

APPENDIX B - CHRISTCHURCH DISTRICT PLAN 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 item is made and kept safe for future occupation in terms of compliance with required seismic standards and Building Act requirements;*
- 1.3. The degree of intervention should be kept to a practical minimum;*
- 1.4. Traditional methods and materials should be given preference, except where new materials are necessary for reasons of safety, compliance and performance; and*
- 1.5. The Heritage Works are for the purpose of facilitating ongoing viable uses of heritage items.*

2. The Heritage Works Plan shall:

- 2.1. Include the documentation process to be used to capture a comprehensive photographic record of the heritage item prior to Heritage Works commencing, while they are being undertaken (particularly to record revealed heritage fabric) and once completed.*
- 2.2. Contain a description and plans, elevations and cross sections (scope of works) showing those parts of the heritage item which are subject to the Heritage Works. These are to be accompanied by an assessment by the heritage professional in regards to the effect on heritage fabric.*
- 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 in the projects relied on for the purpose of that definition. The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the works and the heritage fabric being considered.

5. Certification

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