

A close-up photograph of a dried, brown leaf. The leaf is the central focus, showing its intricate vein structure. The veins are a lighter brown color, contrasting with the darker brown of the leaf's surface. There are several small, dark spots and a small tear on the leaf, suggesting it has been damaged or is in a state of decay. The background is blurred, showing other parts of the plant or a similar leaf. The overall lighting is warm and golden, highlighting the texture of the leaf.

RESOURCE INFORMATION

INFORMATION ON CONSERVATION PLANS

Explanation

Project 5 (Page 30) states that there is value in preparing a heritage conservation plan or plans for Hagley Park and the Botanic Gardens to highlight heritage values in these places and to identify agreed measures of conservation compatible with the purposes and approved uses of the two areas.

What is a Conservation Plan?

A Conservation Plan is a document that sets out the heritage value of a place and develops policies to guide its conservation, future use and development. In most cases a Conservation Plan deals with the management of change.

When is a Conservation Plan required?

Conservation and development usually occur together – development does not happen in a vacuum of time or space but within existing settings, cities, communities and neighbourhoods. Ideally, heritage items that are kept provide continuity, stability and identity, and what is created provides a new function and vitality.

Although any historic place can benefit from having a Conservation Plan prepared, it is usually required where the future use is unknown, undecided or where major works are proposed. A Conservation Plan is a requirement for a place with a Conservation Covenant.

What should be included in a Conservation Plan?

A conservation plan should identify, prioritise and help to resolve any differences

in balancing the old with the new. It should provide basic information necessary for decision making and assist in the overall planning and management of the heritage values of a place.

Where the issues are not complex, a simple report such as a Heritage Assessment that outlines the heritage values of the heritage item, a structural report or a cyclical maintenance plan may provide the necessary information to assist decision making.

The following publications provide guidance on the preparation of Conservation Plans.

- J.S. Kerr's Conservation Plan, 2000, published in Australia by the National Trust of Australia (NSW) sets out an internationally recognised methodology for the preparation of a Conservation Plan and is recommended for use.
- Guidelines for Preparing Conservation Plans, published by the NZ Historic Places Trust, 2000.
- The Resource Management Act and Christchurch City Plan heritage provisions, and NZ Historic Places Act set out nationally accepted significance categories for use in the assessment of heritage values and features in a Conservation Plan.

The following points provides an overview of the J.S. Kerr's Conservation Plan methodology. It outlines generally what should be included in a Conservation Plan – although each plan will need to be tailored for the specific project.

Stage 1 – Understanding the Place

- **Documentary evidence:** Research into a wide range of primary and secondary sources of information. Sources may include people and their descendents, maps, plans, books, papers, photos etcetera.

- **Physical evidence:** Reading the building, site and landscape tells the story of its history and occupants. A description of the building and its phases of development and its surviving fabric will need to be included.
- **Analysis of evidence:** All research and evidence should be considered together to establish an understanding of the place.
- **Assessment and statement of heritage value:** Generally, the place is analysed using categories of heritage value and levels of heritage value assigned. This is followed by a brief summary statement about the heritage value or significance.

Stage 2 – Conservation Policy and its implementation

- **Gathering information:** About the physical condition; external requirements such as legal and stakeholder views; requirements for the retention of its significance; client requirements should be sought and included to assist in the development of management policies.
- **Policy preparation:** Will need to be well structured to be effective and progress from a vision; to general policies; to specific guidelines. Must address retention of heritage value; identify feasible and compatible uses; meet statutory requirements; work within available resources; and anticipate opportunities and threats.
- **Implementation:** Strategies and tasks that deliver on the policies within specified timeframes, need to state who is responsible for monitoring the implementation.

Conservation plans, proposed works and resource consents

It is always best to have a Conservation Plan prepared before works are proposed so that the Plan can guide future plans and actions.

Conservation Plans can be written generally or specifically to address particular conservation and development issues.

Depending on the nature of the proposal and especially for major works to heritage listed buildings and places, the Conservation Plan will form an important information requirement of a Resource Consent application. The Conservation Plan will help determine the heritage value and effects of the proposed changes on heritage fabric, features and spaces.

The Conservation Plan will assist the Council determine the acceptability of the effects on the heritage item according to the City Plan and RMA requirements for the management of heritage items.

Seek advice early and discuss before lodging your application

Specialist consultants with experience in the preparation of Conservation Plans and Heritage Assessments can assist you.

Similarly, it is recommended that you talk early with the Heritage Team and Historic Places Trust (if registered) about your proposal, so that we can assist you through this process before you lodge your application.

Note: This heritage information acknowledges the use and reference to JS Kerr's Conservation Plan in its preparation.

RELATED PLANNING DOCUMENTS

Plan	Date Version Current At August 2007	Produced By	Internet Link
Hagley Park Management Plan	16 August 2007	Transport & Greenspace Unit, City Environment Group, CCC	http://www.ccc.govt.nz/Parks/HagleyParkBotanicGardens/HagleyParkMngtPlan/
Christchurch Botanic Gardens Management Plan	16 August 2007	“	http://www.ccc.govt.nz/Parks/HagleyParkBotanicGardens/ChChBotanicGardensMngtPlan/
Avon River Master Plan	1 March 2007	“	http://www.ccc.govt.nz/Parks/NaturalAreas/AvonRiverMasterPlan/
Millbrook Reserve Landscape Plan	15 June 2006	“	http://www.ccc.govt.nz/Council/agendas/2005/November/FendaltonWaimairiWorks14th/Clause5Attachment.pdf
Mona Vale Management Plan	April 1988	“	-
Central City Revitalisation Strategy (Stage II)	7 September 2006	Strategic Support Unit, Strategy and Planning Group, CCC	http://www.ccc.govt.nz/CentralCity/CCRPStage2.pdf
Open Space Strategy	In prep.	“	
The Christchurch City District Plan	Operative 21 November 2005	City Plan Team, Strategic Support Unit, Strategic Support Unit, Strategy and Planning Group, CCC	http://www.ccc.govt.nz/CityPlan/
Long-Term Council Community Plan	2006-16	Corporate Performance Unit, Corporate Services Group, CCC	http://www.ccc.govt.nz/LTCCP/
Greater Christchurch Urban Development Strategy	Launched 22 June 2007	Multiple governmental authorities	http://www.greaterchristchurch.org.nz/StrategyDocument/

REFERENCES

Christchurch City Council (2005): *HAGLEY PARK - Assessment of submissions received following the public consultation undertaken in August and September 2004*. Unpublished report.

Christchurch City Council (2005): *BOTANIC GARDENS - Analysis of submissions received following the public consultation undertaken in August and September 2004*. Unpublished report.

Heremaia, C. (2003): *Case Study Hagley Park Management Plan 1991*. Part of course requirements for a Masters in Landscape Architecture at Lincoln University.

Christchurch City Council (2005): *HAGLEY PARK - Assessment of submissions received following the public consultation undertaken in August and September 2004*. Unpublished report.

Christchurch City Council (2005): *HAGLEY PARK - Assessment of submissions received following the public consultation undertaken in August and September 2004*. Unpublished report.



