

Plan Change 13 Historic Heritage

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in bold, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **black/green** shaded in grey is a Council Decision subject to appeal.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

Text highlighted in yellow is out of scope of consideration for PC14. It relates to operative and proposed text specific to zones which are not zoned residential or commercial in the city and Lyttelton – ie. text specific to other zones and the remainder of Banks Peninsula.

Chapter 2 Abbreviations and Definitions

Draft proposed text

Alteration of a heritage item

in relation to [Sub-chapter 9.3](#) Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any change, modification or addition to a [heritage item](#), [heritage setting](#) or [heritage fabric](#), or a [building](#) in a [heritage area](#) which impacts on [heritage fabric](#).

Alteration of a heritage item includes:

- a. permanent modification of, addition to, or permanent removal of, ~~exterior or interior~~ [heritage fabric](#) which is not decayed or damaged; ~~and~~
- b. ~~includes~~ [partial demolition](#) of a [heritage item](#);
- c. ~~changes to~~ the existing surface finish and/or materials; and
- d. ~~permanent addition of fabric to the~~ a [heritage item](#) or [heritage fabric](#) ~~exterior or interior~~.

In relation to a ~~building, structure or feature which forms part of~~ [heritage item](#) which is an open space [heritage item](#), alteration includes:

- e. ~~removal of,~~ or modifications or additions to [buildings](#), structures or features ~~which are not individually scheduled as a~~ [heritage item](#);
- f. ~~permanent modification or addition to~~ garden or [landscaping](#) layout, paths, paving, circulation or on-site access, walkways or [cycle ways](#);
- g. ~~earthworks~~ which change the profile of the landform (other than [earthworks](#) approved by subdivision consent);
- h. ~~removal or transplanting of a~~ mature trees unless the tree is dead, ~~in a state of irreversible decline, or is structurally unsound.~~
- i. ~~in relation to~~ [cemeteries](#) scheduled in Appendix 9.3.7.2, new planting on, or immediately [adjoining, plots](#); and
- j. ~~new buildings, structures or features.~~

Alteration of a heritage item excludes:

- i. ~~maintenance~~;
- j. ~~repairs~~;
- k. ~~restoration or reconstruction~~;
- l. ~~heritage upgrade Building Code works~~;
- m. ~~heritage investigative and temporary works~~; and
- n. ~~reconstruction~~ of new or replacement headstones, plaques or panels in church graveyards and [cemeteries](#) other than [closed cemeteries](#).

Contributory building

In relation to a [heritage area](#), means the [buildings](#) identified in [Appendix 9.3.7.3](#) as being [contributory buildings](#). These buildings support and are consistent with the heritage values and significance of the [heritage area](#), but are not [defining buildings](#).

Defining building

In relation to a [heritage area](#), means the [buildings](#) identified in [Appendix 9.3.7.3](#) as being [defining buildings](#). These are buildings that are of primary importance to the [heritage area](#) and establish its [heritage values](#) and significance.

Demolition

in relation to a [heritage item](#), [heritage setting](#), or a [building](#) in a [heritage area](#), means permanent destruction, in whole or ~~of a substantial~~ part, which results in the complete or significant loss of the [heritage fabric](#) ~~and or~~ form.

Heritage fabric

in relation to [Sub-chapter 9.3](#) Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any physical aspect of a [heritage item](#), ~~or~~ [heritage setting](#), or [heritage area](#) which contributes to its [heritage values](#). In the case of the interior of a [heritage item](#), it includes only that [heritage fabric](#) which is protected by ~~in~~ [Appendix 9.3.7.2](#) Schedule of significant historic heritage for that [heritage item](#). [Heritage fabric](#) may includes:

- a. original and later material and detailing which forms part of, or is attached to, the interior or exterior of a [building](#), structure or feature;
- b. later fabric introduced as part of [repairs](#), [restoration](#) or [reconstruction](#);
- c. ~~the~~ the patina of age resulting from the weathering and wear of construction material over time;
- d. ~~the~~ fixtures and fittings that form part of the design or significance of a [heritage item](#), but excludes inbuilt museum and artwork exhibitions and displays; and
- e. ~~for open space a~~ for open space a [heritage items](#) which is an open space, built or ~~nonbuilt~~ other elements independent of [buildings](#), structures or features, such as historic paths, paving, trees, and garden layout.

Heritage fabric excludes fabric certified in accordance with [Appendix 9.3.7.6 Certification Certificate](#) of non-heritage fabric.

Heritage investigative and temporary works

in relation to a **heritage item**, means temporary removal, recording, storage and reinstatement of undamaged **heritage fabric** where necessary for associated works to the **heritage item**. It may include:

- a. temporary removal for investigation of **building** condition and determining the scope of works; and
- b. temporary removal of **heritage fabric** where the **heritage fabric** cannot be satisfactorily protected in situ; and
- c. core drilling.

It excludes the following activities where they are undertaken as part of [heritage upgrade Building Code works](#):

- d. core drilling;
- e. temporary lifting and/ or temporary moving off foundations; and
- f. temporary lifting and/or temporary moving of a **heritage item** to allow for ground, foundation and retaining wall remediation.

Heritage item

means an entry in [Appendix 9.3.7.2](#) Schedule of significant historic heritage which has met the significance threshold for [listing-scheduling](#) in the **District Plan**. Heritage items can be:

- a. a **building, buildings** or group of interrelated **buildings**;
- b. a structure or feature, such as a bridge, **monument**, gun emplacement, whale pot or lamp stand; and
- c. land which is an open space, such as a square, park, garden or **cemetery**.

[Heritage items](#) exclude entries in [Appendix 9.3.7.2](#) Schedule of significant historic heritage where the heritage item has been demolished or relocated from the setting.

Heritage professional

in relation to [Rule 9.3.4](#) Historic heritage, [Appendix 9.3.7.5](#) Heritage works plan and [Appendix 9.3.7.6](#) Certificate of non-heritage fabric, means a person who has been certified by Council as having:

- ~~a. a registered architect with a recognised post graduate qualification in a field related to heritage conservation or management and at least three years of experience, including experience on at least three projects where he/she has acted as the principal heritage advisor for works involving a heritage building listed by Heritage New Zealand and/or in a district plan; and/or~~
- a. ~~b.~~ a person with a degree or ~~with~~ a recognised post-graduate qualification in a field related to heritage conservation or management, and
- b. at least five years of experience working in heritage conservation or management, and including
- c. experience on at least ~~five~~ three projects where ~~he/she has~~ they have acted as ~~a~~ the principal heritage advisor for conservation works involving a heritage ~~building~~ place listed by Heritage New Zealand Pouhere Taonga and/or scheduled in a district plan, or of documented district level or higher significance, where the works have aligned with the principles of the ICOMOS New Zealand Charter 2010, and
- d. membership of an organisation for heritage professionals such as ICOMOS New Zealand, New Zealand Archaeological Association, or Pū Manaaki Kahurangi New Zealand Conservators of Cultural Materials.

Heritage setting

means an area surrounding a heritage item, and shown on the Heritage Aerial Map for that item, which is integral to its contextual heritage values and entry in [Appendix 9.3.7.2](#) Schedule of significant historic heritage which, together with the associated heritage item, has met the significance threshold for listing in the District Plan. A heritage setting is the area around and adjacent to a heritage item that is integral to its function, meaning and relationships. Heritage settings have not been assessed as meeting the significance threshold for scheduling as and may include individually listed heritage items. Heritage settings may include:

- a. buildings;
- b. multiple heritage items
- c. ~~b.~~ structures or features, such as fences, walls and gates, bridges, monuments, gun emplacements, whale pots, lamp stands and public artworks;
- d. ~~c.~~ gardens, lawns, mature trees and landscaping, water features, historic landforms;
- e. ~~d.~~ access, walkways and cycle ways, circulation, paths and paving;
- f. ~~e.~~ land which is open space; and
- g. ~~f.~~ spatial relationships.

Heritage settings exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage where the associated heritage item has been demolished or relocated from the setting.

Heritage ~~upgrade~~ Building Code works

in relation to a heritage item or heritage setting, means works undertaken to satisfy or increase compliance with Building Act 2004 and Building Code requirements. It may include:

- a. structural seismic upgrades, foundation works, core drilling, temporary lifting and/or moving off foundations or permanent realignment of foundations;
- b. fire protection;
- c. provision of safe access; and
- ~~d. temporary lifting and/or temporary moving of a heritage item to allow for ground, foundation and retaining wall remediation.~~
- d. insulation and glazing upgrades.

It excludes Building Code ~~upgrade~~ works undertaken as part of repairs, reconstruction or restoration.

Heritage values

means the following tangible and intangible attributes which contribute to the significance of a heritage item or heritage area and its heritage setting:

- a. historical and social values;
- b. cultural and spiritual values;
- c. architectural and aesthetic values;
- d. contextual values;
- e. technological and craftsmanship values; and
- f. archaeological and scientific values.

Intrusive building or site

In relation to a [heritage area](#), means the [buildings](#) and sites identified in [Appendix 9.3.7.3](#) as being [intrusive buildings](#) or sites. These are [buildings](#) or [sites](#) which detract from and are inconsistent with the [heritage values](#) and significance of the [heritage area](#). Vacant lots are also included as intrusive within the streetscape of the [heritage area](#).

Maintenance

in relation to a [heritage item](#) or [heritage setting](#), or [heritage area](#) means regular and ongoing protective care of the item or setting to prevent deterioration and to retain its [heritage value](#). It includes the following, where there is no permanent damage or loss of [heritage fabric](#):

- a. ~~cleaning or, washing or repainting of~~ exterior or interior fabric using a method which does not damage the surface of the heritage fabric;
- b. reinstating existing exterior or interior surface treatments, including repainting;
- c. temporary erection of freestanding scaffolding;
- d. laying underground services and relaying ~~paved~~ existing surfaces to the same footprint;
- e. upkeep of gardens, including pruning of trees, pruning or removal of shrubs and planting of new trees or shrubs ~~(except planting within, or adjoining, plots within cemeteries)~~; and
- f. in relation to church graveyards, crematoria and cemeteries, maintenance also includes:
 - i. protective care and routine works to enable their ordinary functioning, such as temporary and reversible modifications or additions to [buildings](#);
 - ii. ~~installation of plaques~~;
 - ii. ~~restoration, repair and~~ protective care and reinstatement of monuments [heritage fabric](#); and
 - iv. ~~disturbance of soil for burials and interment~~ of ashes.

Neutral building or site

In relation to a [heritage area](#), means the [buildings](#) and sites identified in [Appendix 9.3.7.3](#) as being [neutral buildings](#) or sites. These buildings or sites do not establish, support or detract from the [heritage values](#) and significance of the [heritage area](#).

Reconstruction

in relation to a heritage item or heritage setting, means to rebuild part of a building, structure or feature an element which has been lost or damaged, as closely as possible to a documented earlier form, appearance and profile and using mainly new materials. It includes:

- a. deconstruction for the purposes of reconstruction; and
- b. rebuilding architectural features such as windows, parapets and chimneys
- c. ~~b. Building Code upgrades works which may be~~ needed to meet relevant Building Code standards as part of the reconstruction.

Relocation of a heritage item

in relation to a heritage item, or heritage setting, or heritage area, means permanently moving part or all of a structure either within or beyond the heritage setting of a heritage item, or within or beyond the site in a heritage area. It excludes:

- ~~a. temporary lifting and/or temporary moving of a heritage item off its foundations; or~~
- ~~b. permanent realignment of foundations of a heritage item where this is required for heritage upgrade works.~~

Repairs

in relation to a heritage item, or heritage setting, or heritage area, means to replace or mend in situ decayed or damaged heritage fabric, using materials (including identical, closely similar or otherwise appropriate material) which resemble so that the form, appearance, and profile and materials of the heritage fabric are reinstated as closely as possible. It includes:

- a. mending heritage fabric in situ
- b. replacement of heritage fabric which cannot be mended in situ
- c. temporary removal of heritage fabric where necessary for mending or temporary protection
- d. ~~a. temporary securing of heritage fabric for purposes such as making a structure safe or weathertight for temporary protection; and~~
- e. mending heritage fabric in church graveyards and cemeteries scheduled in [Appendix 9.3.7.2](#).
- f. ~~b. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.~~

Restoration

in relation to a ~~heritage item or heritage setting~~, means to return the item ~~or setting~~ to a known earlier form, using mainly existing materials, by reassembly and reinstatement. It includes ~~deconstruction~~ for the purposes of restoration. It may also include removal of ~~heritage fabric~~ that detracts from its ~~heritage value~~ and ~~works to meet Building Code requirements upgrades which may be needed to meet relevant standards~~, as part of the restored area.

Chapter 6 General Rules and Procedures

6.8 Signs

6.8.4.1.1 Permitted activities

<p>P13</p>	<p>Signage in association with public walking and cycling tracks or areas of public open space that is for track marking, entrance identification, warning, direction, or interpretation of the natural or cultural environment.</p> <p><u>Advice note:</u> This rule does not apply to signage in heritage settings or in open spaces which are heritage items identified in Appendix 9.3.7.2, or to signage in heritage areas identified in Appendix 9.3.7.3, which are subject to the signage built form standards in 6.8.4.2.</p>	<p>a. Each sign shall be less than 0.25m² in area where used for track marking;</p> <p>b. Each sign shall be less than 2m² in area where used for track entrance identification, warning, direction, or interpretation.</p>
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6.8.4.2.4 Signs attached to buildings

- a. For signage on heritage items, on buildings in heritage items which are open spaces, and in heritage settings, and in heritage areas, the signage activity standard rules in Chapter 9 9.3.4.1.1 P4a Chapter 9 also apply applies.

6.8.4.2.6 Free-standing signs

- ~~a. Any free-standing sign located within a heritage setting identified in Sub chapter 9.3 is subject to Rule 9.3.4.1 P6 and Rule 9.3.4.3 RD7 and the below table does not apply.~~
- a. ~~b.~~ The maximum number, area, width and height of free-standing signs shall be as follows:

6.8.5 Rules - Matters of Discretion

6.8.5.1 All signs and ancillary support structures

- a. Whether the scale, design, colour, location and nature of the signage will have impacts on the architectural integrity, amenity values, character, visual coherence, and heritage values of:
- i. the building and the veranda on which the signage is displayed and its ability to accommodate the signage;
 - ii. the surrounding area (including anticipated changes in the area);
 - iii. residential activities; and
 - iv. heritage items or heritage settings, heritage areas, open spaces, protected trees or areas possessing significant natural values.

...

- h. Where the site is within the Akaroa Township Heritage Area, the matters set out in [Rule 9.3.6.3](#).
- i. For temporary election or referendum signage that does not comply with Rule 6.8.4.2.7(g) the following matters of discretion also apply:
- i. Significant Trees – Rule 9.4.6(a)-(g)
(Proposed Plan Change 5I treated as operative under s86F)
- j. Where the sign is located on or in a heritage item or in a heritage setting or heritage area, excluding Akaroa Township Heritage Area, the relevant matters set out in Rule 9.3.6.1n also apply.

Chapter 8 Subdivision, Development and Earthworks

8.6.1 Minimum net site area and dimension

Table 1. Minimum net site area – residential zones

Additional standards

In Residential Heritage Areas, the minimum net site area shall be:

In the Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas 800m²

In the Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area 600m²

In the Piko/Shand (Riccarton Block) State Housing Residential Heritage Area 700m²

In the Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street, Inner City West and Lyttelton Residential Heritage Areas 450m²

Residential Hills Overlay

In the Macmillan Avenue Residential Heritage Area, the minimum net site area shall be: 800m²

Chapter 8 Subdivision, Development and Earthworks

8.8.12 Natural and cultural heritage

- a. ...
- b. Where the **subdivision** is of land which includes a **heritage item** or **heritage setting** listed in **Appendix 9.3.7.2**:
 - i. The extent to which the **subdivision** has regard to, or is likely to detract from, the **heritage values** of the **heritage item** or **heritage setting**, or adversely affect the likely retention and use or adaptive reuse of the **heritage item**;
 - ii. ...
 - iii. Any measures relevant to the subdivision included in a conservation plan: and whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the **heritage item** and **heritage setting**.
 - iv. Any relevant matters of discretion set out in Rule **9.3.6.1**.

8.9 Earthworks

8.9.2.1 Permitted activities – earthworks

P1 Activity Standard

Activity	Activity Standard
P1 Earthworks: <ul style="list-style-type: none"> a. not for the purpose of the repair of land used for residential purposes and damaged by earthquakes; and b. if in the Industrial General Zone (North Belfast), greater than 20 metres from: <ul style="list-style-type: none"> i. the surveyed point of 	<ul style="list-style-type: none"> a. Earthworks shall not exceed the volumes in Table 9 over any 12 month time period. b. Earthworks in zones listed in Table 9 shall not exceed a maximum depth of 0.6m, other than in relation to farming, quarrying activities or permitted education activities. c. Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6. d. Earthworks involving soil compaction methods

Activity	Activity Standard
<p>the spring identified on the Outline Development Plan in Appendix 16.8.5; or</p> <p>ii. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the outline development plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible.</p> <p>Advice note:</p> <ol style="list-style-type: none"> Chapter 5 contains additional requirements for earthworks within Flood Management Areas and Flood Ponding Management Areas. Refer to P2 for earthworks for the purpose of the repair of land used for 	<p>which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion provided to the Council from a suitably qualified and experienced chartered or registered engineer.</p> <p>e. Earthworks involving mechanical or illuminating equipment shall not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone.</p> <p>Advice note:</p> <ol style="list-style-type: none"> Between the hours 07:00 and 19:00, the noise standards in Chapter 6 Rule 6.1.5.2 and the light spill standards at Chapter 6 Rule 6.3.6 both apply. <p>f. Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 07:00 and 22:00 except where compliant with NZS6803:1999.</p> <p>Advice note:</p> <ol style="list-style-type: none"> Between the hours of 07:00 and 22:00, the noise standards in Chapter 6 Rule 6.1.5.2 apply except where NZS6803.1999 is complied with, and the light spill standards in Chapter 6 Rule 6.3.6 apply. <p>g. Filling shall consist of clean fill.</p> <p>h. The activity standards listed in Rule 8.9.2.1 P3, P4 and P5.</p> <p>i. <u>Where Earthworks shall not occur within 5 metres of a heritage item scheduled in Appendix 9.3.7.2, or within the footprint of the heritage building which is otherwise subject to exemption 8.9.3 a.</u></p>

Activity		Activity Standard
	residential purposes and damaged by earthquakes	<p><u>iv.</u> or above the volumes contained in Table 9 within a heritage setting, listed in Appendix 9.3.7.2, <u>details of temporary protection measures to be put in place to mitigate potential effects including vibration and impact damage on the heritage item must be provided to Council’s Heritage team for comment at least 5 working days prior to the works commencing.</u></p> <p>j. In the Industrial General Zone (North Belfast): Activity Standards in Rule 8.6.14.</p> <p>Advice notes:</p> <ol style="list-style-type: none"> The Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and provisions in relation to dust control. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies.
...

8.9.3 Exemptions

- a. The following [earthworks](#) are exempt from the activity standards set out in Rule [8.9.2.1](#) P1 and P2:

...

- iv. Any earthworks subject to an approved building consent where they occur wholly within the footprint of the building. For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the wall. This exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the principal building on the site or adjoining site. Where the building is a heritage item, the activity standard in 8.9.2.1 P1 i. applies.

...

- xii. Earthworks undertaken by Council or Canterbury Regional Council to maintain or upgrade their own parks and reserves. This exemption does not apply to earthworks within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to activity standard 8.9.2.1 P1 i.

8.9.4.6 Amenity

- a. The level of alteration to existing ground levels and the degree to which the resultant levels are consistent with the surrounding environment.
- b. The resultant effects that result from the earthworks in terms of visual amenity, landscape context and character, heritage values, views, outlook, overlooking and privacy.

Chapter 9.3 Historic heritage

9.3.2.2.1 Policy – Identification, ~~and assessment and scheduling of historic heritage items for scheduling in the District Plan~~

- a. Identify historic heritage throughout the Christchurch District which represents cultural and historic themes and activities of importance to the Christchurch 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 a 'Significant' or 'Highly Significant' heritage item 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 Christchurch District (and may also be of significance nationally or internationally), because it conveys aspects of the Christchurch District's cultural and historical themes and activities, and thereby contributes to the Christchurch District's sense of place 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 Christchurch 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 Christchurch 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 Christchurch District (and may also be of significance nationally or internationally), because it conveys important aspects of the Christchurch District's cultural and historical themes and activities, and thereby makes a strong contribution to the Christchurch 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 9.3.2.2.1 b(i) or (ii) are met; and
 - ii. in the case of interior heritage fabric, ~~it is specifically~~ the extent of protection is 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](#).

9.3.2.2.2 Policy – Identification, assessment and scheduling of [heritage areas](#)

- a. Identify [heritage areas](#) ~~groups of related [historic heritage](#) within a geographical area~~ which represent important aspects of the [Christchurch District's](#) cultural and historic themes and activities and assess them for significance to the [Christchurch District](#) and their relationship to one another according to:
 - i. ~~the matters set out in [Policy 9.3.2.2.1](#)~~ whether the [heritage area](#) meets at least one of the [heritage values](#) in [Appendix 9.3.7.1](#) at a significant or higher level; and
 - ii. the extent to which the [heritage area](#) and its [heritage values](#) contributes to [Christchurch District's](#) sense of place and identity; has at least a moderate degree of integrity and authenticity; is a comprehensive, collective and integrated place, and contains a majority of buildings or features that are of defining or contributory importance to the heritage area.
- b. Schedule historic [heritage areas](#) that have been assessed as significant in accordance with [Policy 9.3.2.2 \(a\)](#).

9.3.2.2.3 Policy - Management of scheduled historic heritage

- a. Manage the effects of [subdivision](#), use and development on the [heritage items](#), [heritage settings](#) and [heritage areas](#) scheduled in [Appendix 9.3.7.2](#) and [9.3.7.3](#) 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 change~~ 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 and temporary works, \[heritage upgrade\]\(#\)](#) ~~[Building Code works](#)~~ to meet [building](#) code requirements, and

- restoration and reconstruction, in a manner which is sensitive to the heritage values of the scheduled historic heritage, and retains the current level of significance of heritage items and heritage areas on the schedule,
- 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 scheduled in Appendix 9.3.7.2 and defining buildings and contributory buildings in heritage areas scheduled in Appendix 9.3.7.3 in accordance with the following principles:
- i. focus any changes to those parts of the heritage items or heritage settings, or defining building or contributory building 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, and heritage area, 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, or heritage area, including from natural hazards;
 - iv. document the material changes to the heritage item and heritage setting or heritage area;
 - 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.

9.3.2.2.5 Policy - Ongoing use of ~~scheduled historic heritage~~ heritage items and heritage settings

- a. Provide for the ongoing use and adaptive re-use of heritage items and heritage settings scheduled in Appendix 9.3.7.2 and defining buildings and contributory buildings in heritage areas scheduled in Appendix 9.3.7.3 (in accordance with Policy 9.3.2.2.3), 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 heritage upgrade Building Code works 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; Subdivision and new development which maintains or enhances access to heritage items, defining buildings and contributory buildings.

9.3.2.2.8 Policy - Demolition of ~~scheduled historic heritage~~ ~~of heritage items~~

- a. When considering the appropriateness of the **demolition** of a **heritage item** scheduled in [Appendix 9.3.7.2](#) or a **defining building** or **contributory building** in a **heritage area** scheduled in [Appendix 9.3.7.3](#), 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** or **building** is of such a scale that the **heritage values** and integrity of the **heritage item** or **building** would be significantly compromised, and the heritage item would no longer meet the criteria for scheduling in [Policy 9.3.2.2.1](#).
 - iii. whether the costs to retain the **heritage item** or **building** (particularly as a result of damage) would be unreasonable;
 - iv. the ability to retain the overall **heritage values** and significance of the **heritage item** or **building** through a reduced degree of **demolition**; and
 - v. the level of significance of the **heritage item**.

9.3.3 How to interpret and apply the rules

- a. These rules apply to **heritage items** and **heritage settings** scheduled in [Appendix 9.3.7.2](#) - Schedule of Significant Historic Heritage as Highly Significant (~~Group 1~~) and Significant (~~Group 2~~), and **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 which includes links to the Statement of Significance, Heritage Aerial Map and Planning Map for each heritage item;
 - ii. [Appendix 9.3.7.3](#) - Schedule of Heritage Areas, which includes links to the Residential Heritage Area Record Forms, Heritage Aerial Map, Contributions Map and Planning Map for each heritage area;
 - iii. ~~[Appendix 9.3.7.7](#) - The Heritage Aerial Maps.~~ [Appendix 9.3.7.4](#) – Heritage item and heritage setting exemptions from zone and transport rules
 - iv. [Appendix 9.3.7.5](#) – Heritage Works Plan
 - v. [Appendix 9.3.7.6](#) - Certificate of Non-Heritage Fabric
- c. [Appendix 9.3.7.2](#) - Schedule of Significant Historic Heritage contains the **heritage item**(s) which have met the significance ~~threshold~~ criteria in [Policy 9.3.2.2.1](#) 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.~~ **Heritage settings** do not have a status in the Plan which is independent of the **heritage item**. Some open spaces have met the~~

criteria to be heritage items in their own right and may also contain other heritage items and heritage settings, or other structures and features which are not separately scheduled. Where scheduled heritage items are located together and have related heritage values they are grouped together as a “place” with a collective name in the schedule in [Appendix 9.3.7.2](#).

- d. Scheduled Interiors – Where interior heritage fabric of a [heritage item](#) is protected by the rules in [Chapter 9.3](#) this is shown in the Scheduled Interior column in [Appendix 9.3.7.2](#).
- e. The Heritage Statement of Significance for each scheduled item and the Residential Heritage Area Record Form and Site Record Forms for each heritage area can be accessed from a link in the ~~Group~~ schedules in [Appendix 9.3.7.2](#) and [Appendix 9.3.7.3](#). Statements of Significance and Residential Heritage Area Record Forms do not form part of the Plan, and are simply a ready reference tool for recording information known to the Council that supported scheduling under [Policy 9.3.2.2.1](#) and [Policy 9.3.2.2.2](#). Statements of Significance and Residential Heritage Area Record Forms may be updated by the Council from time to time if further information becomes available.
- ~~d. f.~~ The Heritage Aerial Maps – ~~Heritage Items and Heritage Settings~~ can be accessed via [Appendix 9.3.7.2](#) by clicking the link in the Heritage Aerial Map Number column ~~next to the~~ for the relevant heritage item in the schedule. The Heritage Aerial Maps show an outline of each [heritage item](#) and [heritage setting](#). The [heritage item](#) outline (solid black line) 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 [heritage setting](#) (dotted white line), associated with [heritage items](#). [Heritage settings](#) often, ~~which do~~ but 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. Where scheduled [heritage items](#) are located together and have related heritage values they are grouped with a collective name in [Appendix 9.3.7.2](#) – Schedule of Significant Historic Heritage.~~
- g. ~~e.~~ The rules that apply to [heritage items](#) and [heritage settings](#) scheduled in [Appendix 9.3.7.2](#) and [heritage areas](#) scheduled in [Appendix 9.3.7.3](#) are contained in the activity status tables (including activity specific standards) in Rules [9.3.4.1.1](#) to [9.3.4.1.6](#). These rules do not apply to Akaroa Township Heritage Area (HA1). The matters of discretion for the Akaroa Township Heritage Area in [Rule 9.3.6.3](#) apply when a rule in the Plan is breached.
- h. ~~f.~~ Activities within [heritage items](#), [heritage settings](#) and [heritage areas](#) scheduled in [Appendix 9.3.7.2](#) and [9.3.7.3](#) are also subject to the:
 - i. rules contained in other sub-chapters of Chapter 9 Natural and Cultural Heritage;
 - ii. rules in the relevant zone chapters; and
 - iii. activity status tables, rules and standards in the following chapters (unless stated otherwise below):
 - 4 [Hazardous Substances and Contaminated Land](#);
 - 5 [Natural Hazards](#);
 - 6 [General Rules and Procedures including signs](#);
 - 7 [Transport](#);
 - 8 [Subdivision, Development and Earthworks](#);
 - 10 [Designations and Heritage Orders](#); and

11 Utilities and Energy.

- ~~g.~~ i. 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**.
- j. ~~h.~~ For **signage** in or on **heritage items** and in **heritage settings** scheduled in [Appendix 9.3.7.2](#) the rules and Matters of Discretion in Chapter 6.8 apply, as well as those in ~~and Chapter 9.3~~ apply, except as expressly stated under [Rule 9.3.4.1.1](#) P6 and [Rule 9.3.4.1.3](#) RD7.
- k. ~~i.~~ Activities are permitted in **heritage settings** scheduled identified in [Appendix 9.3.7.2](#) (subject to other rules in this Plan), except for are subject to rules for new **buildings** in **heritage settings** ([Rule 9.3.4.1.3](#) RD2), and temporary structures and **signage** in **heritage settings** ([Rule 9.3.4.1.1](#) and [Rule 9.3.4.1.3](#) P4, P5 and P6), and earthworks and subdivision ([Chapter 8](#)).
- l. ~~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](#).
- m. ~~k.~~ 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 [Appendix 9.3.7.2](#) -Schedule of Significant Historic Heritage as **heritage item** numbers (HIDs) 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.
- ~~l.~~ The rules in [Chapter 11](#) that relate to **heritage items** shall not apply to the Hagley Park **heritage item** (1395), other than to **heritage items** and **heritage settings** individually scheduled in the Schedule of Significant Historic Heritage in [Appendix 9.3.7.2](#).
- n. ~~m.~~ The following exemptions apply in relation to [Rule 9.3.4.1](#) - Activity Status Tables
- i. For the Annandale Woodshed Woolshed **heritage setting** (12 Starvation Gully Road, [Heritage Setting Number 535](#)), [Rule 9.3.4.1.3](#) RD1 and RD2 shall not apply to the modification of, or new stockyards within, the **heritage setting** shown on [Heritage Aerial Map 476](#).
 - ii. For the Elmwood Park **heritage item** ([Heritage Item Number 243](#)), the rules for **heritage items** shall not apply to the hatched area shown on the [Heritage Aerial Map 672](#).
 - iii. For the Hagley Park **heritage item** ([HID Heritage Item Number 1395](#)) as identified on the planning maps and in [Appendix 9.3.7.2](#), the rules for **heritage items** shall not apply to Hagley Park other than to **heritage items** and **heritage settings** within Hagley Park individually scheduled in [Appendix 9.3.7.2](#).
 - iv. For the Hagley Oval Cricket Pavilion Setting ([HID Heritage Setting Number 242](#)) as identified in [Appendix 9.3.7.2](#) and [Heritage Aerial Map No. 93](#), the rules for **heritage settings** shall not apply to activities that are permitted by [Rule 18.4.1.1](#) P25 and P26. However [Rule 18.4.2.8](#) requires protection of the **heritage setting** during construction works.
- ~~n.~~ The matters of discretion for the Akaroa Heritage Area (HA1) in [Rule 9.3.6.3](#) apply when ~~_____~~ triggered by a rule in the zone chapter.
- ~~o.~~ 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 group column in [Appendix](#)

~~9.3.7.2 Schedule of Significant Historic Heritage 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:

1. Reference should also be made to other applicable legislation and requirements including the following:
 - a. The Building Act and Building Code;
 - b. [The Heritage New Zealand Pouhere Taonga Act 2014](#) in relation to any modification or destruction of [archaeological sites](#);
 - c. [In relation to crematoria and Council-administered cemeteries, work involving monuments will also require a permit for Monumental Works Permit from the Council; and](#)
 - d. Any work affecting [heritage items](#) and [heritage settings](#) scheduled in [Appendix 9.3.7.2](#) which may be subject to heritage orders in [Chapter 10](#) are required to comply with the separate procedures specified in Part 8 of the [Resource Management Act 1991](#).

9.3.4.1 Activity Status Tables

9.3.4.1.1 Permitted activities

- a. The following rules apply to **heritage items**, ~~and heritage settings~~, and **heritage areas** scheduled in [Appendix 9.3.7.2](#) or [Appendix 9.3.7.3](#), (excluding the Akaroa Township-Heritage Area), and identified on the Planning Maps.
- b. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.
- c. Activities may also be controlled, restricted discretionary, discretionary, non-complying, or prohibited as specified in Rules [9.3.4.1.2](#) to [9.3.4.1.6](#).
- d. In the Lyttelton Residential Heritage Area, until site by site assessments can be completed and notified, **buildings** constructed prior to 1930 and **heritage items** scheduled in [Appendix 9.3.7.2](#) will be assessed as **defining buildings**; buildings constructed between 1930 and 1959 will be assessed as **contributory buildings**; and **buildings** constructed from 1960 onwards will be assessed as **neutral buildings** or **intrusive buildings**. Refer to Building Age map in [Appendix 9.3.7.3.2](#).
- e. ~~The~~ 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 Certificate](#) of non-heritage fabric.
- f. ~~Exemptions~~ Exemptions relating to this rule can be found in Rule [9.3.3 n.m.](#)

Activity	Activity specific standards
P1 <u>Maintenance of a heritage item or a building in a heritage area.</u>	a. Any temporary scaffolding must be erected: <ul style="list-style-type: none"> i. without fixing to the heritage item (except where this would breach health and safety requirements) and ii. <u>protective material must be used to prevent damaging the surface of the heritage fabric; or</u> <ul style="list-style-type: none"> 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>P2</p>	<p><u>Repairs to a heritage item or to a building in a heritage area, and heritage investigative and temporary works.</u></p>	<p>a. <u>A scope of works and proposed temporary protection measures are to be submitted to Council's Heritage team for comment at least 10 working days prior to the work commencing.</u></p> <p>b. a- The heritage fabric removed is shall be limited to the amount necessary to carry out the works repairs.</p> <p>c. <u>Undamaged heritage fabric (excluding core drilling samples), being temporarily removed, shall be recorded, stored and reinstated on completion of the works.</u></p> <p>b. Any repairs shall be undertaken:</p> <p style="padding-left: 40px;">i. in accordance with the following:</p> <p>d. 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;</p> <p>e. B- introduced or new materials and new work shall be identifiable by use of a recognized conservation technique such as date stamping; and</p> <p>f. C- the any area the heritage fabric has been removed from shall be made weathertight; and</p> <p>g. <u>a photographic record taken prior to, during the course of the works and on completion, shall be submitted to Council's Heritage team within three months of the completion of the work.</u></p> <p>Or:</p> <p style="padding-left: 40px;">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>P3</p>	<p>Heritage investigative and temporary works.</p>	<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 style="padding-left: 40px;">i. in accordance with the following:</p> <p style="padding-left: 80px;">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 P3	Temporary buildings or structures for events in a heritage item which is an open space or in a heritage setting or heritage area.	<p>a. The building or structure is removed within one month after the event.</p> <p>a. <u>The temporary building(s) or structures must not be erected more than two weeks before or remain on the site for more than two weeks after the event.</u></p> <p>b. <u>There is no permanent change to the heritage item, heritage setting, or heritage area.</u></p>
P5	Temporary buildings or structures for events in a heritage setting.	<p>a. The building or structure is removed within one month after the event.</p>
P6P4	<p>a. Sign/Signage. Signs attached to buildings which are:</p> <p>i. <u>heritage items,</u></p> <p>ii. <u>located in heritage items which are open spaces,</u></p> <p>iii. <u>located in heritage settings, or</u></p> <p>iv. <u>located in heritage areas.</u></p> <p>b. Advice note 1. This rule applies to heritage items and heritage settings and heritage areas, 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</p> <p>a. where fixing signs to the heritage item heritage fabric 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 area shall be separated from other signs by a minimum of 10 metres.</p> <p>c. Signs must not flash or move.</p>
P7P5	Development (i.e. buildings and earthworks) on sites located above Second World War Bunkers/Cracroft	<p>a. Any building or earthworks must avoid direct or indirect (i.e. vibration) impact on the underground heritage item.</p>

	Caverns (HID 634) Moncks Cave (HID 1367), Moa Bone Point Cave (HID351), and the Lyttelton Rail Tunnel (HID 760).	a. <u>Details of temporary protection measures to be put in place to mitigate potential vibration impact on the underground heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing.</u>
P8 P6	Regardless of any other rule, <u>demolition, partial demolition or deconstruction works in relation to of a heritage item authorised by legislation or regulations that respond to a natural disaster or a State of Emergency.</u>	a. Regardless of any other rule, demolition or deconstruction works carried out under section 38 of the Canterbury Earthquake Recovery Act 2011. Nil
P7	<u>Regardless of any other rule, demolition or partial demolition or deconstruction of a bach at Boulder Bay or Taylors Mistake Bay scheduled in Appendix 9.3.7.2, where the licence to occupy is cancelled.</u>	Nil
P9 P8	Replacement of <u>buildings, structures or features (which are not listed separately as a heritage item) in a heritage setting or a heritage item which is an open space, where the replacement building, structure or feature is required as a result of damage sustained in the Canterbury earthquakes of 2010 and 2011.</u> a. <u>Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item.</u>	Nil. Nil

	b. <u>This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2.</u>	
P10 p9	<u>Heritage upgrade Building Code works, reconstruction or restoration for:</u> 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	<u>Reconstruction or restoration for:</u> 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 heritage item for the purposes of heritage investigative and temporary works or repair.	a. The heritage item shall not be lifted to a height exceeding 3 metres above any relevant recession plane in the applicable zone. b. The heritage item must be lowered back to its original position within 12 weeks of the lifting works having first commenced. 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. 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 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 P10	Installation, modification or removal of electrical, plumbing, heating, cooling, ventilation, lighting, audio-visual, cooking,	a. Where the works affect heritage fabric, they must be undertaken in accordance with the a design which has been reviewed by and/or supervision of a heritage professional and

	hot or cold water, security and/or other service systems and <u>associated fixtures</u> which form part of <u>heritage items</u> .	where the works involve structural changes and the <u>heritage professional</u> is not also a registered architect, a registered architect. b. <u>The heritage professional must submit the design of the works to Council's Heritage team for comment at least 5 working days prior to the works commencing.</u>
P11	<u>Works to <u>monuments</u> in church graveyards, and in <u>cemeteries</u> scheduled in <u>Appendix 9.3.7.2</u>.</u> <u>Advice Note: In relation to Council-administered <u>cemeteries</u>, works involving <u>monuments</u> will require a permit for monumental works from the Council.</u>	Nil
P12	<u>In a Residential Heritage Area, <u>demolition</u> or <u>relocation</u> of a <u>neutral building</u> or <u>intrusive building</u>.</u>	Nil
P13	<u>In a Residential Heritage Area, new road <u>boundary</u> fences or walls of up to 1.5m in height.</u>	Nil
P14	<u>In relation to a <u>heritage item</u> which is an open space, transplanting of a mature tree, or removal of a mature tree which is dead, in a state of irreversible decline, or structurally unsound.</u>	<u>The need for removal has been certified by a technician arborist, in accordance with Appendix 9.4.7.3 Tree removal certificate [link].</u>

9.3.4.1.2 Controlled activities

- a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.
- b. The activities listed below are controlled activities.

- c. 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.
- d. ~~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.~~
- e. d. Exemptions relating to this rule can be found in Rule 9.3.3 n.m.
- f. e. Any resource consent application arising from Rules 9.3.4.1.2 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:
<p>C1 Heritage upgrade works for:</p> <p>a. Highly Significant (Group 1) heritage items where either the works do not meet the activity specific standards in Rule 9.3.4.1.1 P10, or are not as a result of damage; or</p> <p>b. Significant (Group 2) heritage items which do not meet the activity specific standards in Rule 9.3.4.1.1 P10.</p>	<p>a. Heritage upgrade works, reconstruction and restoration Rule 9.3.5.1.</p>
<p>C2 Reconstruction or restoration for:</p> <p>a. Highly Significant (Group 1) heritage items where either the works do not meet the activity specific standards in Rule 9.3.4.1.1 P11, or are not as a result of damage; or</p> <p>b. Significant (Group 2) heritage items which do not meet the activity specific standards in Rule 9.3.4.1.1 P11.</p>	<p>ii. Heritage upgrade works, reconstruction and restoration Rule 9.3.5.1</p>
<p>C3 C1 a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament (H46), other than where provided in Rule 9.3.4.1.1 P8.</p>	<p>a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament and Christchurch Cathedral Rule 9.3.5.2.</p>

	<p>b. Works to Demolition or partial demolition of Christ Church Cathedral (H106), or the Citizens' War Memorial (HID107) which fall within the scope of the Christ Church Cathedral Reinstatement Order 2020. other than provided for in Rule 9.3.4.1.1 P8, for the purposes of restoration and/or reconstruction and where the resource consent application for this activity (C3) is made in conjunction with:</p> <p>i. a resource consent application for restoration and/or reconstruction in accordance with Rule 9.3.4.1.2 C2; or</p> <p>ii. the restoration and/or reconstruction activity provided for in a heritage works plan certified in accordance with Rule 9.3.4.1.1 P11</p> <p>Advice note:</p> <p>1. Deconstruction for b. is included within reconstruction and restoration.</p> <p><u>Rules 15.10.1.2 C2 and 15.10.1.3 RD9 in Chapter 15 on urban design are also relevant to works at 100 Cathedral Square.</u></p>	<p>a. <u>Matters of Control contained in the Christ Church Cathedral Reinstatement Order 2020. link</u></p>
C4	<p>a. Temporary lifting of a damaged heritage item for the purposes of heritage investigative and temporary works or repair which does not meet one or more of the activity specific standards in Rule 9.3.4.1.1 P12.</p>	<p>a. Temporary lifting or temporary moving – Rule 9.3.5.3</p>
C5	<p>a. Temporary moving of a damaged heritage item for the purposes of</p>	<p>a. Temporary lifting or temporary moving – Rule 9.3.5.3</p>

	heritage investigative and temporary works or repairs.	
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9.3.4.1.3 Restricted discretionary activities

- a. The following rules apply to [heritage items](#), ~~and [heritage settings](#), and [heritage areas](#)~~ scheduled in [Appendix 9.3.7.2](#) or [Appendix 9.3.7.3](#) (excluding the Akaroa Township Heritage Area), and identified on the Planning Maps.
- b. The activities listed below are restricted discretionary activities.
- c. 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.
- ~~d. 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.~~
- ~~e. d.~~ Exemptions relating to this rule can be found in Rule [9.3.3 n.m.](#)

Activity		The Council's discretion shall be limited to the following matters
RD1	<ul style="list-style-type: none"> a. Alteration of a heritage item or heritage fabric, other than provided in: <ul style="list-style-type: none"> i. Rule 9.3.4.1.1 P8 and P13; and ii. Rule 9.3.4.1.2 C3. 	<ul style="list-style-type: none"> a. Heritage items and heritage settings - Alterations, relocation, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1 a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1 a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1 a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1
RD2	<ul style="list-style-type: none"> a. New buildings in a heritage setting; new buildings, structures or features in a heritage item which is an open space other than provided for in Rule 9.3.4.1.1 P9. 	
RD3	<ul style="list-style-type: none"> a. New buildings, structures or features located within an open space which is a heritage item other than provided for in Rule 9.3.4.1.1 P9. 	

RD4RD3	a. Relocation of a heritage item within its heritage setting.	buildings – Heritage items and Settings – Rule 9.3.6.1
RD5RD4	a. Any activity listed in Rule 9.3.4.1.1 Permitted Activities P1, P2, P3, or P7 that does not meet one or more of the activity specific standards. b. Any application arising from non-compliance with an activity specific standard in Rule 9.3.4.1.1 P1, P2, P4, or P5 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 a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1
RD6	a. Any activity listed in Rule 9.3.4.1.1 P4 or P5 that does not meet the activity specific standard. b. 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 (o).
RD7	a. Any activity listed in Rule 9.3.4.1.1 P6 that does not meet one or more of the activity specific standards.	
RD8 RD5	a. Demolition of Christchurch Christ Church Cathedral (H106), other than provided for in Rule 9.3.4.1.1 P6 and Rule 9.3.4.1.2 C3 C1.	a. Demolition of Christchurch Christ Church Cathedral - Rule 9.3.6.2
RD6	a. In a Residential Heritage Area i. new buildings and alteration to building exteriors ii. new road boundary fences and walls over 1.5m in height and alteration to road boundary fences and walls which are or will be over 1.5m in height. b. Where the building is a heritage item scheduled in Appendix 9.3.7.2, Rule 9.3.4.1.3 RD1 or RD2 will apply instead. c. This rule does not apply to: i. buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height; ii. alteration to exteriors of neutral buildings or intrusive	a. Matters of discretion for Residential Heritage Areas (excluding Akaroa Township Heritage Area) - Rule 9.3.6.4. b. Where the site is also located in a Character Area, the Matters of discretion for Character Areas in Rule 14.15.23.

	<p><u>buildings</u> where the <u>alteration</u> is not visible from the street;</p> <p>iii. <u>fences and walls on side or rear boundaries;</u></p> <p><u>Advice note: New buildings in Residential Heritage Areas in RD6 a.i., including those located in heritage settings, are also subject to the Built Form Standards for Residential Heritage Areas in Rule 14.5.3.2.</u></p>	
RD7	<p><u>In a Residential Heritage Area</u></p> <p><u>Demolition or relocation of a defining building or contributory building, except where the building is also a heritage item scheduled in Appendix 9.3.7.2, in which case Rule 9.3.4.1.3 RD3, 9.3.4.1.4 D1, D2 or 9.3.4.1.5 NC1 will apply instead.</u></p>	<p>a. <u>Matters of discretion for demolition in Residential Heritage Areas (excluding Akaroa Township Heritage Area) - Rule 9.3.6.5.</u></p> <p>b. <u>Where the site is also located in a Character Area, the Matters of discretion for Character Areas in Rule 14.15.23.</u></p>
RD8	<p><u>Any new building (except buildings of less than 5m in height) on a site in the High Density Residential zone, Central City Mixed Use zone or Mixed Use zone which is located outside a Residential Heritage Area but shares a boundary with a site or sites in a Residential Heritage Area.</u></p> <p><u>Advice note: The Heritage Aerial Maps for Residential Heritage Areas in Appendix 9.3.7.3 identify the sites which are subject to this rule.</u></p>	<p>a. <u>Matters of discretion for HDRZ, CCMU and MU zone sites sharing a boundary with a Residential Heritage Area - Rule 9.3.6.6.</u></p>

9.3.4.1.4 Discretionary activities

- a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

- b. The activities listed below are discretionary activities.
- c. Exemptions relating to this rule can be found in Rule 9.3.3 n.m.

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

9.3.4.1.5 Non-complying activities

- a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.
- b. The activities listed below are non-complying activities.
- c. Exemptions relating to this rule can be found in Rule 9.3.3 n.m.

Activity	
NC1	<ul style="list-style-type: none"> a. Demolition of a Highly Significant (Group 1) heritage item. b. This rule does not apply to the demolition of the following: <ul style="list-style-type: none"> i. Cathedral of the Blessed Sacrament (H46) (see Rule 9.3.4.1.1 P8 and Rule 9.3.4.1.2 C3); and ii. Christchurch Christ Church Cathedral (H106) (see Rule 9.3.4.1.1 P8P6, Rule 9.3.4.1.2 C3C1, and Rule 9.3.4.1.3 RD8RD5).

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 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 heritage upgrade works, 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

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

9.3.6 Rules – Matters of discretion

9.3.6.1 Heritage items and settings ~~Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings~~

For all activities

- a. ~~The nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of **repair** and **reconstruction**.~~

- ~~b.~~ a. The level of intervention necessary to carry change involved in carrying out the works, including to meet the requirements of the Building Act and Building Code, and alternative solutions considered.
- ~~c.~~ b. Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the heritage item.
- ~~d.~~ c. Whether the proposal, including the form, materials and methodologies are consistent with maintaining the heritage values and level of significance of heritage items, and the heritage values of heritage settings, which are on the site or an adjoining site, and whether the proposal will enhance heritage values, particularly in the case of Highly Significant (~~Group 1~~) heritage items and heritage settings and ~~in particular will~~ 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 retention and integration of existing heritage fabric;
 - iii. the purpose and extent of earthworks necessary as part of the proposal including area, depth and location of, and methodology for earthworks;
 - iv. the options for retaining mature trees, or the necessity of the removal or transplanting of mature trees;
 - v. the impact on public places; and
 - vi. within a heritage setting, or heritage item which is an open space, the relationship between elements, such as layout and orientation, form and materials.
- ~~e.~~ d. The extent to which the works are in accordance with the principles in Policy 9.3.2.2.3 b., and whether the proposal:
 - i. is supported by a conservation plan or expert heritage report which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item and heritage setting; and
 - ii. the extent to which it is consistent with the Heritage Statement of Significance and Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).
- ~~f.~~ e. Whether the proposed work will have a temporary or permanent adverse effect on heritage fabric, layout, form, or heritage values or significance of heritage items or settings on the site or an adjoining site, and the scale of that effect, and any positive effects on heritage fabric, fabric, form or values.
- ~~g.~~ f. The extent to which the heritage fabric or heritage values ~~has~~ have been damaged by natural events, weather and environmental factors and the necessity and practicality of work to prevent further deterioration.

- g. ~~h.~~ Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.
- h. ~~i.~~ Whether the site has cultural or spiritual significance to ~~Tangata Whenua~~ mana whenua and the outcome of any consultation undertaken with ~~Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga~~.
- i. ~~j.~~ The extent to which mitigation measures are proposed to be implemented to protect the heritage item and heritage setting. Such mitigation measures include but are not limited to the use of a temporary protection ~~plan~~ measures.
- j. ~~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, particularly, the need for a high level of photographic recording throughout the process of the works, including prior to the works commencing.
- k. ~~l.~~ Additional matters of discretion for new buildings in heritage settings and ~~For new buildings~~, structures ~~and/or~~ features in heritage items which are open spaces, ~~and~~ 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 or heritage setting;
 - ii. impact on views to or from the heritage item(s), ~~and~~
 - iii. impact on public places and historic street form, or reduce the visibility of heritage item(s) from public places; and
 - iv. impact on the relationship between elements, such as the layout and orientation, form, spaces and materials within the open space or heritage setting; and
 - v. provide for access and use or adaptive reuse of the heritage item
- l. ~~m.~~ Additional matters of discretion for ~~For the~~ relocation of a heritage item:
 - i. whether the new location and orientation of the heritage item will maintain the heritage values and significance of the heritage item;
 - ii. whether alternative solutions have been considered, including repairs, reconstruction, heritage upgrade ~~Building Code 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~~ measures.
- m. ~~n.~~ Additional matters of discretion for temporary event structures in heritage items which are open spaces and in heritage settings:
 - i. the duration the temporary event structure will remain within the heritage item or heritage setting; and

- ii. ~~whether the temporary event structures will~~ impacts on heritage fabric or on views to or from the heritage item(s) or heritage setting, and ~~reduce the~~ on the visibility of heritage item(s) from public places.

n. ~~e.~~ Additional matters of discretion for For signage on or in 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 item or heritage setting;
- ~~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.~~ ii. whether the sign is temporary or permanent, and if temporary, the duration of the signage; and
- ~~iv.~~ iii. benefits of appropriate interpretation signage which records the history of the site.

o. ~~p.~~ Additional matters of discretion for For utilities

- i. the functional need to be located in or in proximity to heritage items and heritage settings; and
- ii. how the location of the proposed utility provides for heritage values.

p. Additional matters of discretion for heritage items located within a Residential Heritage Area

- i. 9.3.6.4 and 9.3.6.5 Residential Heritage Areas.

9.3.6.3 Akaroa Township Heritage Area

- a. In considering whether or not to grant consent or impose conditions in respect of proposals in the Akaroa Township Heritage Area (HA1) where a rule in the Plan is breached the Council shall have regard to the following matters of discretion:
 - i. Whether the scale, form, design and location of development and subdivision, will maintain or enhance the heritage values and significance of the heritage area.
 - ii. Whether development, including new buildings or additions to buildings and fencing, 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.

- iii. Where relevant, the extent to which the proposal is consistent with Appendix 15.15.7 Design Guidelines - Akaroa Commercial Banks Peninsula Zone
- iv. Whether the Akaroa Design and Appearance Advisory Committee has been consulted and the outcome of that consultation.
- v. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

9.3.6.4 Residential Heritage Areas (excluding Akaroa Township Heritage Area) - new buildings, fences and walls, and exterior alterations to buildings

a. Whether the proposal is consistent with maintaining or enhancing the heritage values of the building, fence or wall, and the collective heritage values and significance of the heritage area, and in particular having regard to the following matters of discretion where applicable:

- i. the scale, form, mass, rooflines, materials, colour, design, and detailing of the defining buildings and contributory buildings within the heritage area;
- ii. the relationship between elements in the heritage area including the existing pattern of subdivision, pattern of buildings and fencing including height, materials and permeability of fencing and walls, layout and orientation on sites, and setbacks from streets;
- iii. the purpose and extent of earthworks necessary as part of the proposal;
- iv. the extent and scale of vegetation removed, retained or provided;
- v. the impact on public places and the street scene, including avoiding the location of parking areas and garaging within the front yard.
- vi. the impact of the proposal on views to and from the Residential Heritage Area.
- vii. the provision of access and use or adaptive reuse of defining buildings and contributory buildings.

Additional matters of discretion for alteration to building exteriors

- viii. retention, and integration of existing building fabric, form, appearance, and heritage values;
 - ix. the methodologies to be used in undertaking the works including temporary protection measures;
 - x. the heritage values of the building and whether the building is a defining building, contributory building, neutral building or intrusive building.
- b. The extent to which the proposal is consistent with the Council's heritage report for the Residential Heritage Area concerned, and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010). [link](#)

- c. Whether the proposal will provide for retention of a **building** or ongoing and viable use, including adaptive reuse.
- d. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.
- e. Whether the site has cultural or spiritual significance to mana whenua and the outcome of any consultation undertaken with Papatipu Rūnanga.

9.3.6.5 Residential Heritage Areas (excluding Akaroa Township Heritage Area) – demolition or relocation of a **defining building** or **contributory building**

- a. The effect of the works on the **heritage values** of the **building** or site and the collective **heritage values** and significance of the **heritage area**, including the overall integrity and coherence of the **heritage area**.
- b. Whether the building is a **defining building** or **contributory building**.
- c. The extent to which the **heritage fabric** or **heritage values** have been damaged by natural events, weather and environmental factors, and the necessity and practicality of work to prevent further deterioration.
- d. Whether the costs to retain the **building** on site would be unreasonable.
- e. The ability to retain the overall **heritage values** of the **building** through an alternative proposal.
- f. The extent of photographic documentation that will occur prior to, during and on completion of the works.

9.3.6.6 Sites in the High Density Residential Zone, Central City Mixed Use Zone, and Mixed Use Zone Sharing a **boundary** with a Residential Heritage Area

- a. Whether the proposed building's location, design, scale and form will impact on the heritage values of the site(s) within the Residential Heritage Area, and of the Area as a whole;
- b. Whether the proposed building would visually dominate the site(s) within the Residential Heritage Area or reduce the visibility of the site(s) or sites to or from a road or other public space.

9.3.7 Appendices

Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items *[see separate document – to be inserted here]*

Appendix 9.3.7.3 - Schedule of Significant Historic Heritage Areas

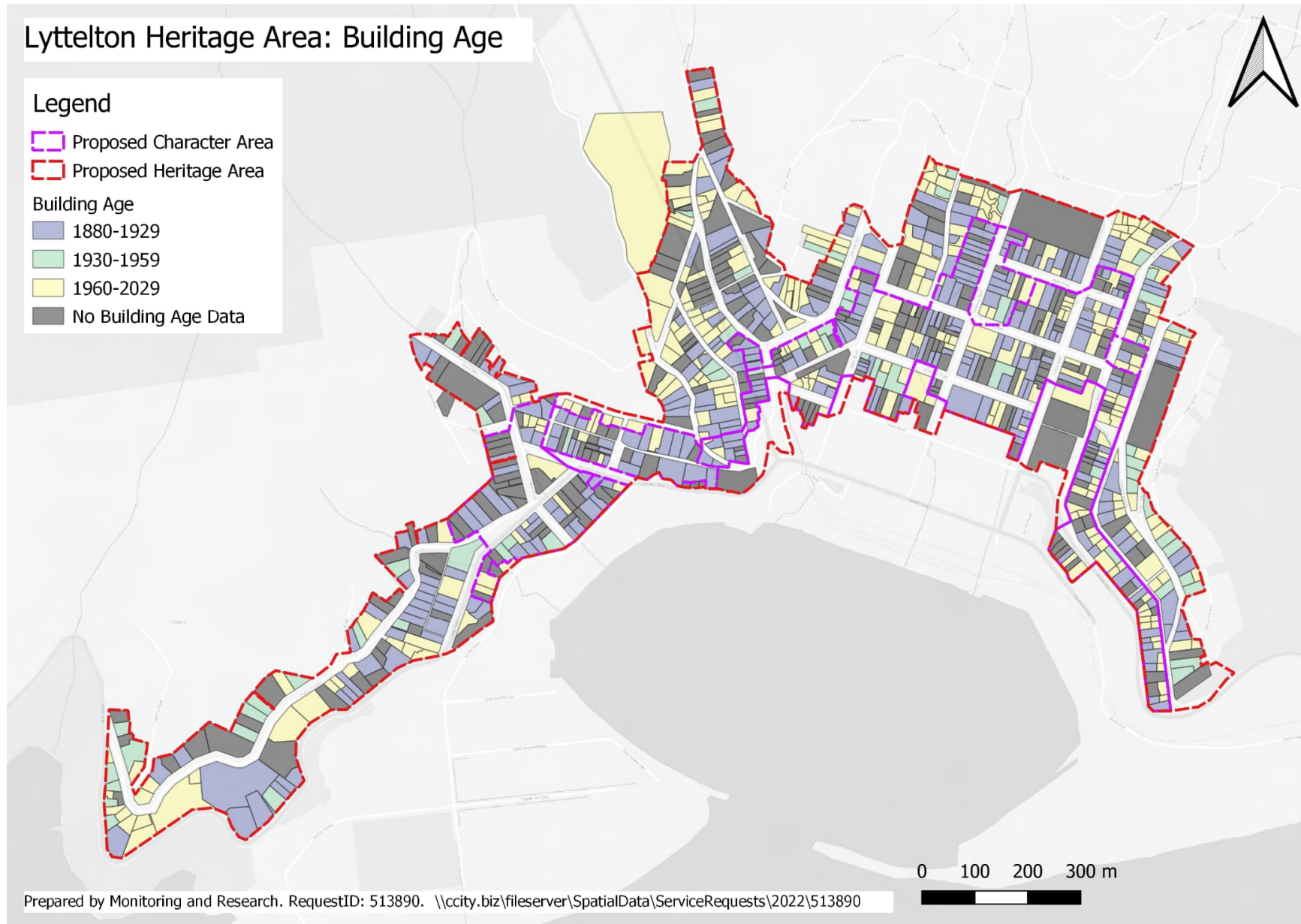
Part A - Akaroa Township Heritage Area					
ID Number	Planning Map Number	Name and / or Description	Location		
HA1	77C, H35C, H36C, H37C, R5C	Akaroa Township Heritage Area	<p>a. Akaroa Township Heritage Area includes residential, commercial and open space areas along the waterfront of Akaroa Harbour. The area includes the Garden of Tane, L'Aube Hill Reserve, French Cemetery, Stanley Park and Daly's Wharf.</p> <p>b. Refer to Appendix 9.3.7.3.1 for the schedule reference map showing the location of this heritage area.</p>		
Part B – Residential Heritage Areas					
<p>Advice Note: For each of the heritage areas below, refer to the links to the Planning Map, Heritage Area Report and Site Record Forms, the Heritage Aerial Map and the Contributions Map. The Heritage Aerial Map shows the sites located within the Residential Heritage Area, and the Residential Heritage Area interface sites that share a boundary with a heritage area and are subject to Rule 9.3.4.1.3 RD8. The Contributions Map identifies the contribution category for each site in the Residential Heritage Area: defining building, contributory building, intrusive building or site, or neutral building or site.</p>					
	Planning Map Number	Name/Heritage Area Report and Site Record Forms	Location	Heritage Aerial Map	Contributions Map
	[Links to be inserted below]	[Links to be inserted below]		[Links to be inserted below]	[Links to be inserted below]
HA2	32C, H16, Central City	<u>Chester Street East/Dawson Street Residential Heritage Area</u>	a. <u>All properties in the section of Chester Street East between Madras Street in the west and up to and including the Chester</u>		

			<u>Street Reserve and 147 Chester Street in the east, and all properties in Dawson Street.</u>		
<u>HA3</u>	25	<u>Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area</u>	a. <u>The properties in Gosset, Carrington and Jacob Streets, and parts of Malvern, Rutland and Westminster Streets, Roosevelt Avenue and Innes Road, and also Malvern and Rugby Parks.</u>		
<u>HA4</u>	32C, H11, Central City	<u>Englefield Avonville Residential Heritage Area</u>	a. <u>All properties in the block bounded by the Avon River and Avonside Drive, Fitzgerald Avenue, Hanmer Street and Elm Grove. Includes both sides of Elm Grove and Hanmer Street excluding the southernmost property on each side of Hanmer Street.</u>		
<u>HA5</u>	31, H6	<u>Heaton Street Residential Heritage Area</u>	a. <u>Properties on the south side of the roadway, bounded to the west by Taylor's Drain and to the east by the grounds of St George's Hospital, and also including Elmwood Park.</u>		

<u>HA6</u>	32C, 39C, H15, H19, Central City	<u>Inner City West Residential Heritage Area</u>	a. <u>All properties on City blocks from the northern side of Cashel Street to the northern side of Armagh Street, between Rolleston Avenue and Montreal Street, with the exception of the block containing the Arts Centre Te Matatiki Toi Ora.</u>		
<u>HA7</u>	53, 58, H30, H31	<u>Lyttelton Residential Heritage Area</u>	a. <u>Most of the residential areas of the township excluding the port area and areas with commercial zoning.</u>		
<u>HA8</u>	46	<u>Macmillan Avenue Residential Heritage Area</u>	a. <u>Properties on the eastern section of Macmillan Avenue and the north side of Whisby Road.</u>		
<u>HA9</u>	31C, 38C	<u>Piko/Shand (Riccarton Block) State Housing Residential Heritage Area</u>	a. <u>All properties including reserves in Tara Street and Piko Crescent and parts of Shand Crescent (including reserves), Paeroa and Peverel Streets and Centennial Avenue, Riccarton.</u>		
<u>HA10</u>	37	<u>RNZAF Station Wigram Staff Housing Residential Heritage Area</u>	a. <u>Former officer accommodation, the No 1 Officers' Mess and Brevet Garden in Henry Wigram Drive and former air force personnel housing in Corsair Drive, Grebe Place, Springs Road and Caudron Road.</u>		
<u>HA11</u>	39, H24	<u>Shelley/Forbes Street Residential Heritage Area</u>	a. <u>Properties in Shelley Street, the northern portion of Forbes Street (excluding 17B) and part of the north side of Beaumont Street</u>		

<u>HA12</u>	24	<u>Wayside Avenue 'Parade of Homes' Residential Heritage Area</u>	a. <u>Properties in the southern section of Wayside Avenue in Bryndwr connecting with Guildford Street to the south and Flay Crescent to the west.</u>		
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Appendix 9.3.7.3.2 Lyttelton Residential Heritage Area Building Age Map



Appendix 9.3.7.4 - Heritage item and heritage setting exemptions from zone ~~and transport~~ rules

- a. 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.
- b. 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 P1	Minimum number of mobility parking spaces required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P1	Car parking maximum area	Car parking
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P1	Car parking dimensions	Car parking
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P2	Minimum number of cycle parking facilities required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P3	Minimum number of loading spaces required	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P4	Manoeuvring for parking and loading areas	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P5	Gradient of parking and loading areas	Parking and Loading
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P6	Design of parking and loading areas	Parking and Loading

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P13a, P13b, P13c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P14 a.ii	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential (Plan Change 4 Council Decision subject to appeal)	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P15 ii	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P14 a.ii	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P13a, P13b, P13c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P16a.ii, P16a.vi.A and B	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P17a.ii, P17a.vi.A and B	Preschools Scale of activity Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P18a.ii, P18a.vi.A and B	Health care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P19a.ii, P19a.vi.A and B	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P16a.ii, P16a.vi.A and B	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P20a.ii, P20a.vi.A and B	Place of assembly Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.3 RD13 a.ii	Convenience activities Retail
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone - Area specific	14.4.3.1.1 P1 a.i, b.i	Preschools Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone - Area specific	14.4.3.1.1 P1 a.ii, b.i	Health care facility Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density	14.4.3.1.1 P1 a.iii, b.i	Veterinary care facility Scale of activity

Chapter	Zone	Activity	Type of Exemption
	Transition Zone - Area specific		
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone - Area specific	14.4.3.1.1 P1 a.iv, b.i	Education activity Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone - Area specific	14.4.3.1.1 P1 a.v, b.i	Place of assembly Scale of activity
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P4 a, P4 b, P4 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P5 a.ii	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential (Plan Change 4 Council Decision subject to appeal)	Residential Medium Density Zone	14.5.1.1 P6 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P5 a.ii	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	14.5.1.1 P4 a, P4 b, P4 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P7 a.ii, P7 a.vi.A and B	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P8 a.ii, P8 a.vi.A and B	Preschools Scale of activity Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P9 a.ii, P9 a.vi.A and B	Health care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P10 a.ii, P10 a.vi.A and B	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P7 a.ii, P7 a.vi.A and B	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P11 a.ii, P11 a.vi.A and B	Place of assembly Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.3 RD1 a.iv	The erection of new buildings and alterations or additions to existing buildings Scale of activity
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.3 RD5 a.ii	Convenience activities Retail
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.i, P1 b.i	Preschools Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.ii, P1 b.i	Health care facility Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.iii, P1 b.i	Veterinary care facility Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.iv, P1 b.i	Education activity Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.v, P1 b.i	Place of assembly Scale of activity

Chapter	Zone	Activity	Type of Exemption
	Accommodation and Community Facilities Overlay Area		
Chapter 14 Residential	Residential Central City Zone	14.6.1.1 P7	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Central City Zone	14.6.1.1 P8a.	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 14.6.1.1 P9 and P10 Scale of activity Residential coherence
Chapter 14 Residential	Residential Hills Zone	14.7.1.1 P8 a, P8 b, P8 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Hills Zone	14.7.1.1 P9 a.ii	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	14.7.1.1 P10 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P5 a, P5 b, P5 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P6 a.ii	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential (Plan Change 4 Council Decision subject to appeal)	Residential Banks Peninsula Zone	14.8.1.1 P7 a.ii	Bed and breakfast Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P6 a.ii	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	14.8.1.1 P5 a, P5 b, P5 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P8 a.ii, P8 a.v, P8 a.vi	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P9 a.ii, P9 a.v.A and B, P9 a.vi	Preschools Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P10 a.ii	Health care facility Scale of activity
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P11 a.ii, P11 a.v, P11 a.vi	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P8 a.ii, P8 a.v, P8 a.vi	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P10 a.ii	Health care facility Scale of activity
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.4 D6 a.iii	Retail activity Retail/Scale of activity
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P5 a, P5 b, P5 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P6 a.ii	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P7 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P9 a.vi	Preschools Residential coherence
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P10 a.vi	Health care facility Residential coherence
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P11 a.vi	Veterinary care facility Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P12 a.vi	Places of assembly Residential coherence
Chapter 14 Residential	Residential Small Settlement Zone	14.10.1.1 P4 a, P4 b, P4 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Small Settlement Zone	14.10.1.1 P5 a.ii	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	14.10.1.1 P6 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P5 a, P5 b, P5 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P6 a.ii	Care of non-resident children within a residential unit in return for monetary payment to the carer Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P5 a, P5 b, P5 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P8 a.ii, P8 a.vi.A and B	Education activity Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P9 a.ii, P9 a.v, P9 a.vi	Preschools Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P10 a.ii	Health care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P11 a.ii, P11 a.vi.A	Veterinary care facility Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P8 a.ii, P8 a.vi.A and B	Education activity Scale of activity Residential coherence

Chapter	Zone	Activity	Type of Exemption
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P12 a.ii, P12 a.v, P12 a.vi.A	Place of assembly Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zone	14.12.1.3 PD4 RD4 a.ii	Convenience activities Retail
Chapter 14 Residential	Residential Hills Zone	14.7.1.1 P10 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential (Plan Change 4 Council Decision subject to appeal)	Residential Hills Zone	14.7.1.1 P10 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Hills Zone	14.7.1.1 P9 a.ii	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	14.7.1.1 P8 a, P8 b, P8 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P7 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential (Plan Change 4 Council Decision subject to appeal)	Residential Large Lot Zone	14.9.1.1 P7 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P6 a.ii	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	14.9.1.1 P5 a, P5 b, P5 c	Home occupation Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Small Settlement Zone	14.10.1.1 P6 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential (Plan Change 4 Council Decision subject to appeal)	Residential Small Settlement Zone	14.10.1.1 P6 a.ii	Bed and breakfast Residential coherence
Chapter 14 Residential	Residential Small Settlement Zone	14.10.1.1 P5 a.ii	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	14.10.1.1 P4 a, P4 b, P4 c	Home occupation Scale of activity Residential coherence Retail
Chapter	Zone	Activity	Type of Exemption
Chapter 15 Commercial	Central City Business Zone	15.10.1.1 P13b, P13c, P13d, P13e	Residential activity Outdoor service space Minimum net floor area Outdoor living space
Chapter 15 Commercial	Central City Business Zone	15.10.2.1 a, b	Building setback and continuity
Chapter 15 Commercial	Central City Business Zone	15.10.2.2	Verandas
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P3	Retail activity excluding supermarket Gross Leasable Floor Area

Chapter	Zone	Activity	Type of Exemption
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P6	Second hand goods outlet Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P7	Commercial services Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P9	Food and beverage outlets Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P10	Office Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P12	Community facility Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P13	Health care facility Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P14	Education activity Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P15	Care facility Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P16	Preschools Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P17	Spiritual activity Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P19 a.iii, P19 a.v.A, P19 a.v.c	Residential activity Minimum net floor area Outdoor service space Indoor storage space
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P9	Food and beverage outlets Gross Leasable Floor Area

Chapter	Zone	Activity	Type of Exemption
Chapter 15 Commercial	Commercial Local Zone	15.5.2.2 a.ii	Street scene
Chapter 15 Commercial	Central City Business Zone	15.10.1.1, P13c, P13d, P13e	Residential activity Outdoor service space Minimum net floor area Outdoor living space
Chapter 15 Commercial	Central City Business Zone	15.10.2.1 a, b	Building setback and continuity
Chapter 15 Commercial	Central City Business Zone	15.10.2.2	Verandas

Appendix 9.3.7.5 Heritage Works Plan

An application can be made to the Council for certification of a Heritage Works Plan as an alternative to a resource consent for Heritage Works include: Reconstruction, Restoration, and Heritage Upgrade Building Code Works. The Heritage Works Plan ~~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~~ principles:

- 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 and heritage

values of the options considered and the option chosen for undertaking the Heritage Works.

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 and heritage values, the options considered for undertaking the works; and
- the engineering design documentation for the chosen option.

2.7 Specify the ~~likely timeframe required to complete~~ start date for 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.

~~4.3 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.

Appendix 9.3.7.6 ~~Certification~~ Certificate of Non-Heritage Fabric

An application can be made to the Council for a Certificate of Non-Heritage Fabric to confirm fabric is not heritage fabric protected by the Plan.

1. Principles

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

1.1 An understanding of the heritage significance of the heritage 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 heritage fabric which is included in the Register of Interior Heritage Fabric for that heritage item, see Appendix 9.3.7.2 – Schedule of Significant Historic Heritage).~~

1.4 Statutory and non-statutory ~~De~~ documentary sources include (but are not limited to): conservation plans, conservation reports, detailed heritage assessment reports, resource consent history, building, or planning or heritage files, architectural plans, photographs, the Heritage Statement of Significance of the heritage item accessed from Appendix 9.3.7.2.

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 Statutory and non-statutory ~~De~~ documentary sources consulted and relied upon. As a minimum these shall include any relevant conservation plan, (where this is available), Council's Heritage files, and the relevant Heritage Statement of Significance accessed from Appendix 9.3.7.2. The assessment shall reference the value attributed to the subject fabric in the conservation plan (that is whether the fabric has been assessed as "neutral", "non-contributory", "intrusive", or equivalent depending on the terminology used and defined in the conservation plan) and the justification for this ascribed value.

Where a conservation plan has not been prepared, the assessment shall identify its value using conservation plan methodology and justification for that ascribed value.

- 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 from a heritage professional.
 - 2.4 Confirmation that in the heritage professional's opinion, and having regard to Clauses 1.1 and 1.2 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 with reference to the heritage fabric definition in the Plan.
3. Confirmation
 - 3.1 ~~The confirmation application for a Certificate of a 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.~~
 - 3.2 ~~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. Definitions
 - 4.1 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.

Appendix 9.3.7.7 The Heritage Aerial Maps

Chapter 13 Specific Purpose Zones

13.2 Specific Purpose (Cemetery) Zone

13.2.3 How to interpret and apply the rules

Advice note:

.....

3. Maintenance and repair works on headstones and other structures monuments the Barbadoes Street Cemetery- in church graveyards and cemeteries scheduled in Appendix 9.3.7.2 should be undertaken in accordance with the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, and Conserving Our Cemeteries, 2003, by the National Trust of Australia (Victoria).
4. In relation to Council-administered cemeteries, works involving monuments will also require a permit for monumental works from the Council under the Cemeteries Bylaw 2013.

13.2.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in 13.2.5, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Any activity listed in Rule 13.2.4.1.1 P1 to P4 that does not comply with one or more of the built form standards listed under the activity specific standards.	a. Street scene – 13.2.5.1. b. Height, separation from neighbours and daylight recession planes – 13.2.5.2.

Activity	The Council's discretion shall be limited to the following matters:
RD2	<p>Any work on monuments, vaults or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery identified in Appendix 13.2.6.2.</p> <p>a. Street scene — 13.2.5.1.</p> <p>b. Height, separation from neighbours and daylight recession planes — 13.2.5.2.</p> <p>Advice note:</p> <p>1. This activity should align with the appropriate Cemetery Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.</p>

Chapter 14 Residential	
Activity Status Tables	
14.5.3.1.1 Area-specific permitted activities	
<u>Activity</u>	<u>Activity Specific Standards</u>
P6	<p>a. <u>Minor residential unit in the Lyttelton Residential Heritage Area where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit.</u></p> <p>a. <u>The existing site containing both units shall have a minimum net site area of 450m².</u></p> <p>b. <u>The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m².</u></p> <p>c. <u>The parking areas of both units shall be accessed from the same access.</u></p> <p>d. <u>There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as:</u></p> <p>i. <u>a single continuous area; or</u></p> <p>ii. <u>be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area with a minimum dimension of 5 metres.</u></p>

Chapter 14 Residential		
		<p>Advice note: 1. For minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>
<u>14.5.3.1.3 Area-specific restricted discretionary activities</u>		
	<u>Activity</u>	The Council's discretion shall be limited to the following matters:
<u>RD16</u>	a. <u>Activities that do not meet one or more of the built form standards for Residential Heritage Areas in Rule 14.5.3.2.</u>	a. <u>The relevant Matters of Discretion for built form standards in Chapter 14:</u> <ul style="list-style-type: none"> i. <u>14.15.1 Residential design principles</u> ii. <u>14.15.2 Site density and site coverage</u> iii. <u>14.15.3 Impacts on neighbouring property</u> iv. <u>14.15.17 Street scene – road boundary building setback, fencing and planting</u> v. <u>14.15.18 Minimum building, window and balcony setbacks</u> vi. <u>14.15.20 Outdoor living space</u>. b. <u>Matters of Discretion for the Character Area Overlay in Rule 14.15.23, where the site is also located in the Character Area Overlay.</u> c. <u>Matters of Discretion for new buildings in Residential Heritage Areas – Rule 9.3.6.4.</u>
<u>RD17</u>	a. <u>Activities that do not meet one or more of the Activity Specific Standards in Rule 14.5.3.1.1 P6 for minor residential units in the Lyttelton Residential Heritage Area.</u>	a. <u>Matters of Discretion for Minor Residential Units – Rule 14.15.22.</u> b. <u>Matters of Discretion for new buildings in Residential Heritage Areas – Rule 9.3.6.4.</u>

14.5.3.2 Area-specific built form standards		
14.5.3.2.3 Building height	<p><u>b.v. In Residential Heritage Areas the maximum height of any building shall be:</u></p> <p><u>In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing and Macmillan Avenue Residential Heritage Areas</u></p>	<u>7m plus 2m for roof form</u>
	<u>In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u>	<u>5.5m</u>
	<u>In Shelley/Forbes Street and Englefield Avonville Residential Heritage Areas</u> <u>Side boundary</u>	<u>5m</u>
	<u>In Lyttelton Residential Heritage Area</u> <u>Buildings except accessory buildings</u>	<u>7m plus 2m for roof form</u>
	<u>Accessory buildings</u>	<u>5m</u>
	<u>In Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</u>	<u>11m</u>
14.5.3.2.7 Number of Residential Units Per Site	<u>b. In Residential Heritage Areas there must be no more than 2 residential units per site, except that within the Lyttelton Residential Heritage Area there must be no more than one residential unit per site and no more than one minor residential unit per site.</u>	
14.5.3.2.8 Setbacks	<u>b. In Residential Heritage Areas the minimum road boundary building setback shall be:</u>	

14.5.3.2 Area-specific built form standards		
<u>i.</u>	<u>In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing, Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u>	<u>6m, where existing house is relocated forward on the site</u> <u>8m, where existing house not retained</u>
<u>ii.</u>	<u>In Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</u>	<u>Minimum 3m</u> <u>Maximum 5m</u>
<u>iii.</u>	<u>In Lyttelton Residential Heritage Area</u>	<u>No setback required</u>
<u>iv.</u>	<u>In Macmillan Avenue Residential Heritage Area</u>	<u>5m</u>
<u>14.5.3.2.8 Setbacks</u>	<u>c. In Residential Heritage Areas the minimum building setback from internal boundaries shall be:</u>	
<u>i.</u>	<u>In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas</u>	<u>3m</u>
<u>ii.</u>	<u>In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u> <u>Side boundary</u> <u>Rear boundary</u>	<u>2m and 3m</u> <u>3m</u>

14.5.3.2 Area-specific built form standards		
iii.	<p><u>In Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</u></p> <p>Side <u>boundary</u></p> <p>Rear <u>boundary</u></p>	<p><u>1m and 3m</u></p> <p><u>3m</u></p>
iv.	<p><u>In Lyttelton Residential Heritage Area</u></p> <p>Side <u>boundary</u></p> <p>Rear <u>boundary</u></p>	<p><u>1.5m and 3m</u></p> <p><u>2m</u></p>
v.	<p><u>In Macmillan Avenue Residential Heritage Area</u></p> <p>Side <u>boundary</u></p> <p>Rear <u>boundary</u></p>	<p><u>3m</u></p> <p><u>3m</u></p>
<u>14.5.3.2.9 Building Coverage</u>	<p><u>d. In Residential Heritage Areas, the maximum percentage of the net site area covered by buildings shall be as follows:</u></p> <p><u>i. In all Residential Heritage Areas except Lyttelton and Englefield Residential Heritage Areas</u></p> <p><u>ii. In Englefield Residential Heritage Area</u></p> <p><u>iii. In Lyttelton Residential Heritage Area</u></p>	<p><u>40%</u></p> <p><u>35%</u></p> <p><u>60%</u></p>

14.5.3.2 Area-specific built form standards		
<u>14.5.3.2.10 Outdoor Living Space</u>	d. In Residential Heritage Areas each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area as follows:	
<u>i.</u>	<u>In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas</u>	<u>80m2</u>
<u>ii.</u>	<u>In Church Property Trustees North St Albans Subdivision (1923), Piko/Shand (Riccarton Block) State Housing, Macmillan Avenue, Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</u>	<u>50m2</u>

Chapter 15 Commercial

Activity Status Tables

15.11.1.3 Restricted Discretionary Activities

	Activity	The Council's discretion shall be limited to the following matters:
RD11	Any building that does not meet Rule 15.11.2.11 (a)(ii), (iii), and (vi) in respect to all buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct.	<ul style="list-style-type: none"> a. <u>The impact on the heritage values of the Arts Centre or New Regent Street heritage items and heritage setting, and the extent to which the increase in building height would be mitigated by the building's form, design, or location on the site.</u> b. <u>Whether the proposed building would visually dominate the Arts Centre or New Regent Street heritage items and heritage setting or reduce views of those sites to or from a road or other public space.</u> c. <u>The Matters of Discretion for maximum building height – Rule 15.14.3.1.</u>
15.11.2.11 Built form standards – City Centre zone		
a. i. ... ii. All buildings in New Regent Street		The minimum and maximum height shall be 8 metres.
iii. All buildings at the Arts Centre, being land bordered by Montreal Street, Worcester Street, Rolleston Avenue and Hereford Street.		The maximum height shall be 16 metres.
<p><u>...vi. All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u></p> <ul style="list-style-type: none"> a. <u>Land on the east side of Montreal Street between Worcester Boulevard and Hereford Street</u> b. <u>145 Gloucester Street and 156 Armagh Street to the west of New Regent Street</u> c. <u>all sites in the block bounded by Armagh Street, Manchester Street, Gloucester Street and New Regent Street (but excluding New Regent Street)</u> d. <u>sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street, and</u> 		The maximum height shall be 28 metres.

e. sites with road boundaries on the south side of Gloucester Street at 158, 160, and 162 Gloucester Street, 113C Worcester Street, and the units at 166 Gloucester Street

Appendix 15.15.7 Design guidelines – Akaroa Commercial Banks Peninsula Zone

Draft proposed text

a. Introduction

- i. The illustrations used in the guidelines are provided to assist in understanding the points expressed in the text. These are not all existing buildings but are stylised designs. These guidelines have been prepared to help you if you are thinking of building in the Commercial Banks Peninsula zone at Akaroa. They are intended to help you achieve the building you want, while at the same time ensuring that new buildings fit in with the town's surviving historic buildings and maintaining or enhancing the town's present character.



ii. Figure 1: Typical Akaroa streetscape

- iii. You will find in this document a brief discussion of Akaroa's architectural history, and more importantly, a description of its architecture and value as a well preserved small scale historic town with a range of architectural styles. The historical and architectural importance of the town has been recognised by the local community, Heritage New Zealand Pouhere Taonga and the Council. The guidelines outline the key principles which the Council will take into account in considering any consent applications.
- iv. This document will elaborate on those principles, which can, in essence, be summarised as follows:
 - A. New development and additions to existing structures should:

- I. Recognise and respect the unique historic character of Akaroa.
- II. Relate well to surrounding buildings and the general environment.
- III. Avoid dominating neighbouring buildings.
- IV. Respect important views from public places.

b. Why guidelines?

- i. Akaroa has a distinctive visual character, based on its physical setting, its buildings and its open spaces and gardens. A large part of the centre of Akaroa has been recognised by Heritage New Zealand Pouhere Taonga and registered listed as a Historic Area. The Council has similarly recognised that this special character is worth protecting by including in its District Plan, provisions, which allow for consideration of the effects of proposed new buildings and alterations to existing buildings.
- ii. The Council's aim, through these guidelines, is to ensure that the special historical character of Akaroa is maintained, as development of the town proceeds. In endeavouring to meet that objective, the other main goals are to provide property owners and developers with design and appearance guidance and to encourage early discussion of proposed building plans with the Council.
- iii. The primary concern of these guidelines is to protect, for cultural and aesthetic reasons, the attractive appearance of the town after more than 150 years of growth and change. Adherence to these guidelines also promises economic advantage for the town. Akaroa's appealing appearance and atmosphere help make it a desirable place to live, and an attractive place to visit. The town's architectural and historical heritage contributes greatly to its appeal as a holiday destination. By helping to protect the intrinsic characteristics of the town, the guidelines will assist in strengthening the town's major economic base and potentially enhance the value of your property.
- iv. New buildings, or significant alterations to existing buildings in the Commercial Banks Peninsula Zone are the main concern of these guidelines. However, many of the principles and specific guidelines could also be applied to the town's advantage in the residential areas which surround the Commercial Banks Peninsula Zone.

c. The Planning Framework

- i. The Council can consider the design and appearance of proposed work in Commercial Banks Peninsula Zone through the resource consent process. Any building work in the Commercial Banks Peninsula Zone should meet the standards of the District Plan and have regard to these design guidelines.
- ii. The relevant section of the District Plan is Chapter 15 for the Commercial Banks Peninsula Zone.

- iii. These guidelines set out issues which the Council will take into account when assessing a resource consent application required for design and appearance reasons. The guidelines are intended to help applicants who require resource consents to undertake building work in the Commercial Banks Peninsula Zone understand how the Council will evaluate the design and appearance aspects of proposed work.
- iv. The Commercial Banks Peninsula Zone lies within the Akaroa Heritage Historic Area scheduled in the District Plan and the Akaroa Historic Area listed registered by Heritage New Zealand Pouhere Taonga. This area has been recognised nationally as having a high percentage of original historic buildings which are of aesthetic and architectural importance in their own right, and form an inter-related group of historic places. As such the area is a vital part of the historical and cultural heritage of New Zealand. Consultation with Council's Urban Design and Heritage teams, Approval from the Heritage New Zealand Pouhere Taonga, and the Akaroa Design and Appearance Committee may be appropriate is needed for work on any building within the Heritage/Historic Area, or on any building elsewhere in the town which has been individually scheduled in the District Plan or registered-listed by the Trust Heritage New Zealand Pouhere Taonga.
- v. In considering the design and appearance aspects of proposed building work in the Commercial Banks Peninsula Zone, the Council planners may take advice from Council's Urban Design and Heritage teams, and Heritage New Zealand Pouhere Taonga or any qualified expert. Individuals who need resource consent for building work in these areas are urged to study these guidelines and to discuss their plans with the District Council and/or a professional consultant, the Akaroa Design and Appearance Advisory Committee and Heritage New Zealand Pouhere Taonga before formally applying for resource consent for the work. Early consultation with Council can often facilitate subsequent consent processes, resulting in reduced time delays and costs.

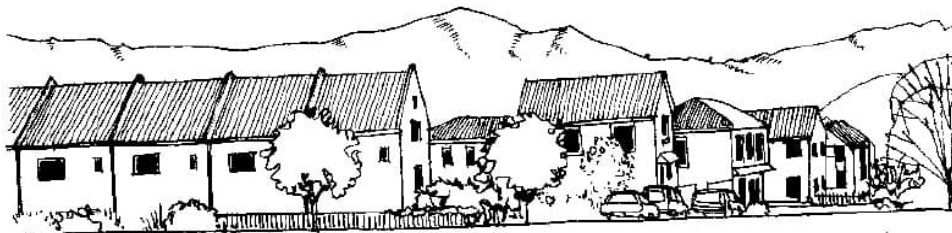
d. Akaroa's architectural history

- i. Akaroa has a distinctive architectural quality that stems, in part, from the high number of colonial buildings that have been retained to this day. Akaroa is one of New Zealand's most charming and romantic towns, although its origins as a French settlement are not strongly reflected in much of its architecture today. The earliest buildings of the French had steeply pitched roofs, small dormers, casement windows divided into many panes, louvered shutters and symmetrical facades. As early as the mid-1850s, Akaroa's buildings were no longer markedly different from other New Zealand buildings. A great number were cottages with reasonably large dormers, verandas and lean-to's. Almost all were built of horizontal weatherboards with steep roofs initially of shingles, then of corrugated iron. These were typical New Zealand colonial buildings.
- ii. The one and a half storey, gable ended cottage with veranda, lean-to and dormers is often idealised as the archetypal Akaroa building. Though these cottages are still abundant, and valued, the town's architectural traditions are much richer and more varied.
- iii. Later building designs in the town also followed general New Zealand trends, with horizontal weatherboard and corrugated iron the predominant building materials. Thus, nineteenth century churches are variants of colonial wooden Gothic, while Italianate was favoured for public and commercial buildings. Many commercial premises were two-storied and differed from residences only in being somewhat larger, and in being built-up to the street line. All were still relatively small buildings and almost all were built of "timber and tin". This uniformity in styles and materials for residences and public and commercial buildings, and little variation in building size, have been characteristic of Akaroa's architecture since the nineteenth century.



iv. Figure 2: Examples of early colonial cottages

v. In the late twentieth century there was a new development in Akaroa's architectural history. A demand emerged for multi-unit, privately owned **apartments**. These were up to three storeys high, built up to or close to the street line, and often of masonry construction. These **buildings** marked a significant departure from the single family houses and cottages, standing in individual sections, which were previously characteristic of most of the town. In retrospect many of these structures, individually or collectively, have not been successful in maintaining the intimate, mostly small scale of the town and the use of complementary **building** materials.



vi. Figure 3: Townhouse block demonstrating overly repetitive elements. The **buildings** to the right display a pleasing variety and interest.

vii. Akaroa's diverse range of **buildings** of different sizes, shapes, styles, set-backs, roof forms and materials mean there is a very large architectural vocabulary on which architects can draw for new **building** design, without introducing styles, or details that would appear out of place. It is

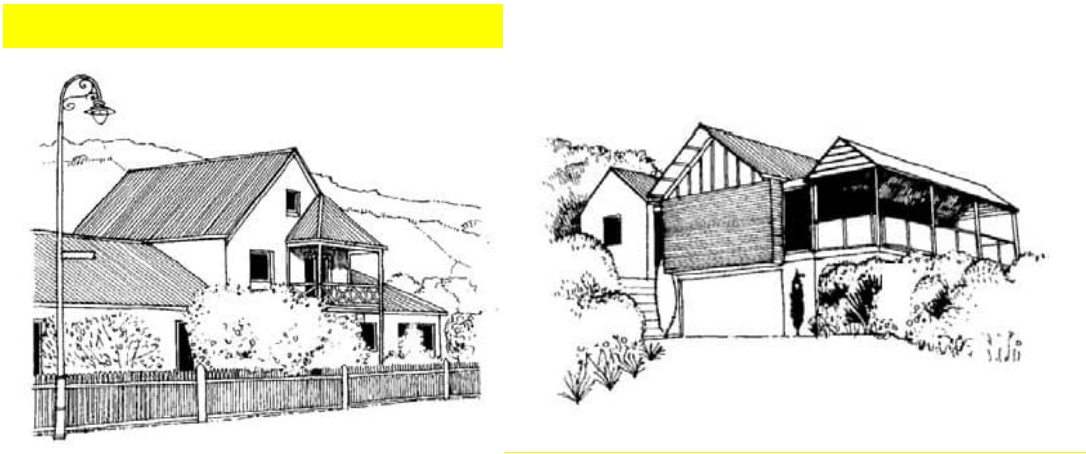
important that new buildings and extensions reflect existing architectural themes and styles.

e. Akaroa's setting and urban form

- i. Preserving and enhancing what is appealing about Akaroa requires careful consideration of more than the design of individual buildings. The spaces between matter too. Gardens and trees are generously dispersed throughout the town and large open spaces separate different built-up areas. Building has mostly been concentrated on the foreshore and up three small valleys, with the intervening spurs remaining open or bush-covered. The close integration between the natural and urban worlds in Akaroa also results from the town's position facing onto an extensive harbour, and being ringed by grand hills. Applicants are encouraged to consider the impact of their design or building extension on the existing views of water and hills from the town and of the integration of the built and the natural environment.
- ii. The town's development, and the proximity of commercial premises and residences give the town the relaxed, convivial atmosphere of a village. The maintenance of public and retail activities at street level is important to sustaining the town's vitality and is protected in certain areas along Beach Road between Rue Jolie and Bruce Terrace. The maintenance of open spaces and of private gardens is also important to maintaining the town's atmosphere.

f. Diversity and innovation

- i. New designs will generally be acceptable if their proportions fit in well with nearby older buildings and maintain the scale of existing streetscapes. New buildings of contemporary design, built using up-to-date materials and building technologies can be added to Akaroa, provided they avoid or mitigate any adverse visual effects through careful use of scale, density, bulk, exterior cladding, external detailing and through their site location and setback.
- ii. Successful approaches are:
 - A. Compatible design: new buildings, or new work on old buildings may vary the design but maintain the proportions, scale, materials, textures and colours of the original.
 - B. New design: work of completely contemporary design which uses modern materials and building technologies, but shows respect for the character of existing old buildings in the area. Care must be taken that the historic character of the town is maintained when new designs are introduced.



iii. Figure 4: Modern buildings incorporating key architectural themes such as steeply pitched gabled roofs, verandas and vertically oriented windows.

iv. While nineteenth and early twentieth century buildings largely set the character of Akaroa, new development should generally reflect, rather than exactly replicate, these historic styles. Sympathetic design, whereby certain characteristics of historic buildings are incorporated into new buildings, is encouraged. Contemporary design, if carefully conceived to fit with the town's character, is often preferable to replica buildings.



v. Figure 5: New residence demonstrating site specific sympathetic small scale forms and details, and vertical windows.

9.3.6.6.1.1.1 Building on specific sites

i. Each individual site has different buildings adjoining it, and sits in a different relationship to the wider landscape. What is suitable for one particular site may be quite unsuitable on another site. Corner sites need particular care, since they form a visual focal point. In some situations larger buildings on corner sites will be desirable to define streetscapes, on other corner sites, it may be desirable to avoid overpowering historic buildings nearby.



ii. Figure 6: Corner Treatment- both buildings strongly define the corner yet include smaller scale forms that the pedestrian can relate to.

iii. The size and scale of new buildings in relation to their neighbours are as important as the materials or architectural style of the new building.

iv. The use of materials and architectural style of any development may add or detract from the overall proposal, its visual impact on the streetscape and historic character of the town.

h. Key concepts

i. Streetscape, rhythm and scale

A. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of a compatible size and form. When a

rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.

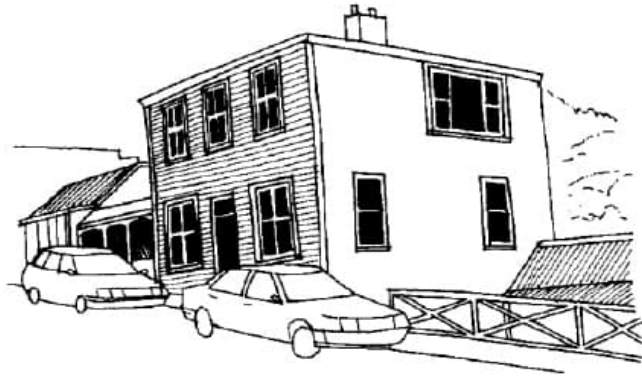
B. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.



C. Figure 7: Height and rhythm- a pleasing relationship between height and rhythm is evident.

D. The goal is to maintain appealing streetscapes, characterised by sequences of buildings which are in scale and exhibit a pleasing modulation. Streetscape refers to the ways in which buildings form, together with gardens and trees, attractive combinations of mass and colour. Buildings are in harmony when, while not identical, they share similar elements and are of compatible size and form. When a rhythm is discernible in a sequence of buildings there are no abrupt transitions, in size, form or architectural detail, from one building to the next.

E. It may be appropriate for a contemporary building to sit beside a traditional weatherboard one provided there is some relationship to the rhythm and scale of windows, doors, roof pitch and other design elements.



F. Figure 8: Scale- an out of scale building which dominates adjacent buildings by size, bulk and height.

G. Larger, bulkier buildings can reflect the smaller scale of surrounding buildings by repetition of design elements such as gables, steps in the plan of the building, the use of different roof shapes, or dividing the building into visually separate units by using different treatments or colours for cladding.

H. Generally, designers of new buildings are asked to look at the existing historic buildings in the vicinity of the site, not to imitate them, but to consider whether the new building is sensitive to the surroundings in which it is to be placed.

ii. Replica buildings

A. Replica buildings, in the context of these guidelines, means an exact copy of the size, proportions, and architectural details of an older building. While it is generally undesirable to have new buildings replicate the exact design of historic buildings, design elements of older buildings can be used to achieve an overall visual harmony. Replica buildings can devalue the authentic historic character of Akaroa.

B. Attempts at 'replication' with inaccurate detailing, inappropriate materials and distorted proportions can become a caricature of the original building style.

iii. Additions and alterations to historic buildings

- A. The character of Akaroa depends to a large extent on the survival of its many historic buildings. The preservation of these surviving buildings is important in maintaining its overall character. The demolition of historic buildings has had detrimental effects on the character of the town. The retention of the remaining older buildings will generally be to the town's advantage.
- B. Listing Registration by Heritage New Zealand Pouhere Taonga, or scheduling listing by the District Council in its District Plan, are indications that particular historic buildings should be preserved and maintained for future generations.
- C. Adaptive re-use is recommended. New developments on sites occupied by older buildings should use the historic structures whenever possible by building around or adding to them in a sympathetic way.
- D. Key principles to bear in mind when adding to an historic building are:
 - I. Alterations should be the minimum necessary.
 - II. They should not detract from the heritage value of the place and/or building.
 - III. They should be compatible with the original form and fabric of the building, but should be able to be read as new work, although this need not be obvious particularly for minor additions.
 - IV. They should be of a quality that does not detract from the heritage values of the place.
- E. Ideally changes should also be reversible, to allow future generations to return the buildings to their original forms. When work is being done on historic buildings, previous inappropriate alterations should be reversed and unsympathetic additions removed whenever possible. Council's Heritage team and Heritage New Zealand Pouhere Taonga can provide advice on these matters.



F. Figure 9: Sensitive alteration to an historic building.

G. In the example to the right similar roof forms and window details have been used.

H. When work on an historic building is being undertaken the Conservation Guidelines published by Heritage New Zealand Pouhere Taonga should be consulted provide a useful reference. Where major work is envisaged, an architect who has experience in conserving or adapting older buildings should be engaged.

I. Both the Akaroa Civic Trust and Heritage New Zealand Pouhere Taonga are available to advise owners of historic buildings who are considering major repairs or alterations to their buildings.

i. Specific guidelines

i. Roof forms

A. On Akaroa's older buildings, roofs are generally of relatively steep pitch, with gable ends. Hipped roofs are evident within the Commercial Banks Peninsula Zone. More recent buildings in the town exhibit a great variety of roof forms, including hip roofs, roofs of shallow pitch, and flat, or mono-pitch, roofs. While there is a variety of existing roof forms, those which are steeply pitched (i.e. 25 degrees and steeper) maintain an attractive streetscape and achieve a pleasing relationship with adjacent and nearby buildings and are to be encouraged.



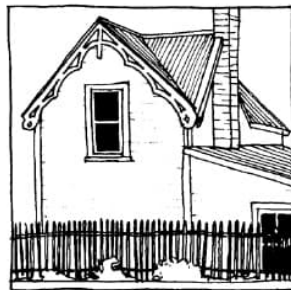
Villa Gable and Verandah



Verandah and simple gable with roof domers



Two Storey Hipped Roof domers



Two Storey Gable with Lean-to at rear



Multiple Gable Ends Roofs

B. Figure 10: Roof shapes and forms

ii. Cladding, texture and roofing materials

- A. Historically, weatherboard has predominated in Akaroa. Roofs have been mostly corrugated iron with door, and window frames of wood. Brick and other forms of masonry construction are unusual in Akaroa. Consequently, the use of traditional vernacular materials, such as weatherboard cladding, and corrugated iron roofing is encouraged in Akaroa. Some recent examples have not worked well because they lack detail and texture. An example of a modern application which reflects the character of the adjoining buildings, and has been successful, can be seen on the additions to the Akaroa museum.
- B. To harmonise contemporary with traditional buildings, extensive, blank masonry walls, lacking in texture, should be avoided where masonry walls are necessary. Careful detailing and placement of wall openings, sensitive selection of colours or judicious planting can be useful in reducing adverse visual impacts to a limited degree.

iii. Windows

A. Attention should be paid to the sizes, symmetry and proportions of window openings and their placement, or grouping, in relation to neighbouring buildings. In the Commercial Banks Peninsula Zone any departure from the vertical orientation of windows of historic buildings is not encouraged. Timber windows are preferable to aluminium but if aluminium windows are used, they should be faced with timber.



B. Figure 11: Window orientation- the illustration on the right demonstrates appropriate vertical orientation and facings and has pleasing symmetry.



Dormer in a roof



Modern blend of windows
- all simple shapes

C. Figure 12: Window shapes and types

iv. Colours

A. There is no reason, when choosing colours for the walls, facings and roofs of new buildings, or when repainting older buildings, not to use today's much wider palette of colours than the palette available in earlier years, provided the new colours are in accordance with the historic character of the town and its streetscapes. Simple combinations of discreet individual colours are particularly preferable in areas where there are a large number of older buildings, however, the colour of new structures should not visually dominate heritage buildings or the streetscape. Owners of historic buildings are encouraged to consider using heritage colours and information about these is available from major paint manufacturers and retailers. In the Commercial Banks Peninsula Zone the preference is for painted or coloured surfaces. Corporate colour schemes and large corporate logos are not appropriate in the Akaroa Historic Heritage Area.

v. Verandas

A. The only sequence of nearly continuous shop verandas over footpaths in Akaroa is found along Beach Road. On Rue Lavaud occasional shop verandas contribute to the variety and modulation of the streetscape. Where new buildings are being erected in either of these precincts, maintenance of the sequence along Beach Road, and of the pattern of occasional verandas along Rue Lavaud, should be the goal.



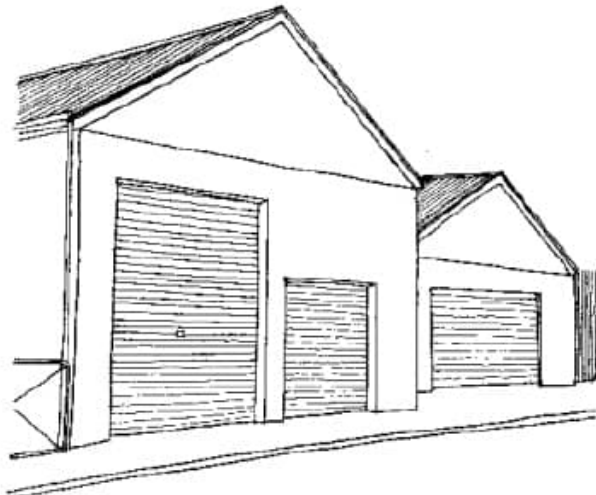
B. Figure 13: Akaroa street verandas

vi. Setback and fences

- A. Akaroa's charm and historic character depend, in part, on gardens and trees remaining key elements in Akaroa's streetscapes. Setbacks will help ensure plantings continue to be a major element in most residential streetscapes. Only in existing commercial areas of the town, where setbacks are already small or non-existent, is it desirable to maintain the sense of a fully built-up townscape.
- B. Having some buildings hard up against the street, even in predominantly residential areas, gives the town's streetscapes attractive variety.
- C. To be able to look into and enjoy gardens along the street has long been the character of the settlement. Tall fences break this pattern, therefore low fences are encouraged. If taller fences are required, then they should be of a picket type so that the garden aspect is presented to the street.

vii. Parking and garages

- A. Garages should have a minimal visual impact on the historic character and amenity of the streetscape. They should be located further back from the road boundary than the main building and the repetitious sequences of multiple garage doors should be avoided. Within the Akaroa Historic Area, garages facing the street are required to be sited behind dwellings.



B. Figure 14: Garages on street front - these buildings detract from the streetscape.

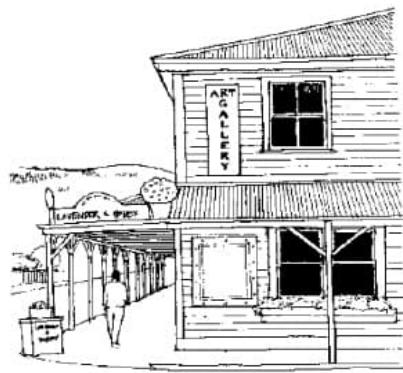
C. Car parking, especially with larger developments, should be concealed behind the main buildings, with minimal access points. Where this is not practical or possible, attention should be given to screening parking areas from view from adjoining streets.



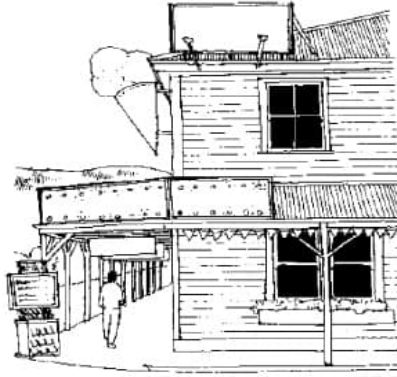
D. Figure 15: Car parking visually softened by location behind buildings and screen planting

viii. Signs

A. Rules in the District Plan govern the size and placement of signs. Besides conforming with these rules, new signs will help preserve the character of Akaroa if they are simple, not excessively large and do not obscure interesting architectural details of buildings. Signs incorporating simple backgrounds, borders and text are preferable to complex graphics, particularly photomontage based signage and large-scale advertising hoardings. The proliferation of signs which are obtrusive because of their size, colour or placement, could undermine the pleasing character of Akaroa. Neon, moving, illuminated or brightly lit signs will generally detract from the historic character of Akaroa and are discouraged.



Prefer



Avoid

B. Figure 16: Signage

C. In this illustration the signs on the right detract from the form of the building and create a sense of visual clutter.

ix. Site work

A. The District Plan controls the heights of buildings in Akaroa, but again a building, which meets the requirements of the Plan, may not be satisfactory in its design, or impact on townscapes.