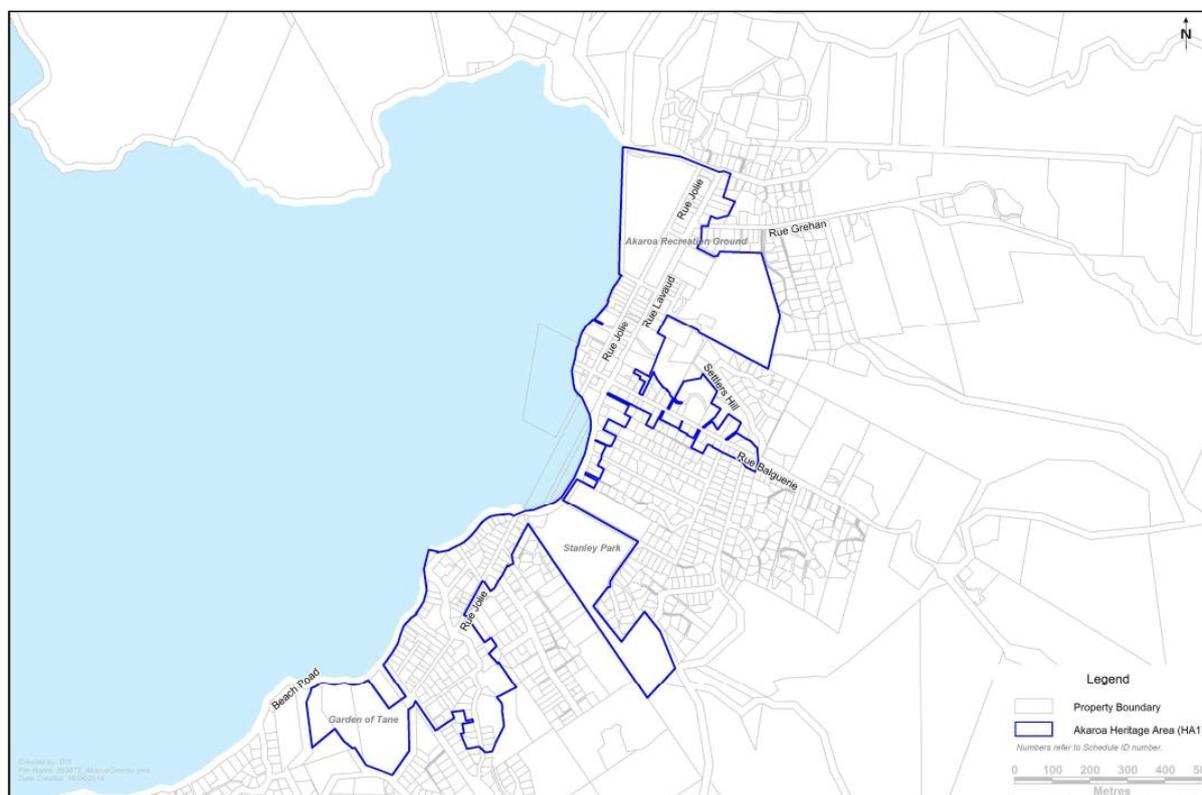
9.3.7.2.2 Banks Peninsula

9.3.7.2.3 Central City

Appendix 9.3.7.3 — Schedule of Heritage Areas

ID Number	Planning Map Number	Name and / or Description	Location
HA1	77, H35, H36, H37, R5	Akaroa Heritage Area	<p>Akaroa 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.</p> <p>Refer to Appendix 9.3.6.6 for the schedule reference map showing the location of this heritage area.</p>

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

Appendix 9.3.7.4.1 — Christchurch City and Banks Peninsula Heritage Exemptions

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.

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.

Chapter	Zone	Activity	Type of Exemption	
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1.	Minimum number and dimensions of car parks required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.2	Minimum number of cycle parking facilities required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.3	Minimum number of loading spaces required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.4	Manoeuvring for parking and loading areas	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.5	Gradient of parking and loading areas	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.6	Design of parking and loading areas	Parking and Loading
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P15b	Bed and breakfast	Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P14b	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P13a, P13b, P13c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P17b, P17f (i),(ii)	Pre-schools Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P18b, P18f (i),(ii)	Health care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P19b, P19f (i),(ii)	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P16b, P16f (i),(ii)	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.1 P20b, P20f (i),(ii)	Place of assembly Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.2.3 RD13b	Convenience activities Retail
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.4.1 P1a bi	Pre-schools Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.4.1 P1b bi	Health care facility Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.2.4.1 P1c bi	Veterinary care facility Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone	14.2.4.1 P1d bi	Education activity Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone	14.2.4.1 P1e bi	Places of assembly Scale of activity

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P6b	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P5b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P4a, P4b, P4c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P8b, P8f (i),(ii)	Pre-schools Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P9b, P9f (i),(ii)	Health care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P10b, P10f (i),(ii)	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P7b, P7f (i),(ii)	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.1 P11b, P11f (i),(ii)	Place of assembly Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.3 RD1d	The erection of new buildings and alterations or additions to existing buildings Scale of activity
Chapter 14 Residential	Residential Medium Density Zone	14.3.2.3 RD5b	Convenience activities Retail
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1a bi	Pre-schools Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1b bi	Health care facility Scale of activity

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1c bi	Veterinary care facility Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1d bi	Education activity Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.3.4.1 P1e bi	Place of assembly Scale of activity
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P7 b	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P6 b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P5a, P5b, P5c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P9b, P9e, P9f	Pre-schools Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P11b, P11e, P11f	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.1 P8b, P8e, P8f	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.4 P10b	Health care facility Scale of activity
Chapter 14 Residential	Residential Banks Peninsula Zone	14.4.2.4 D6b	Retail Retail/Scale of activity
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P6b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P5a, P5b, P5c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P9b, P9d, P9f (i)	Pre-schools Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1, P10b	Health care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P11b, P11f (i), (ii)	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P8b, P8f (i), (ii)	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.9.2.1 P24b, P12d, P12f (i)	Place of assembly Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zone	14.9.2.3 RD4b	Convenience activities Retail
Chapter 14 Residential	Residential Hills Zone	14.5.2.1 P10b	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Hills Zone	14.5.2.1 P9b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Hills Zone	14.5.2.1 P8a, P8b, P8c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Large Lot Zone	14.7.2.1 P7b	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Large Lot Zone	14.7.2.1 P6b	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence

Chapter	Zone	Activity		Type of Exemption
Chapter 14 Residential	Residential Large Lot Zone	14.7.2.1 P5a, P5b, P5c	Home occupation	Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Small Settlement Zone	14.8.2.1 P6b	Bed and breakfast	Residential coherence
Chapter 14 Residential	Residential Small Settlement Zone	14.8.2.1 P5b	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence
Chapter 14 Residential	Residential Small Settlement Zone	14.8.2.1 P4a, P4b, P4c	Home occupation	Scale of activity Residential coherence Retail

Appendix 9.3.7.4.2 - Central City Heritage Exemptions

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.

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.

Zone	Activity	Type of Exemption
Central City Business Zone	15.10.1.1 P13b, P13c, P13d, P13e	Residential activity Outdoor service space Minimum net floor area Outdoor living space
Central City Business Zone	15.10.2.1 a, b	Building setback and continuity
Central City Business Zone	15.10.2.2	Verandas
Commercial Local Zone	15.5.1.1 P3	Retail activity excluding supermarket Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P6	Second hand goods outlet Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P7	Commercial services Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P10	Office activity Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P12	Community facility Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P13	Health care facility Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P14	Education activity Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P15	Care facility Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P16	Preschools Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P17	Spiritual facility Gross Leasable Floor Area
Commercial Local Zone	15.5.1.1 P19c, P19d (i), (ii)	Residential activity Minimum net floor area Outdoor service space Indoor storage space

Zone	Activity		Type of Exemption
Commercial Local Zone	15.5.1.1 P9	Food and beverage outlet	Gross Leasable Floor Area
Commercial Local Zone	15.5.2.2 b	Street scene	
Central City Living Zone	14.13.2.1 P7	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence
Central City Living Zone	14.13.2.1 P8	Any non-residential activity up to 40m ² Gross Floor Area (including any area of outdoor storage) that is otherwise not provided for under Rule 14.13.2.1 P9 and P10	Scale of activity Residential coherence
All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 d	Car parking maximum area	Car parking
All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 e	Car parking dimensions	Car parking

Appendix 9.3.7.5 — Heritage Works Plan

Heritage Works include Reconstruction, Restoration, and Heritage Upgrade Works 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:

- 1.1 The objective and policies of Section 9.3 of the District Plan;
- 1.2 The heritage building 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.
- 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, the options considered for undertaking the works; and

- the engineering design documentation for the chosen option.
- 2.7 Specify the 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 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 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

The Council shall certify that the Heritage works plans (or any subsequent amendments) has been prepared in accordance with Clauses 1 – 4 above.

Appendix 9.3.7.6 - Certification of Non-Heritage Fabric

1. Principles

An assessment to confirm fabric is not heritage fabric shall be undertaken in accordance with the following matters:

1.1 An understanding of the heritage significance of the 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 fabric which is scheduled in the Schedule of Interior Heritage Fabric of that heritage item, within Appendix 9.3.6.7.1).

1.4 Documentary 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 Statements 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 Documentary sources consulted and relied upon. As a minimum these shall include any relevant conservation plan, where this is available and the relevant statement of significance.

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.

2.4 Confirmation that in the heritage professional's opinion, and having regard to Clauses 1 and 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.

3. The confirmation of non-heritage fabric 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.

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. For the purposes of clause 3, a Heritage Professional is defined in Chapter 2 Definitions.

5. Certification

The Council shall certify that the documentation confirming non-heritage fabric is in accordance with Clauses 1 – 4 above.