

Plan Change 13 Section 32 Evaluation: Appendix 2 - Table of Reasons for Rule Amendments – for notification 17-03-2023

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 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 relates to proposed changes in areas of Banks Peninsula outside of Lyttelton which are out of the scope of consideration for PC14 but will be considered in PC13.

Chapter 2 Abbreviations and Definitions

Proposed text	Reasons for change
<p>Alteration of a heritage item</p> <p>in relation to Sub-chapter 9.3 Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any <u>change</u>, modification or addition to a <u>heritage item</u>, <u>heritage setting</u> or <u>heritage fabric</u>, or a <u>building</u> in a <u>heritage area</u> which impacts on heritage fabric.</p> <p>Alteration of a heritage item includes:</p>	<p>Definition broadened to apply to heritage areas.</p> <p>Rewording of the overarching clause in the definition clarifies that changes being assessed as alterations may not always physically affect heritage fabric or be limited to affecting heritage fabric. For example, the impact could be a visual impact. Additions may affect the heritage form or both heritage form and fabric. An alteration may affect the wider tangible and intangible heritage values in Appendix 9.3.7.1 which contribute to the heritage significance of the heritage item.</p>

<p>a. permanent modification of, addition to, or permanent removal of, exterior or interior heritage fabric which is not decayed or damaged; and</p> <p>b. includes partial demolition of a heritage item;</p> <p>c. b- changes to the existing surface finish and/or materials; and</p> <p>d. e- permanent addition of fabric to the a heritage item or heritage fabric exterior or interior.</p> <p>In relation to a building, structure or feature which forms part of heritage item which is an open space heritage item, alteration includes:</p> <p>e. d- removal of, or modifications or additions to buildings, structures or features which are not individually scheduled as a heritage item;</p> <p>f. e- permanent modification or addition to garden or landscaping layout, paths, paving, circulation or on-site access, walkways or cycle ways;</p> <p>g. f- earthworks which change the profile of the landform (other than earthworks approved by subdivision consent);</p> <p>h. g- removal or transplanting of <u>a mature trees unless the tree is dead, in a state of irreversible decline, or is structurally unsound.</u></p> <p>h. in relation to cemeteries scheduled in Appendix 9.3.7.2, new planting on, or immediately adjoining, plots; and</p> <p>i. new buildings, structures or features.</p> <p>Alteration of a heritage item excludes:</p> <p>i. j- maintenance;</p> <p>j. k- repairs;</p> <p>k. l- restoration or reconstruction;</p> <p>l. m- heritage upgrade Building Code works;</p> <p>m. n- heritage investigative and temporary works; and</p> <p>o. reconstruction of new or replacement headstones, plaques or panels in church graveyards and cemeteries other than closed cemeteries.</p>	<p>The addition of “heritage setting” recognises that this is an activity which occurs in heritage settings which is also now recognised in a permitted activity rule.</p> <p>Removing redundant references in a. and d. to exterior and interior fabric as both are protected to the extent specified in the heritage schedule.</p> <p>Removing redundant reference to buildings, structures and features as the scope of the inclusions in relation to open spaces which are heritage items are set out in the list.</p> <p>Adding clarification in e. that modifications to structures, which are part of the open space item but are not items in their own right, includes their removal.</p> <p>In h. qualifying the condition of a tree that would warrant its removal to align with Council’s trees policy.</p> <p>Works in and adjoining plots in Council administered cemeteries is guided by Council’s policy and monumental works permit process (directed by the Cemeteries Bylaw 2013). Deletion of associated controls in the district plan is proposed (including i. and k. below) to remove duplication of processes. This makes the global resource consent redundant which is currently in place to cover works to monuments and plots which would otherwise require individual resource consents for alteration as well as a works permit.</p> <p>New buildings, structures or features (operative clause i.) are to be deleted from the alteration definition to remove duplication as they are included in rule 9.3.4.1.3 RD2 (RD2 consolidates operative RD2 and RD3) for new buildings, structures or features in open spaces which are heritage items. There is no change in activity status as the Alteration rule is also restricted discretionary.</p>
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	<p>For completeness, adding reconstruction to the list of other activities which are excluded from the Alteration definition.</p> <p>Amending the activity term “heritage upgrade works” to “heritage Building Code works” to better reflect the scope of the activity which no longer attempts to artificially distinguish between different levels of Building Code work. See Repairs definition.</p> <p>Deleting o. reconstruction which is redundant and inaccurate in relation to new headstones and plaques in open cemeteries (the scheduled cemeteries are currently all closed cemeteries).</p>
<p><u>Contributory building</u></p> <p>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.</p>	<p>New definition to support proposed rules for new Residential Heritage Areas.</p>
<p><u>Defining building</u></p> <p>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.</p>	<p>New definition to support proposed rules for new Residential Heritage Areas.</p>
<p>Demolition</p> <p>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.</p>	<p>Definition broadened to apply to heritage areas.</p>

	<p>The word “substantial” implies a large amount. The wider meaning of the word also includes elements of substance but this aspect of the meaning is not explicit. Deleting this word removes the unintended interpretation that the scale of the removal of fabric is what distinguishes partial demolition from demolition. Where the principal façade of a building is proposed for demolition, for example, this could constitute the loss a minority of the building’s fabric but would result in the “complete or significant loss of heritage fabric <u>or</u> form” (could be one but not necessarily both heritage fabric and form). This loss could be fundamental to the significance of the building and could mean that it no longer met the criteria for scheduling. The wording change makes it clear that this scenario would be assessed as demolition.</p>
<p>Heritage fabric</p> <p>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 Appendix 9.3.7.2 Schedule of significant historic heritage for that heritage item. Heritage fabric <u>may</u> includes:</p> <ul style="list-style-type: none"> 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. <u>later fabric introduced as part of repairs, restoration or reconstruction;</u> 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 <u>a heritage items which is an open space</u>, built or nonbuilt <u>other</u> elements independent of buildings, structures or features, such as historic paths, paving, <u>trees</u>, and garden layout. 	<p>Definition broadened to apply to heritage areas.</p> <p>Addition of “protected by” (the schedule) in relation to interiors of heritage items to reflect the new approach to interiors protection which no longer relies on a prescriptive inventory of listed features, but on the description of the extent of protection noted in the schedule for the item.</p> <p>New fabric which has been authentically replicated to replace damaged or lost fabric is proposed to be specified as an existing category of later heritage fabric not currently named on the list of examples. This informs lay users of the Plan who may not be aware that this can be considered heritage fabric, but only where it contributes to the heritage values of the item. Replica fabric is considered heritage fabric where replication is based on conservation principles. Where this does not align with conservation principles it is not considered heritage fabric and could be assessed as neutral or intrusive in its impact on heritage values. “May” (include) has been added to clarify that it is not in every case that elements on the list of inclusions are assessed as heritage fabric – only when they contribute to the heritage values of the place.</p>

<p>Heritage fabric excludes fabric certified in accordance with Appendix 9.3.7.6 Certification Certificate of non-heritage fabric.</p>	<p>Rewording the description of heritage items which are open spaces to better describe their nature and replacing the poor grammar/spelling of “nonbuilt” with a more accurate description of elements which are not buildings or structures.</p> <p>Additionally specifying trees to recognise that these are an existing category of heritage fabric which often have heritage values which contribute to the significance of the heritage item in addition to their arboriculture values, and independent of the status they may have as protected trees under the tree rules in the district plan.</p> <p>Correcting to reflect amended name of Appendix 9.3.7.6.</p>
<p>Heritage investigative and temporary works</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>It excludes the following activities where they are undertaken as part of heritage upgrade Building Code works:</p> <ul style="list-style-type: none"> 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. 	<p>Amending the activity name “heritage upgrade works” to “heritage Building Code works” to better reflect the scope of the activity which no longer attempts to artificially distinguish between different levels of Building Code work. See Repairs definition.</p>
<p>Heritage item</p>	<p>Updating the convention that the Council now “schedules” rather than “lists” heritage items, to emphasise the regulatory protection under the district plan and distinguish from the terminology now used by Heritage New Zealand Pouhere Taonga which has a national list,</p>

<p>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:</p> <ul style="list-style-type: none"> 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. <u>land which is</u> an open space, such as a square, park, garden or cemetery. <p>Heritage items exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage <u>where the heritage item has been demolished or relocated from the setting.</u></p>	<p>the New Zealand Heritage List/Rārangi Kōrero and “lists” heritage places.</p> <p>The addition of the words “land which is” (an open space) in c. seeks to better describe the nature of heritage items which are open spaces with a defined physical boundary and to support the assessment of new structures within that space. The definition of “building” in the Plan includes structures over the land, so these additional words seek to articulate that new structures, such as building overhangs, built on or over the land defined by the heritage item boundary are assessed as new buildings, structures or features in an open space which is a heritage item.</p> <p>The operative rule RD3 includes structures and features which are not buildings and it is proposed to consolidate this rule into RD2 to continue to enable assessment of new buildings, structures and features in open spaces which are heritage items. See equivalent change in heritage setting definition.</p>
<p>Heritage professional</p> <p>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 <u>a person who has been certified by Council as having:</u></p> <ul style="list-style-type: none"> 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 <u>working</u> in heritage conservation or management, <u>and including</u> 	<p>Changes seek to simplify and clarify the criteria for meeting the definition of a Heritage Professional under the Plan. The new wording in the introductory phrase clarifies the process for becoming a Heritage Professional under the Plan definition via certification by Council.</p> <p>There is no heritage conservation imperative to differentiate between architects and other heritage professionals. Heritage professionals have different relevant experience and qualifications which they bring to heritage project teams including architectural qualifications. A heritage professional who is not an architect may work in a project team with an architect. In fairness to all applicants, it is proposed to set the number of qualifying heritage projects at the same level currently applying to architects.</p>

<p>c. experience on at least five three projects where he/she has <u>they have acted as a the</u> principal <u>principal</u> heritage advisor for <u>conservation</u> works involving a heritage building place <u>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</u></p> <p>d. <u>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.</u></p>	<p>The “principal” identified in “principal heritage advisor” in c. has been removed to recognise that projects do not necessarily have more than one heritage advisor. A single heritage advisor may be engaged by an owner to provide conservation advice.</p> <p>The word “conservation” (works) has been specified in c. to set out the preference of heritage staff (which is not explicit) that qualifying projects must involve works associated with conservation of heritage fabric such as restoration or reconstruction rather than designing new work such as alterations and additions or new buildings. While alterations and new buildings may demonstrate how new work can be designed to be compatible with heritage fabric and values, they do not necessarily demonstrate an understanding of working on heritage fabric. Because the expression of what constitutes “works” has been made explicit, this has the effect of narrowing the range of qualifying projects to ensure the heritage professional has the relevant conservation experience.</p> <p>However in another respect, the range of qualifying heritage projects is also broadened in c. to recognise that places (which may contain structures but not necessarily buildings) may have equivalent heritage significance to scheduled or listed buildings without the formal statutory recognition.</p> <p>The addition of the reference to the ICOMOS New Zealand Charter 2010 and membership of heritage professional organisations is to seek to ensure that the work of certified heritage professionals aligns with the best practice conservation principles of these organisations. In this respect this is a narrowing of criteria.</p> <p>Some changes to the definition such as the addition of d. and the specifying of the types of qualifying projects are intended to tighten some requirements, but this is offset by other changes which are relaxing requirements to obtain heritage professional certification, such as reducing the number of required projects for heritage</p>
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	professionals other than architects (from existing). The intention is to enable those already with appropriate experience and emerging heritage professionals to be able to become certified with Council. The intention is not to make it more difficult to become a certified heritage professional.
<p>Heritage setting</p> <p>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 <u>may</u> include:</p> <ul style="list-style-type: none"> a. buildings; b. <u>multiple heritage items</u> c. b-structures or features, such as fences, walls and gates, bridges, monuments, gun emplacements, whale pots, lamp stands and public artworks; d. e-gardens, lawns, mature trees and landscaping, water features, historic landforms; e. d-access, walkways and cycle ways, circulation, paths and paving; f. e-<u>land which is</u> open space; and g. f- spatial relationships. <p>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 <u>setting</u>.</p>	<p>Rewording to better articulate the nature, status and role of heritage settings which support heritage items and contribute to their heritage significance but do not have a status in the Plan independent of the heritage item.</p> <p>The addition of “may” recognises that the list of inclusions do not always apply to each heritage setting. For example heritage settings may sometimes but not always contain more than one individually scheduled heritage item which share a common historic and/or current spatial context. “Multiple heritage items” have been added to reflect one existing scenario.</p> <p>Consistent with the corresponding addition in the heritage item definition, “land which is” (open space) has been included in f. to better describe the parts of heritage settings which are open spaces with a physical boundary, and to support the assessment of new buildings in those spaces. The definition of “building” in the Plan includes structures over the land, so these additional words seek to articulate that new structures, such as overhanging structures meeting the building definition that are built on or over the land defined by the heritage setting boundary are assessed as new buildings in a heritage setting (existing rule RD2).</p> <p>The addition of this clause at the foot of the definition addresses the current issue of having a heritage setting left behind in the schedule and Plan maps when an item is demolished or relocated from the setting (see policy 9.3.2.2.1), and allows for the removal of the heritage setting protection when the heritage item no longer exists in the heritage setting. Heritage settings do not have an independent</p>

	status as they have not been assessed as reaching the criteria for scheduling in their own right as heritage items.
<p>Heritage upgrade <u>Building Code</u> works</p> <p>in relation to a <u>heritage item</u> or <u>heritage setting</u>, means works undertaken which to satisfy or increase compliance with <u>the Building Act 2004</u> and <u>the Building Code requirements</u>. It may include:</p> <ul style="list-style-type: none"> a. structural seismic upgrades, <u>foundation works</u>, core drilling, temporary lifting and/or moving off foundations or permanent realignment of foundations; b. fire protection; c. provision of <u>safe</u> access; and d. temporary lifting and/or temporary moving of a <u>heritage item</u> to allow for ground, foundation and retaining wall remediation. d. <u>insulation and glazing upgrades</u>. <p>It excludes Building Code upgrade works undertaken as part of <u>repairs</u>, <u>reconstruction</u> or <u>restoration</u>.</p>	<p>The definition title better reflects the proposed scope of this activity to include all Building Code compliance work other than that associated with reconstruction and restoration (which are both already subject to Council planning certification or consenting processes). See Repairs definition.</p> <p>The removal of the redundant words “heritage setting” clarifies that Building Code works apply only to heritage items and are not a relevant consideration in heritage settings, noting the subservient status of heritage settings to heritage items. There is no associated consent requirement for Building Code works in heritage settings.</p> <p>Foundations works are proposed to be specified in clause a. of the definition to recognise that these works are often a major existing component of Building Code related projects to heritage buildings. This specification also clarifies the existing rule interpretation by Council (which has formed part of a Council planning practice note) that foundations are exterior to the building and are protected where the interior of a given building is not protected.</p> <p>The addition of “safe” (access) covered by this definition better reflects that it includes all types of access which are subject to Building Code compliance, such as safety handrails and roof access ladders in addition to disabled access.</p> <p>Deletion of redundant clause d. for temporary lifting or moving of a building captured in a.</p> <p>The specification of “insulation and glazing upgrades” seeks to include these works which increase compliance with the Building Code and have potential effects that need to be assessed through a resource</p>

	<p>consent process. This removes any question that these works may be included in the rule for service systems upgrades relating to heating. An insulation upgrade triggers resource consent where the methodology requires the work to be undertaken from the exterior by removing the cladding or where the methodology requires the work to be undertaken from the interior by removal of linings and the building interior is protected on the heritage schedule. Glazing upgrades include double glazing and secondary glazing methodologies where a second glazing unit is added to the existing. These have the potential to require change to the existing fabric and may also have visual effects on the reading of the building fabric or form.</p> <p>The replacement of the words “undertaken to satisfy or” with “which...” (increase compliance) support the inclusion of insulation and glazing upgrades in the list as they are not necessarily undertaken for the purpose of increasing compliance with the Building Act and Building Code. This wording change slightly broadens the scope of activities which could require consent, although these upgrades are rarely proposed in isolation from other works, so impact on consenting numbers is likely to be minimal. The word “satisfy” is considered redundant as any work having potential adverse effects is likely to be increasing compliance from the existing level.</p> <p>It is proposed to include rather than exclude Building Code work associated with repairs (see Repairs definition) to simplify the interpretation of the provisions and enable these works to be assessed together via Heritage Works Plan or resource consent. While this change could potentially lead to some additional heritage repair projects requiring a Council planning certification or consenting process that would otherwise be permitted, it is anticipated that this would be in isolated cases, as in the Council Heritage team’s experience since the Canterbury Earthquakes, works requiring Building Code compliance are often undertaken as part of a wider scope with optional components that require a Council planning certification or consenting process, for example for reconstruction,</p>
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	restoration and/or alteration. Note that removing the “repair” exclusion provides for the assessment of Building Code compliance work associated with repairs in the Building Code works activity, including repair in response to earthquakes and other natural hazards.
<p>Heritage values</p> <p>means the following tangible and intangible attributes which contribute to the significance of a heritage item or heritage area and its heritage setting:</p> <ul style="list-style-type: none"> 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. 	<p>Definition broadened to apply to heritage areas.</p> <p>The removal of heritage settings from the definition more accurately describes the status quo, that it is the heritage item not the heritage setting that meets the significance criteria for scheduling. The heritage setting contributes to the contextual values and significance of the heritage item and is therefore included in the values of the heritage item. The new inclusion of “heritage area” means that the definition now reflects the two types of heritage protection featured in the two chapter 9 heritage schedules in the Plan for heritage items and heritage areas.</p>
<p><u>Intrusive building or site</u></p> <p><u>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.</u></p>	<p>New definition to support proposed rules for Residential Heritage Areas.</p>
<p>Maintenance</p> <p>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:</p> <ul style="list-style-type: none"> 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; <u>including repainting</u>; c. temporary erection of freestanding scaffolding; 	<p>The activity of “repainting” in a. has been moved to the more appropriate category of reinstating surface treatments in clause b.</p> <p>The word “existing” replaces “paved” to slightly broaden what can be consider maintenance which was not intended to exclude routine relaying of other existing surfaces including grass.</p>

<p>d. laying underground services and relaying paved <u>existing</u> surfaces to the same footprint;</p> <p>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</p> <p>f. in relation to <u>church graveyards</u>, <u>crematoria</u> and <u>cemeteries</u>, maintenance also includes:</p> <ul style="list-style-type: none"> i. protective care and routine works to enable their ordinary functioning, such as temporary and reversible modifications or additions to <u>buildings</u>; ii. installation of plaques; ii. iii. restoration, repair and protective care and reinstatement of monuments iv. iii. disturbance of soil for burials and interment of ashes. 	<p>Removing the specification of planting in cemeteries in e. as this falls within the requirements of existing Council processes outside of the Plan (see explanation in Alteration definition).</p> <p>Specifying church graveyards in clause f. better reflects the status quo that these are a type of burial ground protected in the heritage items schedule in the Plan.</p> <p>Text changes in f. are proposed to better describe the scope of maintenance works in cemeteries and to removes reference to other activities that are not accurately described as maintenance. Deleted wording is redundant as works in scheduled cemeteries and church graveyards are addressed under the proposed P11 and will sit outside of the Plan.</p>
<p><u>Neutral building or site</u> <u>In relation to a <u>heritage area</u>, means the <u>buildings</u> and sites identified in <u>Appendix 9.3.7.3</u> as being <u>neutral buildings</u> or sites. These buildings or sites do not establish, support or detract from the <u>heritage values</u> and significance of the <u>heritage area</u>.</u></p>	<p>New definition to support proposed rules for new Residential Heritage Area.</p>
<p>Reconstruction</p> <p>in relation to a <u>heritage item</u> or <u>heritage setting</u>, means to rebuild part of a building, structure or feature <u>an element</u> which has been lost or damaged, as closely as possible to a documented earlier form, <u>appearance and profile</u> and using mainly new materials. It includes:</p> <ul style="list-style-type: none"> a. <u>deconstruction</u> for the purposes of reconstruction; and b. <u>rebuilding architectural features such as windows, parapets and chimneys</u> c. b. Building Code upgrades works which may be needed to meet relevant <u>Building Code</u> standards as part of the reconstruction. 	<p>Deletion of “heritage setting” as the activity is not relevant to heritage settings in the Plan. There is no associated consent requirement for reconstruction in heritage settings.</p> <p>The term “element” has been applied in preference to “part of a building, structure or feature” to better distinguish the Reconstruction activity which applies to reinstating whole building features from repair of other damaged materials captured in the Repairs definition. These changes seek to remove current confusion between the scopes of these two defined terms and are not intended to result in any increase in consenting.</p>

	<p>"Appearance and profile" have been specified in addition to "form" to clarify that, while these are broadly captured in the conservation understanding of "form", these are required outcomes of this activity which need to be made clear to lay people.</p> <p>The rebuilding of key features which are already anticipated by the Reconstruction activity have been explicitly stated in a new clause b. to further distinguish the activity from Repairs.</p> <p>Clause c. amends the wording around Building Code works to more accurately reflect the nature of the work which is required to achieve the Reconstruction activity and may not be seen by the lay person as an upgrade. The use of the word upgrade is redundant.</p>
<p>Relocation of a heritage item</p> <p>in relation to a <u>heritage item</u>, or heritage setting, or <u>heritage area</u>, means permanently moving part or all of a structure either within or beyond the <u>heritage setting of a heritage item</u>, or within or beyond the site in a <u>heritage area</u>. It excludes:</p> <p>a. temporary lifting and/or temporary moving of a <u>heritage item</u> off its foundations; or</p> <p>b. permanent realignment of foundations of a <u>heritage item</u> where this is required for <u>heritage upgrade works</u>.</p>	<p>Definition broadened to apply to heritage areas.</p> <p>Deleting redundant exclusions for temporary lifting and moving and permanent realignment of foundations which form part of Building Code works. No intended consenting implication from this change.</p> <p>Deletion of redundant a. and b. relating to temporary lifting and moving and permanent foundation realignment which are specified in Heritage Building Code works definition.</p>
<p>Repairs</p> <p>in relation to a <u>heritage item</u>, or heritage setting, or <u>heritage area</u>, means to replace or mend <u>in situ</u> decayed or damaged <u>heritage fabric</u>, using materials (including identical, closely similar or otherwise appropriate material) which resemble so that the form, appearance, and <u>profile and materials of the heritage fabric are reinstated as closely as possible</u>. It includes:</p> <p>a. <u>mending heritage fabric in situ</u></p> <p>b. <u>replacement of heritage fabric which cannot be mended in situ</u></p>	<p>Definition broadened to apply to heritage areas.</p> <p>Definition rewritten to more accurately and clearly reflect best practice conservation for repair. This change has no intended impact on consenting requirements.</p>

<p>c. <u>temporary removal of heritage fabric where necessary for mending or temporary protection</u></p> <p>d. a. temporary securing of heritage fabric for purposes such as making a structure safe or weathertight for temporary protection; and</p> <p>e. <u>mending heritage fabric in church graveyards and cemeteries scheduled in Appendix 9.3.7.2.</u></p> <p>f. b. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.</p>	<p>Deletion of “using materials (including identical, closely similar or otherwise appropriate material)” removes the current confusion as to what this includes and removes duplication of the following outcome in the sentence which is directed by the addition of the words “so that”. The retained wording “...as closely as possible” recognises that identical replication is not always practical and a case needs to be made that what is proposed is the option which achieves the best possible conservation outcome given practical considerations.</p> <p>The operative wording in the inclusions list implies that replacing fabric is an equally valid conservation alternative approach to repairing in situ in all circumstances which is not the case. The proposed wording seeks to emphasise the hierarchy that mending in situ is the first preference, replacement should only occur where fabric can be shown to be beyond mending in situ, and that temporary removal is a valid approach where necessary.</p> <p>Temporary securing clause d. has been rewritten to more clearly state the desired outcomes and promote the outcome of temporary protection which is vital to the retention and ongoing use of heritage items.</p> <p>The inserted reference to monumental works in e. recognises what works proposed to be a permitted activity (P11) which is currently addressed by a global consent (see reasons in Alterations definition).</p> <p>The current clause b. relating to the Building Code component of repairs (permitted) is proposed to be deleted and included in the Heritage Building Code works definition to be assessed via resource consent (see Heritage Building Code works definition and reasons).</p> <p>Works needed to meet Building Code are currently artificially split in the definitions and rules between repairs and Building Code work for other purposes. This proposed change will simplify interpretation of provisions and enable these works to be assessed together via</p>
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	<p>resource consent. For a number of reinstatement projects (which in the last decade have generally been earthquake-related works) a lot of Heritage team staff time has been spent outside of the resource consent process and at pre-application stage determining whether the Building Code work proposed by an owner is necessary for reinstating the building (permitted repair) or is an upgrade which may be optional to enhance Building Code compliance or necessary for a change of use under the Building Act (currently requires resource consent for Heritage Upgrade Works).</p> <p>There are generally multiple possible methodologies for achieving Building Code compliance for a given aspect of a building, which have a variety of impacts that are different in nature and effect on heritage fabric and values.</p> <p>Under the operative heritage provisions of the Plan, in some circumstances owners can currently make major changes to a building where it can be argued that this is the minimum required for Building Code compliance such as entirely replacing a foundation as permitted Repair without heritage advice or assessment or documentation by Council's Heritage team, and potentially without implementation of measures for temporary protection of heritage fabric during the works that would otherwise be required via a consent process. In some scenarios foundations need to be completely replaced in order to make the building habitable again. In other cases some parts of the foundation need to be replaced or augmented, but the nature of the damage is such that it is not necessary to replace the whole foundation, however full foundation replacement is proposed as it is the owner's preference. Proposed methodologies have the potential to result in unnecessary loss of heritage fabric and adverse effects on heritage values.</p> <p>The need for the works and the appropriateness of the methodology should be assessed through the consent process to manage the effects of the works to ensure they are no more than minor and the</p>
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	consent process also mandates recording of the works for public the record.
<p>Restoration</p> <p>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 <u>works to meet Building Code requirements</u> upgrades which may be needed to meet relevant standards, as part of the restored area.</p>	Heritage setting has been deleted as the Restoration activity does not apply to works in heritage settings in the Plan. There is no associated consent requirement for restoration in heritage settings. The wording about meeting Building Code requirement has also been simplified.

Chapter 6 General Rules and Procedures

6.8 Signs

6.8.4.1.1 Permitted activities

Proposed text			Reasons for change
P13	<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> <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</u></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>	<p>The intent of this change is to align assessment of signage in publicly owned open spaces which are heritage items and heritage settings with assessment of signage on privately owned heritage sites. A similar approach is proposed for earthworks (see below). Standard b. currently allows for certain types of signs to be larger (2m²) than other free standing signs in open space zones which are permitted to 1m² in area per sign. The existing standard in the heritage rules for place interpretation signage is a similar but slightly different area of 1.2m² which is proposed to be deleted in favour of relying on the permitted area and dimensions for each zone in the built form standards.</p> <p>This change will result in a more consistent approach by aligning the</p>

	<p>9.3.7.3, which are subject to the signage built form standards in 6.8.4.2.</p>		<p>dimensions standard for all types of signs whether on publicly or privately owned land where they are located in heritage settings or open spaces which are heritage items. The reason for the signage and appropriateness of size, location, purpose and content can then be assessed via resource consent.</p> <p>A recent application for Council interpretation signage in central city open spaces bundled together multiple proposed signs that formed part of a single interpretation project in one application which enabled an overall consideration of appropriateness of locations. Where multiple interpretation signs can be coordinated through Council projects, the number of new consents needed for signs over 1m2 area can be minimised.</p>
<p>6.8.4.2.4 Signs attached to buildings</p> <p>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.</p>			<p>This clause has been broadened to apply to heritage areas, and amended to identify the specific heritage signage standard which applies, and that it applies to buildings in as well as on heritage items, both individual buildings which are items and buildings in open spaces which are part of items. This is an omitted application of building signage and heritage items. The intention is to clarify the application of the existing rules in the signage chapter which distinguish signage on buildings (in this case) from free standing signs in 6.8.4.2.6, not to increase consenting obligations.</p>
<p>6.8.4.2.6 Free-standing signs</p> <p>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.</p> <p>a. b. The maximum number, area, width and height of free-standing signs shall be as follows:</p>			<p>This proposed deletion reflects the proposed deletion of the heritage setting standards in chapter 9.3. It is intended that there will no longer be any signage standards in chapter 9.3 relating to heritage settings, so no need to reference chapter 9.3. The signage rules and matters of discretion in sub-chapter 6.8 will continue to apply to signs on heritage sites and are proposed to cross-reference the heritage matters of discretion in 9.3.</p>
<p>6.8.5 Rules - Matters of Discretion</p>			<p>This clause has been broadened to apply to heritage areas.</p>

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.

Additional matter of discretion in i. to clarify status quo that in addition to matters of discretion in signage chapter, specific heritage signage matters of discretion in chapter 9.3 apply to signs in/on heritage items, settings and the newly created Residential Heritage Areas where they breach chapter 6 signage rules. This approach to cross-reference to the relevant matters of discretion in the heritage chapter aligns with the existing approach in the earthworks section of chapter 8.

Chapter 8 Subdivision, Development and Earthworks

Proposed text		Reasons for change
8.6.1 Minimum net site area and dimension Table 1. Minimum net site area – residential zones		New subdivision rules to support new built form standards for development in proposed Residential Heritage Areas (RHAs) (see chapter 14 reasons section below) to allow some limited intensification while still providing for the protection of the heritage values of the RHAs. These align as far as possible with Character Area standards, where RHAs and Character areas overlap or RHAs are located in the same operative zones with comparable existing density. (See rationale in Table 1: Density and Built Form Standards for Residential Heritage Areas (RHAs) in section 2 of the Plan Change 13 Historic Heritage s32 assessment.)
a. Residential Suburban <u>Medium Density Residential Zone</u> Additional standards		
c. In Residential Heritage Areas, the minimum <u>net site area</u> shall be:		
i. In the Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing and Macmillan Avenue Residential Heritage Areas	800m ²	
ii. In the Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area	600m ²	
iii. In the Piko/Shand (Riccarton Block) State Housing Residential Heritage Area	700m ²	

iv. In the Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas	450m ²
<p>g. f. Residential Banks Peninsula</p> <p>Additional standards</p> <p>a. In the Lyttelton Residential Heritage Area the minimum <u>net site area</u> shall be 450m².</p>	

Proposed text	Reasons for change
<p>Chapter 8 Subdivision, Development and Earthworks</p> <p>8.8.12 Natural and cultural heritage</p> <p>a. ...</p> <p>b. Where the <u>subdivision</u> is of land which includes a <u>heritage item</u> or <u>heritage setting</u> listed in <u>Appendix 9.3.7.2</u>:</p> <p>i. The extent to which the <u>subdivision</u> has regard to, or is likely to detract from, the <u>heritage values</u> of the <u>heritage item</u> or <u>heritage setting</u>, or adversely affect the likely retention <u>and use or adaptive reuse</u> of the <u>heritage item</u>;</p> <p>ii. ...</p> <p>iii. <u>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 <u>heritage item</u> and <u>heritage setting</u>.</u></p> <p>iv. Any relevant matters of discretion set out in Rule <u>9.3.6.1</u>.</p>	<p>Strengthening the matters of discretion for subdivision of heritage items and settings to assist in securing the future use of the heritage items which are subject to subdivision and to promote the proactive preparation by owners of important reports to protect the heritage item and setting from subdivision effects. Relevant reports include Temporary Protection Plans, Cyclical Maintenance Plans, Disaster Risk Management Plans and Conservation Plans. This text replaces matter iv. In the absence of preparation and implementation of these report findings buildings may have their heritage values compromised and/or be left to fall into disrepair and disuse. This amendment is in response to a number of subdivision proposals both prior to and since the Canterbury Earthquakes which have failed to consider a future use for the heritage item at the time of subdivision or have restricted the options for future use by compromising the heritage setting and existing access provision.</p>

8.9 Earthworks

8.9.2.1 Permitted activities – earthworks

P1 Activity Standard

Proposed Text		Reasons for change
Activity	Activity Standard	
<p>P1</p> <p>Earthworks:</p> <p>a. not for the purpose of the repair of land used for residential purposes and damaged by earthquakes; and</p> <p>b. if in the Industrial General Zone (North Belfast), greater than 20 metres from:</p> <p>i. the surveyed point of 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> <p>1. Chapter 5 contains additional requirements for earthworks within Flood Management Areas</p>	<p>a. Earthworks shall not exceed the volumes in Table 9 over any 12 month time period.</p> <p>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.</p> <p>c. Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6.</p> <p>d. Earthworks involving soil compaction methods 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> <p>1. 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> <p>f. Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 07:00 and 22:00 except</p>	<p>The effect of the changes to the standard in clause P1 i. is to remove the automatic trigger for consent and replace it with a standard which the applicant can meet and avoid consent by submitting temporary protection measures.</p> <p>Sometimes due to breaching standard P1 i. resource consent is required only for earthworks which are necessary or routine works such as landscaping and drainage. Consent is sometimes a disproportionate response to the scale and potential effects of the scope of works. Currently Temporary Protection Plan (TPP) are a standard condition of resource consent, but the associated physical effects on the heritage item during the works, which are most often related to physical damage which may be caused by vibration, materials splatter or impact damage, can be managed by requiring these potential effects to be addressed as a permitted standard for temporary protection measures (not necessarily a formal TPP document) rather than requiring consent. A comparable heritage outcome can be achieved by removing the consent requirement.</p> <p>This proposed change reduces restrictions on heritage owners. There will be some projects such as landscaping and drainage in heritage settings, which do not involve new buildings requiring consent, which would be permitted as a result.</p> <p>In isolated cases earthworks will be proposed that involve re-contouring of the land that significantly alters the historic levels of the landscape and has potential heritage</p>

	<p>and Flood Ponding Management Areas.</p> <p>2. Refer to P2 for earthworks for the purpose of the repair of land used for residential purposes and damaged by earthquakes</p>	<p>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 Eearthworks shall not occur within 5 metres of a heritage item, or within the footprint of a heritage item which is otherwise subject to exemption 8.9.3 a. iv., or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2, details of temporary protection measures to be put in place to mitigate potential physical effects 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. 	<p>effects which may not be mitigated via temporary protection measures. Having a temporary protection standard in place would, however, require owners to engage with the Council's Heritage Team, providing an opportunity for staff to advocate for changes to such a proposal where necessary to mitigate effects to an acceptable level. Often major re-landscaping in heritage settings includes new structures meeting the building definition which then enables this aspect to be assessed by Council via resource consent and presents an advocacy opportunity to influence the proposal overall.</p> <p>The text "listed in Appendix 9.3.7.2" is to be deleted as it is redundant. The definition of heritage setting already references this appendix.</p> <p>The addition of the text "or within the footprint of a heritage item which is otherwise subject to exemption 8.9.3 a. iv." introduces a new restriction for owners undertaking earthworks under or in close proximity to heritage buildings by applying the same temporary protection standard requirement for works within the footprint of the heritage item as proposed for other earthworks in the heritage setting (discussed above). Resource consent is proposed to be required only where a temporary protection plan is not provided. Extending the coverage of this standard recognises that works within the building footprint have the potential to cause damage to building foundations and the exterior envelope of the heritage building which can be avoided by use of temporary protection measures. The requirement to meet this standard is to be cross-referenced in the relevant exemption from the earthworks rules for works within building footprints.</p>
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		<p>2. 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.</p> <p>The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies.</p>	
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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** in public spaces 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.

The relevant exemptions clause cross-references the additional standard which now applies as discussed above.

Excluding heritage items from this earthworks exemption for public spaces in 8.9.3a. xii. would have the effect of making those publicly owned open spaces which are heritage items, such as Cathedral Square, Cranmer and Latimer Squares and Elmwood Park, subject to the same earthworks standard which applies to privately owned heritage items. This proposed change seeks to manage the potential heritage effects of earthworks across all heritage items regardless of ownership. By also changing the earthworks standard in P1 i. in conjunction with this change, to a requirement to provide temporary protection measures instead of triggering a consent, this facilitates permitted maintenance-related earthworks in open space heritage items such as relaying of existing surfaces such as grass or paving such as tennis courts, provided that temporary protection measures are designed to protect the heritage item during the works. This is supported by a corresponding change to the Maintenance definition so that relaying of existing surfaces such as grass also falls within the permitted Maintenance activity.

Chapter 9.3 Historic heritage

Proposed text	Reasons for change
<p>9.3.2.2.1 Policy – Identification, and assessment and scheduling of historic heritage items for scheduling in the District Plan</p>	
<p>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.</p> <p>b. Assess the identified historic heritage in order to determine whether each qualifies as a 'Significant' or 'Highly Significant' <u>heritage item</u> according to the following:</p> <p>i. to be categorised as meeting the level of 'Significant' (Group 2), the historic heritage shall:</p> <p>A. meet at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level; and</p> <p>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</p> <p>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</p> <p>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.</p> <p>ii. to be categorised as meeting the level of 'Highly Significant' (Group 1), the historic heritage shall:</p> <p>A. meet at least one of the heritage values in Appendix 9.3.7.1 at a highly significant level; and</p> <p>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</p>	<p>Minor changes to the heritage items scheduling policy to improve clarity and accuracy. Addition of "heritage item" in clause b. to clarify that this policy relates to assessing heritage items for meeting the criteria for inclusion on the schedule of heritage items as distinct from the policy for assessment of heritage areas for inclusion on the separate heritage areas schedule.</p> <p>Removal of disused Group 1 and Group 2 alternative naming convention for Significant and Highly Significant heritage status categories which are favoured as more descriptive of the nature of the protection. The "Group 2" label appears to denigrate the importance of this group in relation to Group 1, rather than emphasising that these heritage items are Significant at a district level. This deletion has no implications for assessment against the criteria for scheduling.</p> <p>Amended text in c. ii. responds to the new approach to identifying the extent of protection for interiors of heritage items on the heritage items schedule which will now indicate for each item one of the following status categories for interior protection: "Yes", "No-not yet assessed", "N/A" (where item does not have an interior), or in a small number of cases where the extent of interior protection is "Limited to [specified fabric]". Where the interior is protected, the associated Statement of Significance linked from the item's entry in the schedule will include the interior values as part of the assessment, instead of relying on identifying every heritage feature (down to an incredible level of detail such as door handles) on a register,</p>

<p>C. have a high degree of authenticity (based on physical and documentary evidence); and</p> <p>D. have a high degree of integrity (particularly whole or intact heritage fabric and heritage values).</p> <p>c. Schedule significant historic heritage as heritage items and heritage settings where each of the following are met:</p> <ul style="list-style-type: none"> 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 <u>the extent of protection is identified in the schedule;</u> 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. <p>9.3.2.2.2 Policy – <u>Identification, assessment and scheduling of Heritage areas</u></p> <p>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 <u>to the Christchurch District and their relationship to one another</u> according to:</p> <ul style="list-style-type: none"> i. the matters set out in Policy 9.3.2.2.1 <u>whether the heritage area meets at least one of the heritage values in Appendix 9.3.7.1 at a significant or higher level;</u> and ii. <u>the extent to which the area 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</u> 	<p>which due to the scale of work involved in preparing these meant that only the interiors of publicly owned heritage items (a small proportion of the items schedule) are currently protected.</p> <p>The existing heritage areas policy title is to be amended in line with the items policy to reflect its function as a scheduling policy for heritage areas. The new text in clauses i. and ii. provides more detail on criteria to support the methodology for identification, assessment and scheduling of the newly proposed Residential Heritage Areas and associated rules.</p>
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<p>integrated place, <u>and contains a majority of buildings or features that are of defining or contributory importance to the heritage area.</u></p> <p>b. Schedule historic heritage areas that have been assessed as significant in accordance with Policy 9.3.2.2.2 (a).</p> <p>9.3.2.2.3 Policy - Management of scheduled historic heritage</p> <p>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:</p> <ol style="list-style-type: none"> 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; 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, <u>and restoration and reconstruction</u>, in a manner which is sensitive to the heritage values of the scheduled historic heritage, <u>and retains the current level of significance of heritage items and heritage areas on the schedule</u>, subject to i. and ii., protects their particular heritage values from inappropriate subdivision, use and development. <p>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:</p> <ol style="list-style-type: none"> 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; 	<p>Updating management policy to more comprehensively apply to heritage areas in more detail to align with the methodology for newly proposed Residential Heritage Areas and amendments to clarify the management outcomes sought.</p> <p>The word “modernisation” in a. i. has been replaced as it is not a term or process used in heritage conservation and wrongly creates an impression of necessary large scale change. It is accepted that heritage places need to change over time in a managed way to extend or expand their use and functionality.</p> <p>In a.ii. updating defined term from “heritage upgrade works” to more descriptive “heritage Building Code works”.</p> <p>Adding a qualification to “manner which is sensitive to the heritage values” to identify the accepted level of change - the works must protect the values of the item/area to the extent that its assessed level of significance is retained.</p> <p>Deleting text from b.i. which undermines Significant items. The emphasis should be on relevant considerations on a site by site basis (and factoring in level of significance as part of that), rather</p>
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<ul style="list-style-type: none"> ii. conserve, and wherever possible enhance, the authenticity and integrity of <u>heritage items</u> and <u>heritage settings</u>, and <u>heritage area</u>, particularly in the case of Highly Significant (Group 1) <u>heritage items</u> and <u>heritage settings</u>; iii. identify, minimise and manage risks or threats to the structural integrity of the <u>heritage item</u> and the <u>heritage values</u> of the <u>heritage item</u>, <u>or heritage area</u>, including from natural hazards; iv. document the material changes to the <u>heritage item</u> and <u>heritage setting or heritage area</u>; v. be reversible wherever practicable (other than where works are undertaken as a result of damage); and vi. distinguish between new work and existing <u>heritage fabric</u> in a manner that is sensitive to the <u>heritage values</u>. <p>9.3.2.2.5 Policy - Ongoing use of <u>scheduled historic heritage</u> heritage items and heritage settings</p> <ul style="list-style-type: none"> a. Provide for the ongoing use and adaptive re-use of <u>heritage items</u> and <u>heritage settings</u> scheduled in <u>Appendix 9.3.7.2</u> and <u>defining buildings and contributory buildings in heritage areas</u> scheduled in <u>Appendix 9.3.7.3</u> (in accordance with <u>Policy 9.3.2.2.3</u>), including the following: <ul style="list-style-type: none"> i. <u>repairs and maintenance</u>; ii. temporary activities; iii. specific exemptions to zone and transport rules to provide for the establishment of a wider range of activities; iv. alterations, <u>restoration, reconstruction and heritage upgrade Building Code works</u> to <u>heritage items</u>, including seismic, fire and access upgrades; v. <u>signs on heritage items</u> and within <u>heritage settings</u>; and vi. new buildings in heritage settings. Subdivision and new development which maintains or enhances access to <u>heritage items, defining buildings and contributory buildings</u>. <p>9.3.2.2.6 Policy - Relocation of heritage items within and beyond heritage settings</p> <ul style="list-style-type: none"> a. Provide for the <u>relocation of a heritage item</u> of a <u>heritage item</u> within its <u>heritage setting</u> scheduled in <u>Appendix 9.3.7.2</u>, where the relocation will maintain the heritage significance of the <u>heritage item</u>. 	<p>than generalising appropriate change by level of significance.</p> <p>Removing alternative Group 1/2 terminology as discussed in Policy 9.3.2.2.1 reasons.</p> <p>Expanding use policy to apply to heritage areas and subdivision.</p> <p>Updating defined term from “heritage upgrade works” to more descriptive “heritage Building Code works”.</p> <p>Addition to recognise subdivision which has been omitted from the policy (and the subdivision chapter relies on the historic heritage policies). Inclusion of access to reflect the importance of retaining vehicle and pedestrian access and taking opportunities to improve access as part of facilitating ongoing use and adaptive reuse of heritage items, settings and buildings with heritage values in heritage areas. This change seeks to address the long-standing issue of proposals, submitted to Council for new buildings and subdivisions under the present and previous district plans, which do not consider how heritage items and settings will be integrated into new developments to safeguard their future retention and use.</p>
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<p>b. Protect a heritage item from relocation beyond its heritage setting, except:</p> <ul style="list-style-type: none"> i. when alternatives which retain the item within its heritage setting have been explored, and relocation is demonstrated to be the only reasonable option to provide for the retention and ongoing viable use, including adaptive re-use of the heritage item and maintaining heritage significance; and ii. where the location provides a setting compatible with the item's heritage value. <p>9.3.2.2.8 Policy - Demolition of scheduled historic heritage of heritage items</p> <p>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:</p> <ul style="list-style-type: none"> 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 <u>or building</u> is of such a scale that the heritage values and integrity of the heritage item <u>or building</u> would be significantly compromised, <u>and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1.</u> iii. whether the costs to retain the heritage item <u>or building</u> (particularly as a result of damage) would be unreasonable; iv. the ability to retain the overall heritage values and significance of the heritage item <u>or building</u> through a reduced degree of demolition; and v. the level of significance of the heritage item. 	<p>Removing “of a heritage item” from the cross-reference to the Relocation definition to reflect the broadening of the definition which now covers heritage areas. Retaining the “of a heritage item” as text as this policy is focused on heritage items.</p> <p>Expanding demolition policy to apply to heritage areas.</p> <p>Qualifying the words “significantly compromised” to identify the extent of necessary change for repair options that could justify demolition. If there was an alternative proposal for works which enabled the heritage item to continue to meet the criteria for scheduling as a Significant (at minimum) heritage item then demolition would not be justified under this clause of the policy.</p>
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Proposed text

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 Items 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 Heritage Area Report and Site Record Forms, Heritage Area Aerial Map, Heritage Area Site Contributions Map, and Heritage Area Interface Sites and Character Area Overlap 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 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 Items 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](#).

Reasons for Change

The How to interpret and apply the rules section has been reordered to improve clarity and readability. This section was redrafted numerous times during the hearings process for the District Plan Review (2016 heritage chapter Decision 45) and some detailed direction was omitted.

Some additional notes have been added to improve understanding of the status of heritage settings and items which are open spaces, neither of which are currently well articulated in the chapter or understood by users of the Plan.

Removing the dual naming of the levels of significance in a. to simplify terminology and focus on significance to the district rather than making a somewhat artificial distinction between groups which tends to imply the second group, Group 2 is relatively unworthy.

Adding references in b. to draw attention to each appendix and its function to improve consistency as only some are currently referenced, and highlighting where to access key linked documents and maps including for new heritage areas.

Heritage Aerial Maps appendix (for heritage items) to be deleted. It is not searchable and is redundant as it duplicates the link to the aerial map in each entry in the items schedule. The maps are more easily accessed from the links in the schedule which are incorporated by reference.

In c., adding "Items" to reflect amended items appendix title to distinguish it from heritage areas appendix. Replacing term "threshold" in c. to align with term "criteria" used in policies.

Updating descriptions of the format of the schedule entries.

- 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.**
- ~~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](#);

Specifying status quo in g. that rules do not apply to Akaroa Township Heritage Area (and will not apply until site by site assessment can be completed and notified). This replaces current clause n. to more explicitly explain how the provisions apply to the Akaroa heritage area.

Highlighting the signage sub-chapter in cross-reference to other chapters in h. which has particular relevance among the General Rules to heritage items and settings.

<p>8 Subdivision, Development and Earthworks; 10 Designations and Heritage Orders; and 11 Utilities and Energy.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>i. 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.</p> <p>n. m. The following exemptions apply in relation to Rule 9.3.4.1 - Activity Status Tables</p> <ul style="list-style-type: none"> 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. 	<p>In i. deleting “and transport” to align with exemptions appendix which no longer includes transport rules due to changes in transport provisions. Deleting duplication in i. of explanation about application of exemptions which is contained in exemptions appendix.</p> <p>Updating wording in j. to reflect changes to signage provisions in relation to heritage items and settings.</p> <p>In k., more correctly describing the application and coverage of rules relating to heritage settings.</p> <p>Adding references in k. to omitted activities that are controlled in heritage settings.</p> <p>Deleting unnecessary acronym HID in m. and shortened form of word Number (no.) in n.</p> <p>Deleting operative clause k. containing erroneous reference to application of Chapter 11 rules for Hagley Park covered in n. iii.</p> <p>Correcting error in reference to name of heritage item to Annandale Woolshed in n.</p> <p>Inserting item numbers to be consistent with existing referencing of item numbers elsewhere.</p> <p>Deleting redundant references to planning map and schedule in n. for consistency with other references to items and settings. Correcting number reference in schedule in n. iv. which is the heritage setting not item number.</p> <p>Cross-reference in n. iv. to rule in zone chapter which applies to the Cricket Pavilion.</p>
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- 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](#) (~~HD~~ 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 (~~HD~~ 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](#) may ~~may~~ will also require a permit for ~~monumental works~~ [Monumental Works Permit](#) from the Council; and

Operative clauses n. and o. deleted as have been incorporated into other clauses above.

Deleting “crematoria” from the Advice Note c. as these are private operations not Council facilities and are not subject to the monumental works permits applying to Council-administered cemeteries. Replacing title case with lower case letters for “monumental works” to reference the nature of the permit rather than an official name.

Adding chapter reference in Advice note d. for ease of use when finding heritage order provisions.

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](#).

Proposed text		Reasons for Change	
<p>9.3.4.1 Activity Status Tables</p> <p>9.3.4.1.1 Permitted activities</p> <p>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.</p> <p>b. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.</p> <p>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.</p> <p>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 Certificate of non-heritage fabric.</p> <p>e. Exemptions relating to this rule can be found in Rule 9.3.3 n.m.</p>		<p>Adding a more visible advice note here to complement note in How to interpret and apply the rules to provide guidance on existing status of Akaroa Township Heritage Area.</p>	
Activity		Activity specific standards	
P1	<u>Maintenance of a heritage item or a building in a heritage area.</u>	<p>a. Any temporary scaffolding must be erected:</p> <p>i. without fixing to the heritage item (except where this would breach health and safety requirements) and</p> <p>ii. protective material must be used to prevent damaging the surface of the heritage fabric; or</p> <p>ii. in accordance with the design and/or</p>	<p>The first standard has two parts so the second part relating to protective material has been moved into a separate standard to distinguish this as a separate requirement from how the scaffolding is constructed ("without fixing").</p> <p>The following permitted activity standard providing an alternative standard for design/supervision of a heritage professional is considered unnecessary and is proposed to be deleted as the scaffolding design will be dictated by safety requirements which a heritage professional will need to accommodate. A heritage</p>

		<p>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>professional may oversee the use of protective material to prevent damage from scaffolding as part of their role in ensuring suitable temporary protection measures are in place across the site prior to works starting. Likewise an architect or designer will generally be employed to design structural details. The necessary outcome to be highlighted in the standard is that protective material must be used rather than the outcome being to dictate that particular professionals are required to supervise a specific aspect of temporary protection.</p>
P2	<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 <u>repairs</u>.</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</p>	<p>Permitted activity standards for repairs and heritage and investigative and temporary works (currently P2) have been consolidated as they share relevant standards and to remove duplication.</p> <p>A new permitted activity standard has been introduced (new clause a.) to improve visibility of repair projects for Council's Heritage team which in most cases extend to more than just replacement of a few weatherboards. Where the scope is narrow, the standard is flexible enough that this can take the form of a simple email to confirm the scope and a full Temporary Protection Plan may not be necessary. The standard encourages owners to discuss their proposals with Council's Heritage team (many do already) to ensure they meet the repair definition and are observing best practice conservation and so staff can share advice about conservation methodologies and engaging appropriate specialists. Often some of the work falls outside of the Repairs definition and this provides an opportunity to identify where consent is required and to document projects that would otherwise not to be recorded on Council records where they are not required to follow a Council planning process.</p> <p>Proposed to extend the permitted activity standards relating to treatment of undamaged heritage fabric which currently applies to heritage investigative and temporary works to also cover repairs</p>

		<p>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>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>to reflect best practice conservation.</p> <p>Photographic recording of changes to heritage items is an existing matter of discretion proposed to be added as a new activity standard to reflect best practice conservation and assist in providing a record of permitted works for Council which are not otherwise documented through a Council planning process. For limited scopes of work a small number of photos at each stage of the works may be adequate. This is intended to be a modest additional requirement commensurate in scale to the scale of the works.</p> <p>The above new activity standards are considered more functional than the heritage professional activity standard (proposed for deletion) in providing useful information to enable Council's Heritage team to provide pre-works advice and for Council's records. The current heritage professional standard does not require any evidence that the owner has met this standard. Council's Heritage team will encourage owners to employ a heritage professional to provide the information required to meet the other activity standards, although this is not always practical or necessary for all projects particularly some of the smaller project scopes.</p>
P3	Heritage investigative and temporary works.	<p>a. Heritage fabric removed is limited to the amount necessary to carry out the associated work.</p> <p>b. Any heritage investigative and temporary works shall be undertaken:</p> <p style="padding-left: 40px;">i. in accordance with the following:</p> <p style="padding-left: 80px;">1. removed heritage fabric (excluding core drilling samples) shall be recorded, stored, and</p>	Current P3 and standards consolidated with P2 above.

		<p>reinstated on completion of the works; and</p> <p>2. the area the <u>heritage fabric</u> is removed from shall be made weathertight.</p> <p>— Or —</p> <p>ii. in accordance with the design and/or supervision of a <u>heritage professional</u>, and where the works involve structural changes and the <u>heritage professional</u> is not also a registered architect, a registered architect.</p>	
P4 P3	Temporary buildings or structures for events in a <u>heritage item</u> which is an open space or in a <u>heritage setting</u> or <u>heritage area</u> .	<p>a. The <u>building</u> or structure is removed within <u>one month after the event</u>.</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>	<p>The replacement activity standard in a. is proposed to be consistent with those standards for temporary activities in the district plan in 6.2.4.1.1 P4.</p> <p>The second standard has been added to recognise that there are potential residual effects following the event that need to be able to be assessed and mitigated through the resource consent process.</p>
P5	Temporary buildings or structures for events in a <u>heritage setting</u> .	<p>a. The <u>building</u> or structure is removed within <u>one month after the event</u>.</p>	Operative P4 and P5 for a similar activity have been consolidated into the new P4.
P6P4	<p><u>a. Sign/Signage Signs attached to buildings which are:</u></p> <p>i. <u>heritage items,</u></p> <p>ii. <u>located in heritage items which are open spaces.</u></p>	<p>a. For <u>signs on heritage items:</u></p> <p>i. <u>protective material must be used to prevent damaging the surface of the heritage fabric, or</u></p> <p>a. where fixing <u>signs to the heritage item</u></p>	Clarifying that the rule applies to buildings <u>in</u> as well as <u>on</u> heritage items and includes signs on buildings in heritage settings. Currently the distinction in the signage rules is between fixing signs <u>on</u> heritage items and locating freestanding signs in heritage settings. The signage rules overlook that items may also be open spaces containing buildings which are controlled by the heritage

	<p>iii. <u>located in heritage settings</u>, or</p> <p>iv. <u>located in heritage areas</u>.</p> <p>Advice note:</p> <p>1. This rule applies to <u>heritage items and heritage settings</u> and <u>heritage areas</u>, in addition to the rules for <u>signage</u> in Chapter 6. Where the rules in each chapter conflict, this rule will prevail.</p>	<p><u>heritage fabric</u> is necessary, the number of fixing points must be limited to the minimum necessary to secure the <u>sign</u>.</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>	<p>rules as part of items, and that signs in settings may also be attached to buildings and also have the potential to have cause effects on heritage items. Given that the signage rules contemplate signs in relation to both heritage items and heritage settings, this is not considered to be an expansion of the existing restrictions. The rule is, however, being expanded to apply to heritage areas.</p> <p>As the Chapter 9 heritage signage standards relating to heritage settings in b. are proposed to be deleted (see below) – deferring to the signage chapter rules, this removes the opportunity for conflict between the rules in the two chapters, and means this part of the Advice Note is redundant and can be deleted.</p> <p>Deleting protective material standard for signs attached to buildings, as this is largely impractical when installing a sign.</p> <p>Proposing to delete the signage in heritage setting standards which are unnecessary and complex. The operative built form signage standards in chapter 6 have worked well in allowing assessment of the effects of large signs and billboards on heritage items and settings via resource consent applications. Standard 9.3.4.1.1 P6 b.ii. (now P4) seeks to control the cumulative effects of multiple signs on large sites, which are also sought to be controlled by the signage chapter rules which dictate the maximum amount of signage on sites. It is proposed to continue to rely on these standards and to add a cross-reference to the signage matters of discretion in the heritage provisions in chapter 9.</p> <p>There is considered to be no benefit in having an additional standard for interpretation signage as that could be seen as a disincentive for an activity which has positive effects in promoting the history of heritage places. Like other signs in/on heritage items and settings, larger interpretation signs will require resource</p>
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			consent due to their size, which will then allow assessment of the suitability of their location. A matter of discretion has been added to the heritage matters of discretion in chapter 9 to control the suitability of the content.
P7P5	Development (i.e. <u>buildings</u> and <u>earthworks</u>) on <u>sites</u> located above Second World War Bunkers/Cracroft Caverns (HID 634) Moncks Cave (HID 1367), Moa Bone Point Cave (HID351), and the Lyttelton Rail Tunnel (HID 760).	b. Any building or earthworks must avoid direct or indirect (i.e. vibration) impact on the underground heritage item. 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>	The Second World War Bunkers/Cracroft Caverns is an existing underground heritage item that has been omitted from this list in error. The operative activity standard for development above all underground heritage items is not quantifiable or enforceable. The proposed replacement activity standard requires some discussion with Council's Heritage team and a level of documentation of best practice conservation protection measures, which for simple scopes of work could be a description or table in an email.
P8 P6	<u>Regardless of any other rule, 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>	c. Regardless of any other rule, <u>demolition or deconstruction</u> works carried out under section 38 of the Canterbury Earthquake Recovery Act 2011. Nil	Proposed to replace this out of date activity standard relating to the CERA Act with an equivalent permitted rule to make it current and enduring. It is considered that this is more appropriate to be drafted as a rule rather than a standard that cannot be met as this a scenario that only applies in specific circumstances. This aligns better with the format of the other rules and standards in the chapter.
P7	<u>Regardless of any other rule, <u>demolition or partial demolition or deconstruction</u> 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	Proposed to add this specific demolition scenario as a pragmatic rule to recognise that it could be seen as contrary to natural justice to require lessees to retain their baches at Boulder Bay and Taylors Mistake Bay if they are no longer legally able to occupy them because the licence to occupy has been cancelled by the Council team responsible for administering the bach leases. Requiring a resource consent in this circumstance would also create conflict with an existing Council policy.

<p>P9 P8</p>	<p>Replacement of 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.</p> <p>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></p> <p>b. <u>This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2.</u></p>	<p>Nil.</p> <p>Nil</p>	<p>Proposed to delete the operative permitted rule in P9 which was introduced without qualifying activity standards by the Independent Hearings Panel in 2016. While some buildings are yet to be repaired more than a decade after the Canterbury Earthquakes, references to these specific earthquake events in the rule now have limited application. This particular rule has caused substantial interpretation issues in relation to what is meant by "replacement" and what is meant by "damage". New buildings in heritage settings and new buildings, structures and features in heritage items which are open spaces need to be assessed via the current restricted discretionary rules for new buildings, structures and features. Due to the vagueness of the operative rule, the existing restricted discretionary rules have generally been applied instead so there is no observable impact on consent numbers from removing this permitted rule.</p> <p>A new related rule of wider scope than the current P9 is proposed (now P8) which clarifies the existing permitted activity status (on which the chapter is currently silent) for works to heritage setting elements that are not items or part of a heritage item. In most cases heritage setting elements do not have the heritage significance required to meet the policy for scheduling heritage items in their own right, and so it is considered onerous to control their alteration or removal. Elements of heritage settings which contribute to the heritage significance of the heritage item are included in the Statement of Significance where these values are known. Alterations to buildings in a heritage setting, which have heritage value (but do not meet the significance criteria as scheduled heritage items in their own right), have limited potential for impact on the values of the scheduled heritage item unless they are in close proximity to the heritage item or are of a scale that they trigger the rule as new buildings.</p> <p>An ongoing work programme allows for assessment of heritage</p>
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			<p>settings against the criteria for inclusion in the district plan as heritage items where they meet the criteria.</p> <p>The exclusions in the advice note for alterations to heritage items and new buildings already subject to restricted discretionary rules also recognises that changes to buildings which are part of heritage items which are open spaces require resource consent.</p>
<p>P10 P9</p>	<p><u>Heritage upgrade Building Code works, reconstruction or restoration for:</u></p> <p>a. <u>Highly Significant (Group 1) heritage items, where the works are required as a result of damage; or</u></p> <p>d. <u>Significant (Group 2) heritage items.</u></p>	<p>a. The works shall be undertaken in accordance with the certified HHeritage WWorks PPlan prepared, and certified by the Council, in accordance with Appendix 9.3.7.5.</p>	<p>It is proposed to simplify what is considered to be an unnecessary and complicated distinction in the rules between different reasons for Building Code related works (whether the works are damage related or not damaged related), and the level of significance of the item. These reasons and levels of significance can be considered effectively via the matters of control where the activity standard is met and a Heritage Works Plan is provided, or via the matters of discretion where a resource consent is required (when the activity standard is not met).</p> <p>The activity standard retains the certification option for applicants to submit a Heritage Works Plan prepared by a Heritage Professional. This change may slightly reduce overall consent applications as Heritage Building Code works for Highly Significant items associated with non-damage scenarios such as change of use (currently a Controlled activity) will now also be able to use the Heritage Works Plan alternative to consent. It is unlikely, however, to result in any noticeable difference in the split between numbers of Heritage Works Plans and resource consents. Numbers of Heritage Works Plans are currently low as often works that require consent are being proposed in the same scope. The vast majority of Building Code related works to Highly Significant heritage buildings in the decade since the Canterbury Earthquakes have been as a result of damage.</p>

P11	<p>Reconstruction or restoration for:</p> <p>b. Highly Significant (Group 1) heritage items, where the works are required as a result of damage; or</p> <p>c. Significant (Group 2) heritage items.</p>	<p>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</p>	<p>This rule has been combined with Heritage Building Code works (new P9) to simplify the provisions. No associated change to activity status.</p>
P12	<p>Temporary lifting of a damaged heritage item for the purposes of heritage investigative and temporary works or repair.</p>	<p>b. The heritage item shall not be lifted to a height exceeding 3 metres above any relevant recession plane in the applicable zone.</p> <p>c. The heritage item must be lowered back to its original position within 12 weeks of the lifting works having first commenced.</p> <p>d. The lifting and lowering shall be undertaken in accordance with the design and/or supervision of a heritage professional and, where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.</p> <p>e. 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.</p> <p>f. 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.</p>	<p>Temporary lifting, like temporary moving (operative C4 and C5) is generally associated with major seismic upgrade projects and has been artificially separated in the operative rules from other Building Code works which currently need resource consent. It is proposed that temporary lifting and moving are combined with other Building Code works to simplify the provisions and recognise that these activities are generally not undertaken in isolation and should be assessed together with the wider scope of reinstatement works of which they form part. The scope of these deleted activity standards can be applied as conditions to any resource consents required for the associated seismic upgrade projects. It is not expected that this change would generate additional resource consents.</p>

<p>P13 P10</p>	<p>Installation, modification or removal of electrical, plumbing, heating, cooling, ventilation, lighting, audio-visual, cooking, hot or cold water, security and/or other service systems and <u>associated</u> fixtures which form part of <u>heritage items</u>.</p>	<p>g. Where the works affect <u>heritage fabric</u>, they must be undertaken in accordance with the <u>a design which has been reviewed by and/or supervision of a heritage professional</u> and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.</p> <p>a. <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></p>	<p>The addition of "associated" to the rule clarifies that the fixtures covered are those which are part of service systems not fixtures in general.</p> <p>The amendment to the standards seeks to discourage an unsatisfactory scenario allowed under the existing activity standard where a heritage professional is brought in to oversee a project without being involved in the design stage. The review of a design by a heritage professional is particularly valuable in guiding best practice conservation outcomes. It is also not considered necessary for the involvement of a registered architect to be mandatory as this often occurs anyway and can be encouraged where relevant on a project by project basis.</p> <p>The additional activity standard in b. provides evidence of design involvement by the heritage professional, and an opportunity for discussion with Council's Heritage team and documentation for Council's record. The documentation requirement is not an onerous one given documentation would generally be necessary for construction purposes and potentially also to meet Building Act requirements.</p>
<p>P11</p>	<p>Works to <u>monuments</u> in church graveyards, and <u>in cemeteries</u> scheduled in <u>Appendix 9.3.7.2.</u></p> <p><u>Advice Note: In relation to Council-administered cemeteries, works involving monuments will require a permit for monumental works from the Council.</u></p>	<p>Nil</p>	<p>This new permitted rule simplifies current approval processes by removing the need for Council to rely on a global consent covering all maintenance, repairs, and reconstruction of monuments and new monuments in Council-administered cemeteries scheduled as heritage items where they meet a set of guidelines. Council uses the same set of guidelines to assess the separate permits required for these monumental works under the Cemeteries Bylaw 2013. This rule enables the removal of a duplicate approval process and the need to periodically update the global consent which now would also need to be expanded to cover additional cemeteries proposed for scheduling as heritage items in this plan change.</p>

			Scheduled church graveyards are not covered by the global consent and so currently theoretically need consent for reconstruction and new monuments, although as this is not explicit in the rules the owners are unlikely to be aware of this consent requirement and therefore applications are not being made for these monumental works. Therefore, in essence, this rule reflects the status quo for scheduled church graveyards, as in practice Council is not overseeing their monumental works and this permitted rule removes this technical consent requirement.
P12	<u>In a Residential Heritage Area, demolition or relocation of a neutral building or intrusive building.</u>	Nil	New permitted rule to support proposed Residential Heritage Areas. Neutral and intrusive buildings (defined in the Plan) have been assessed as not contributing to the heritage values of the area, so no resource consent is required for their removal.
P13	<u>In a Residential Heritage Area, new road boundary fences or walls of up to 1.5m in height.</u>	Nil	New permitted rule to support proposed Residential Heritage Areas to distinguish from the Restricted Discretionary rule for road boundary fences or walls over 1.5m in height. This height has been chosen as a compromise to limit the potential for visual impact of standard 1.8m and higher fences on views to defining and contributory buildings, but allow for fences high enough to contain dogs and small children.
P14	<u>In relation to a heritage item 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.</u>	To support the amended wording in the alteration definition, this new permitted standard recognises the range of scenarios in which trees need to be removed due to their condition. Dead trees in heritage items which are open spaces can currently be removed without resource consent (excluded from alteration definition but not expressed in a rule), however the meaning of “dead” is unclear and does not explicitly cover “dying”. It is proposed to introduce a standard which aligns with the standard which currently applies to trees protected by the trees rules in chapter 9 of the district plan which aligns with the Council’s tree

			<p>policy. This would formalise the assessment of tree condition to ensure removal of a tree in heritage items is warranted. The standard is currently being informally applied for trees in heritage items which are open spaces (which are Council-owned) to determine if the tree can be removed without the need for resource consent for an alteration to the heritage item. This standard avoids the need for resource consent for some trees where removal is warranted. As the standard is already being informally applied there is effectively no additional restriction being imposed.</p>
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Proposed text		Reasons for change	
<p>9.3.4.1.2 Controlled activities</p> <p>a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.</p> <p>b. The activities listed below are controlled activities.</p> <p>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.</p> <p>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.</p> <p>e. d. Exemptions relating to this rule can be found in Rule 9.3.3 n.m.</p> <p>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.</p>		<p>Proposing to simplify and standardise introductory clauses for each activity status. This information is covered in section 9.3.3 How to interpret and apply the rules and in the introductory clauses to the Permitted Activities.</p>	
Activity		The Council's control shall be limited to the following matters:	
C1	<p>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>a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1.</p>	<p>See repairs definition. Proposed to raise the consent status for what will be called Heritage Building Code works (currently heritage upgrade works) to Restricted Discretionary rather than Controlled, if a Heritage Works Plan is not prepared and certified by Council, to align with all other alterations.</p> <p>Works associated with Building Code compliance generally involve substantial visual and/or physical change to heritage items.</p>

Activity	The Council's control shall be limited to the following matters:	
<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>Seismic strengthening solutions, for example cross-bracing or insertion of sheer walls, can be visually intrusive or involve substantial loss of heritage fabric. The approach of Council's Heritage team is to work with owners during the resource consent process (ideally at pre-application stage) to explore options which have an acceptable impact on heritage fabric and values as often there are multiple available options. In some rare cases, however, where an applicant insists on opting for a methodology which does not have the least possible impact and is considered to have more than minor adverse effects on heritage fabric and values, the current Controlled activity status does not give Council the ability to oppose or require significant modifications to the selected methodology.</p> <p>The Restricted Discretionary status allows the Council, where absolutely necessary, to publicly notify proposals with more than minor or significant effects and either grant consent subject to conditions to adequately mitigate the adverse effects, or to decline the consent where the decision maker concludes that the proposal will have more than minor or significant adverse effects on heritage values.</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>As for Heritage Building Code works, it is proposed to raise the consent activity status to Restricted Discretionary, if a Heritage Works Plan is not prepared and certified by Council, to align with all other alterations.</p> <p>Where proposals for reconstruction or restoration works do not align with best practice conservation these can result in more than minor adverse effects on heritage fabric and values which need to be able to be publicly notified in rare cases where the applicant does not opt for a methodology which minimises adverse effects on heritage fabric and values. This enables either consent to be</p>

Activity		The Council's control shall be limited to the following matters:	
			granted subject to conditions to adequately mitigate the adverse effects, or declined where this is not possible. The current Controlled activity status does not give Council the ability to oppose or require significant modifications to the selected methodology where it is not the most appropriate option for minimising heritage effects.
C3 C1	<p>a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament (H46), other than where provided in Rule 9.3.4.1.1 P8.</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 style="margin-left: 20px;">i. a resource consent application for restoration and/or reconstruction in accordance with Rule 9.3.4.1.2 C2; or</p> <p style="margin-left: 20px;">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>a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament and Christchurch Cathedral — Rule 9.3.5.2.</p> <p>a. <u>Matters of Control contained in the Christ Church Cathedral Reinstatement Order 2020.</u></p>	<p>This rule is to be updated to delete reference to the Cathedral of the Blessed Sacrament which has been demolished, and to reflect the requirements of the Christ Church Cathedral Reinstatement Order 2020 which covers all reconstruction, deconstruction, alteration, new buildings and storage of the Citizens' War Memorial associated with EQ reinstatement. In addition an advice note has been added to reference rules in the zone chapter which also apply.</p>

Activity		The Council's control shall be limited to the following matters:	
	<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>		
C4	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.	a. Temporary lifting or temporary moving Rule 9.3.5.3	Deletion of rule for temporary lifting which is included in the definition of Heritage Building Code works definition and is proposed to be assessed as part of this activity (see reasons column for current rule P12/C4 for Temporary lifting and Temporary moving C5). These activities are integral Building Code related components of many repair and Heritage Building Code projects which are generally not undertaken in isolation, however are currently addressed as a separate Controlled activity from the activity currently known as Heritage Upgrade Works. These are proposed to be assessed with other Heritage Building Code works which already require a Heritage Works Plan or resource consent for a Restricted Discretionary activity. This represents an increase in activity status from Controlled.
C5	a. Temporary moving of a damaged heritage item for the purposes of heritage investigative and temporary works or repairs.	a. Temporary lifting or temporary moving Rule 9.3.5.3	As above for temporary lifting.

Proposed text	Reasons for change
<p>9.3.4.1.3 Restricted discretionary activities</p> <ul style="list-style-type: none"> 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. <u>d.</u> Exemptions relating to this rule can be found in Rule 9.3.3 n.m. 	<p>Important to note exclusion from rules of Akaroa heritage area here in a. (as elsewhere) to avoid confusion given the introduction of Residential Heritage Areas and associated rules package, that the existing Akaroa heritage area continues with its current status and rules for Residential Heritage Areas do not apply.</p> <p>Akaroa Township Heritage Area (currently named Akaroa Heritage Area), is a current heritage area in the district plan which at this stage does not have rules but has Matters of Discretion triggered by non-compliance with zone rules. There is also an existing Akaroa Character Area Overlay in the district plan, which covers a subset of the extent of the heritage area, and has rules and Matters of Discretion which are similar to those for the proposed Residential Heritage Areas for new buildings and alterations visible from the street and demolition which is also controlled. It will be considered as part of the future Heritage team’s work programme to undertake site by site assessments for one or more heritage areas in Akaroa, taking account of the methodology used for the new Residential Heritage Areas proposed in this plan change, and to align rules and Matters of Discretion to those for Residential Heritage Areas. The addition of the “Township” to the name highlights the different approach to assessment and status for the Akaroa heritage area which will not yet adopt the RHAs’ rules package until site by site assessments have been undertaken.</p> <p>Deletion of duplication in d. (appears to How to interpret and apply the rules and Permitted Activities introduction).</p>

Proposed text Activity		The Council's discretion shall be limited to the following matters	Reasons for change
RD1	a. Alteration of a heritage item of a heritage item or heritage fabric, other than provided in: i. Rule 9.3.4.1.1 P8 and P13; and ii. Rule 9.3.4.1.2 C3.	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	<p>This plan change proposes to consolidate references to a shared set of matters of discretion for Restricted Discretionary activities to reduce repetition. References to rules and the titles of matters of discretion have been updated to align with the revised scope of rules, and redundant rule references have been deleted in RD1.</p> <p>RD2 consolidates RD2 and RD3 which are similar activities relating to new development, and deletes reference to current P9 deleted rule for replacement of buildings and structures in open space items and replacement of buildings in heritage settings.</p> <p>New RD4 proposes to amend the non-notification rule so that it excludes activities that could result in more than minor adverse effects that warrant public notification in some limited circumstances if permitted activity specific standards are not met. This also gives the option to decline the application if absolutely necessary where the effects on heritage values are unacceptable and cannot be sufficiently mitigated by conditions.</p> <p>The non-notification clause (see operative RD6) is proposed to be removed for non-compliance with the activity standards for temporary buildings where they are not removed or result in permanent changes (proposed rule P3 replacing current P4/P5).</p> <p>Heritage Building Code works, reconstruction or restoration (proposed rule P9, currently numbered P10/P11) are currently assessed as Controlled activities where the activity standard for a Heritage Works Plan is not met and so cannot be declined. They are now proposed to be assessed as Restricted Discretionary</p>
RD2	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.	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	
RD3	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.	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 — Heritage items and Settings — Rule 9.3.6.1	
RD4RD3	a. Relocation of a heritage item of a heritage item within its heritage setting.	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	
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 <u>this rule shall not be limited or publicly notified.</u>	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	

		<p>replacement of buildings – Rule 9.3.6.1</p>	<p>activity RD4 for all activities breaching an activity specific standard and to be excluded from the non-notification clause to allow for notification where absolutely necessary where the effects on heritage values are unacceptable and cannot be sufficiently mitigated by conditions.</p> <p>It is proposed to continue to allow the notification of service systems (currently P13, renumbered P10) where the standard is not met. Currently this defaults to RD1 Alteration which does not have a non-notification clause so can already be notified where absolutely necessary.</p> <p>Tree removal (proposed P14) does not currently have an associated rule or standard so there is no non-notification clause. It is proposed to allow notification where absolutely necessary. Proposed removal of trees in heritage items which are open spaces (without a tree removal certificate justifying the need for removal), may lead to the proposed unnecessary removal of a tree or multiple trees which contribute to the significance of the heritage item.</p> <p>While these changes technically increases notification requirements for these activities, this proposed change is unlikely to lead to any observable increase in notified applications – the expectation is that notification of these activities would be a rare event (one in several years), as Council’s Heritage team works hard to avoid the situation of needing to recommend more than minor adverse effects/notification. The team’s preferred approach is to engage with owners as early as possible in the design stage, preferably at pre-application stage, before and/or during the preparation of a resource consent application to deliver free heritage advice. The ability to notify applications acts as an incentive for applicants to work with Council Heritage staff to develop and amend proposals so that they satisfactorily align with</p>
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			<p>conservation principles and do not require notification. Staff are able to ultimately support proposals on a non-notified basis in almost all cases.</p> <p>Non-compliance with activity specific standards for proposed P1 maintenance, P2 repairs and heritage investigative and temporary works, P4 fixing of signs and P5 temporary protection measures for works above underground heritage items, is not expected to result in more than minor adverse effects on heritage values, so it is considered appropriate that the non-notification clause continues to be applied to these rules.</p>
RD6	<p>a. Any activity listed in Rule 9.3.4.1.1 P4 or P5 that does not meet the activity specific standard.</p> <p>Any application arising from this rule shall not be limited or publicly notified.</p>		<p>Proposed to consolidate all applications for breach of permitted activity rules into new RD4 to simplify the consent pathways. Permitted rules where activity standards are breached currently unnecessarily default to different Restricted Discretionary rules, despite sharing the same set of matters of discretion.</p>
RD7	<p>Any activity listed in Rule 9.3.4.1.1 P6 that does not meet one or more of the activity specific standards.</p>	<p>Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1 (e).</p>	
RD8 RD5	<p>a. Demolition of Christchurch <u>Christ Church Cathedral (H106)</u>, other than provided for in Rule 9.3.4.1.1 P6 <u>P8</u> and Rule 9.3.4.1.2 C3 <u>C1</u>.</p>	<p>a. Demolition of Christchurch <u>Christ Church Cathedral</u> - Rule 9.3.6.2</p>	<p>Updating correct spelling and rule reference.</p>
RD6	<p>a. <u>In a Residential Heritage Area</u></p> <p>i. <u>new buildings and alteration to building exteriors</u></p>	<p>a. <u>Matters of discretion for Residential Heritage Areas (excluding Akaroa Township Heritage Area) - Rule 9.3.6.4.</u></p>	<p>New rules RD6-RD8 to support the introduction of 11 Residential Heritage Areas, which like heritage items, have been recognised as significant at a district level. Therefore the proposed activity status aligns with the activity status for</p>

	<p>ii. <u>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.</u></p> <p>b. <u>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.</u></p> <p>c. <u>This rule does not apply to:</u></p> <p>i. <u>buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height;</u></p> <p>ii. <u>alteration to exteriors of neutral buildings or intrusive buildings where the alteration is not visible from the street;</u></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 and Rule 14.8.3.2.</u></p>	<p>b. <u>Where the site is also located in a Character Area, the Matters of discretion for Character Areas in Rule 14.15.27.</u></p>	<p>alterations to heritage items and new buildings in heritage items and heritage settings. It enables proposals which have more than minor adverse effects to be notified and declined where absolutely necessary, and to be assessed against a limited set of matters of discretion.</p> <p>It is proposed to clearly limit the scope of rule RD6 for new buildings and alterations to works that have the potential to have the most visual impact on the heritage values of Residential Heritage Areas (RHAs), and also in the case of defining and contributory buildings, the most impact on heritage fabric.</p> <p>Exclusions and cross-references to RHA built form standards and heritage item and Character Areas rules and matters of discretion have been set out in an effort to provide clarity for users, and to synthesise provisions to enhance shared outcomes for heritage and character protection.</p>
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RD7	<p><u>In a Residential Heritage Area</u> <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 14.15.27.</u></p>	<p>RD7 is a new rule to support the introduction of 11 Residential Heritage Areas (RHAs), which like heritage items, have been recognised as significant at a district level. This rule recognises that removal from the site whether by demolition or relocation off the site have similar implications for the heritage area so they are grouped together. The proposed activity status is a more permissive activity status than the existing activity status for demolition and relocation of heritage items beyond their setting in recognition that buildings and features in heritage areas, generally with the exception of defining buildings, have not individually met the criteria for scheduled heritage items.</p> <p>The proposed Restricted Discretionary activity status enables proposals to be assessed against a limited set of matters of discretion. In a small number of cases where a proposal cannot be supported on a non-notified basis, and the applicant wishes to proceed with the proposal in its current form, this allows an application to be publicly notified and approved with conditions or declined to mitigate or avoid adverse heritage effects on Residential Heritage Areas.</p> <p>Where buildings in RHAs are also scheduled heritage items, their demolition or relocation will instead be assessed against the relevant rule for demolition or relocation of a heritage item.</p> <p>It is proposed to provide clarity by limiting the scope of the rule to defining and contributory buildings as their removal has the potential to impact on the significance of heritage areas.</p>
RD8	<p><u>Any new building (except buildings of less than 5m in height) on a site in the High Density Residential zone or Residential Visitor Accommodation zone which is located outside a Residential</u></p>	<p>a. <u>Matters of discretion for HDR zone and RVA zone sites sharing a boundary with a Residential Heritage Area - Rule 9.3.6.6.</u></p>	<p>This is a new rule to support the introduction of 11 Residential Heritage Areas (RHAs), which like heritage items, have been recognised as significant at a district level. This rule takes the form of a targeted design rule, which rather than constraining development on all sites sharing a boundary with a Residential</p>

<p><u>Heritage Area but shares a boundary with a site or sites in a Residential Heritage Area.</u></p> <p><u>Advice note: Appendix 9.3.7.9 - Residential Heritage Areas identifies the sites which are subject to this rule.</u></p>		<p>Heritage Area, limits this new constraint to the minority of these sites which have a High Density Residential or Residential Visitor Accommodation zoning where the proposed permitted density for those sites is greater than in other zones sharing boundaries with RHAs (which are predominantly zoned Medium Density Residential).</p> <p>This new rule adds a development constraint to approximately 100 sites sharing boundaries with RHAs in Heaton Street, Piko/Shand (Riccarton Block) State Housing, Englefield Avonville, Chester Street East/Dawson Street and Inner City West RHAs. The rule is proposed to be included alongside the Residential Heritage Area rules in Chapter 9.3, with cross-references in the relevant zone chapters to alert owners of these sites to the rule.</p> <p>These High Density Residential and Residential Visitor Accommodation sites have the greatest potential for causing significant visual dominance effects on the RHAs due to permitting taller multi-storey buildings closer to the boundary. On sites sharing a boundary with the central city RHAs (Chester Street East/Dawson Street and Inner City West) buildings could be constructed up to 14 metres in height without resource consent, and up to 20-32 metres in height with resource consent.</p> <p>The rule is a design rule rather than imposing an additional layer of built form standards, so that the applicant has the built form standards for the zone to use as a guide, but is required to develop a contextual design which provides some flexibility in balancing each of the bulk and location attributes, form and materials to respond to the adjoining RHA and limit visual impact on it. Applicants will be encouraged to engage with Council's Heritage team at pre-application stage. Council's heritage advice is currently free to act as an incentive to improving heritage outcomes. Council consent planners and heritage specialists can</p>
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			<p>work with the applicant to manage expectations as to the design options which would limit effects on the RHA to an acceptable level that could be supported on a non-notified basis. Over time design guidance including examples of good outcomes can be developed to support developers to guide good design that will maximise development opportunities while protecting RHA values.</p> <p>New single storey rear buildings on these neighbouring sites have been excluded from the rule, as they are not readily visible from the street and are not of a scale that will cause significant visual dominant effects or “dwarf” RHA buildings.</p> <p>The wording “sharing a boundary with” has been used in preference to “adjoining” (which is a defined term) so that development on sites separated from an RHA by a road, which will generally have reduced dominance effects due to their separation distance, are not captured by this rule.</p>
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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 of a heritage item beyond its heritage setting .	

Activity		
D2	Demolition of a Significant (Group 2) heritage item.	Deletion of alternative group name considered less appropriate and unnecessarily confusing. See discussion in policies. No scheduling assessment or rule implications.
9.3.4.1.5 Non-complying activities <ul style="list-style-type: none"> 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		
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). 	Deleting alternative group name as above. Deleting reference to Cathedral of the Blessed Sacrament which has been demolished. Updating correct spelling and rule references.

Proposed Text 9.3.5 Rules – Matters of control	Reasons for Change
<p>9.3.5 Rules – Matters of control</p> <p>9.3.5.1 Heritage upgrade works, reconstruction and restoration</p> <ul style="list-style-type: none"> 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. 	<p>Controlled activities and associated matters of control are proposed to be removed from this chapter with the exception of the rule relating to the Christ Church Cathedral and Citizens' War Memorial which are subject to the Christ Church Cathedral Reinstatement Order 2020 and associated matters of control. Heritage upgrade works (proposed name change to Heritage Building Code works) and reconstruction and restoration are proposed to have their activity status increased to Restricted Discretionary (see Restricted Discretionary activities).</p>

<p>9.3.5.2 Demolition, partial demolition or deconstruction — Cathedral of the Blessed Sacrament and Christchurch Cathedral</p> <ul style="list-style-type: none"> 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. 	
<p>9.3.5.3 Temporary lifting or temporary moving of a damaged heritage item for the purposes of heritage investigative works or repair</p> <ul style="list-style-type: none"> 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. 	<p>Matters of Control to be deleted for temporary lifting and moving activities as these activities have been incorporated in rule for Heritage Building Code works which is proposed to be Restricted Discretionary and have associated Matters of Discretion (see reasons column for operative P12/C4 and C5).</p>

Proposed Text	Reasons for change
<p>9.3.6 Rules – Matters of discretion</p> <p>9.3.6.1 Heritage items and heritage settings – Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings</p> <p><u>For all activities</u></p> <p>a. The nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of <u>repair and reconstruction</u>.</p> <p>b. a. The level of <u>intervention necessary to carry change</u> involved in carrying out the works, including to meet the requirements of the Building Act and Building Code, and alternative solutions considered.</p> <p>c. b. Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the <u>heritage item</u>.</p> <p>d. c. Whether the proposal, including the form, materials and methodologies are consistent with maintaining the <u>heritage values</u> and level of significance of <u>heritage items</u>, and the <u>heritage values</u> of <u>heritage settings</u>, which are on the site or an adjoining site, and whether the proposal will enhance <u>heritage values</u>, particularly in the case of Highly Significant (Group 1) <u>heritage items</u> and <u>heritage settings</u> and <u>in particular will</u> have regard to:</p> <p>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 <u>heritage item</u>;</p> <p>ii. the <u>use retention and integration</u> of existing <u>heritage fabric</u>;</p> <p>iii. the <u>purpose and extent</u> of <u>earthworks</u> necessary as part of the proposal <u>including area, depth and location of, and methodology for earthworks</u>;</p> <p>iv. the <u>options for retaining mature trees, or the necessity of the removal or transplanting of mature trees</u>;</p> <p>v. the impact on public places; and</p> <p>vi. within a <u>heritage setting, or heritage item which is an open space</u>, the relationship between elements, such as layout and orientation, form and materials.</p> <p>e. d. The extent to which the works are in accordance with the principles in <u>Policy 9.3.2.2.3 b.</u>, and whether the proposal:</p>	<p>Delete list of activities in heading for Matters of Discretion for Heritage Items and Settings which is redundant as it covers all activities in heritage items and settings.</p> <p>Clause a. proposed to be included in existing clause f. It is no longer considered necessary to retain a specific reference to the Canterbury Earthquakes of 2010-11 as it has diminishing relevance, although a small number of buildings remain unrepaired. Works to these buildings (along with works resulting from future earthquakes which apply to all buildings) are accommodated in the proposed rules and Matters of Discretion including a broader existing reference to all natural hazards in f.</p> <p>The core Chapter 9.3 heritage rules framework put in place by the Independent Hearings Panel in 2016, which was developed in response to the Canterbury Earthquakes, is proposed to be retained in this plan change in broadly similar form with some adjustments to activity categories and some increases in activity status.</p> <p>Earthquake repairs are contemplated under the Repairs activity which remains permitted with standards. Heritage Building Code works which are often required to reinstate earthquake damaged buildings are permitted subject to compliance with a Heritage Works Plan (as operative) or are proposed to be Restricted Discretionary where a Heritage Works Plan is not submitted.</p> <p>Amendment of “intervention” in proposed new clause a. to a more neutral, clearer, less technical term “change” which focuses on the outcome for the heritage item of</p>

<ul style="list-style-type: none"> i. is supported by a conservation plan or expert heritage report <u>which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item and heritage setting</u>; 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). e. f. 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. f. g. The extent to which the heritage fabric <u>or heritage values</u> has <u>have</u> been damaged by natural events, weather and environmental factors and the necessity <u>and practicality</u> 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 <u>mana whenua</u> and the outcome of any consultation undertaken with To 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 <u>and heritage setting</u>. Such mitigation measures include but are not limited to the use of a temporary protection plan <u>measures</u>. 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, <u>particularly</u>, 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 <u>and</u> For new buildings, structures and/or features in heritage items which are open spaces, whether the <u>building</u>, structure or feature will: <ul style="list-style-type: none"> 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 <u>or heritage setting</u>; ii. impact on views to or from the heritage item(s), and 	<p>carrying out the work, and removing the word “necessary” as the works may be desirable for some reason but not always necessary.</p> <p>Addition of “level of significance” in proposed clause c., e. and l. recognises that proposals can result in a heritage item no longer meeting the significance criteria for scheduling or dropping from Highly Significant to Significant status.</p> <p>Addition of “adjoining sites” in proposed clause c. and e. recognises that the effects of a proposal may have heritage effects on a heritage item and setting on a neighbouring site which need to be assessed in addition to effects on the heritage item on the subject site, and in addition to other amenity effects on the adjoining site. As the existing reference is made generally to heritage items and settings, this could be interpreted that heritage items and settings on adjoining sites are covered by the current matters of discretion, however the amended wording removes any doubt that this wider application is anticipated.</p> <p>“Retention and integration” in proposed matter c.ii. more specifically represents the existing expected heritage outcome in relation to use.</p> <p>The additional wording in relation to earthworks in proposed c.iii. helps to direct the existing information requirements with respect to earthworks to improve understanding of the nature of the earthworks, which is often lacking in detail in applications. Better information provision will improve assessment in relation to effects on the heritage items and settings.</p>
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<p>iii. <u>impact on public places and historic street form, or reduce the visibility of heritage item(s) from public places; and</u></p> <p>iv. <u>impact on the relationship between elements, such as the layout and orientation, form, spaces and materials within the open space or heritage setting; and</u></p> <p>v. <u>provide for access and use or adaptive reuse of the heritage item</u></p> <p>l. m. <u>Additional matters of discretion for the relocation of a heritage items of a heritage item:</u></p> <p>i. whether the new location and orientation of the heritage item will maintain the heritage values and significance of the heritage item;</p> <p>ii. whether alternative solutions have been considered, including repairs, reconstruction, heritage upgrade-Building Code works, and restoration in situ; and</p> <p>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.</p> <p>m. n. <u>Additional matters of discretion for temporary event structures in heritage items which are open spaces and in heritage settings:</u></p> <p>i. the duration the temporary event structure will remain within the heritage item or heritage setting; and</p> <p>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.</p> <p>n. o. <u>Additional matters of discretion for signage on or in heritage items and in heritage settings:</u></p> <p>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;</p> <p>ii. the extent to which any moving or flashing signs detract from the heritage values of the heritage item and/or heritage setting; and</p> <p>iii. ii. whether the sign is temporary or permanent, and if temporary, the duration of the signage; and</p> <p>iv. iii. <u>benefits of appropriate interpretation signage which records the history of the site.</u></p> <p>o. p. <u>Additional matters of discretion for utilities</u></p> <p>i. the functional need to be located in or in proximity to heritage items and heritage settings; and</p>	<p>The addition of “options for retaining mature trees” in matter c.iv. signals the importance of proactively considering retention options rather than focusing on justifying the need for removal in the applicant’s assessment.</p> <p>Proposed matter c.vi. clarifies that the heritage items contemplated are heritage items which are open spaces.</p> <p>In relation to specialist heritage reports already specified in d.i., detail specifying outcomes sought for retention, conservation and use to support proposed inclusion of corresponding wording in the Subdivision chapter 8 matters and 9.3 historic heritage use policy.</p> <p>Matter f. already covers earthquake damage currently specified under a. in relation to the 2010-11 events. The addition of “practicality” allows consideration of whether or not, or to what extent maintenance and repair are possible or realistic.</p> <p>Reference in proposed matter i. and l. amended to be less restrictive in the required format for temporary protection measures for heritage fabric during works. These do not necessarily need to be presented in a formal plan format for small scopes or when there is limited risk of damage to heritage fabric, where a brief agreed list of relevant measures may be appropriate.</p> <p>In proposed matters k-p, headings have been added to clearly show these are targeted to specific types of activities.</p>
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<p>ii. <u>how the location of the proposed utility provides for heritage values.</u></p> <p>p. <u>Additional matters of discretion for heritage items located within a Residential Heritage Area</u></p> <p>i. <u>9.3.6.4 and 9.3.6.5 Residential Heritage Areas.</u></p> <p>9.3.6.2 Demolition of Christchurch Christ Church Cathedral</p> <p>a. Whether the engineering requirements and associated costs of retaining the Cathedral in whole or in part are unreasonable.</p> <p>b. Whether there is a threat to life and/or property as a result of the condition of the building.</p> <p>c. Where demolition of the whole or a substantial part of building is proposed, whether resource consent has been applied for and/or has been granted for a replacement building in accordance with Rules 15.10.1.2 C2 and 15.10.1.3 RD9.</p> <p>d. The methodology for demolition including the phasing of the works, heritage fabric to be retained, and how any heritage fabric to be retained is to be stored.</p> <p>e. Any mitigation measures, such as installation of interpretative panels on the site that identify the history and significance of the heritage item, and may include photographs, text and architectural plans of the building.</p>	<p>Existing matter k. for new buildings proposed to specify heritage settings which have been omitted.</p> <p>Addition of “impact on public places and historic street form” to existing matter k. recognises that new buildings can physically encroach on public spaces which have heritage values, or alter historic street layout. For example, upper storeys of buildings can be constructed to overhang open spaces which are heritage items. Te Pae (Convention Centre) was constructed on what was formerly Gloucester Street which altered the road layout and interrupted the grid pattern of the original design for the central city streets.</p> <p>The addition of the word “spaces” to k.iv. recognises that retention of space and spatial relationships are an important feature of the form and relationships between elements within a setting or item (existing considerations in this matter) which contribute to the heritage values of the heritage item.</p> <p>Addition of “provide for access and use or adaptive reuse” for new buildings matter k.v. corresponds with amendments to Ongoing use policy 9.3.2.2.5 and subdivision matters in chapter 8. Currently there is commonly a lack of consideration of future maintenance and use of the heritage item when new development is proposed, which is critical for its ongoing existence and retention of the heritage item on the heritage schedule. Development can occur around a heritage item without or prior to subdivision which does not provide for future retention, maintenance and use of the heritage item.</p> <p>Reference to moving or flashing signs in n. is unnecessary. Moving and flashing signs are rarely</p>
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	<p>proposed for heritage items or settings and the range of effects of proposed signage is generally covered by the above matter relating to impact on heritage values. This deletion corresponds with the deletion of the signage standard in chapter 9.3 relating to moving and flashing signs.</p> <p>The addition of a matter relating to interpretation signage in n. recognises this important category of signage on heritage sites which can have positive effects for recording the site's heritage values where content is clear and accurate, and neutral language is used.</p> <p>The addition of the matter of discretion in relation to utilities in matter o. requires the applicant to consider how options for locating the utility could impact on heritage values rather than simply justifying the preferred option for non-heritage reasons.</p> <p>New matter p. to allow for assessment of works to heritage items located in Residential Heritage Areas against the matters for heritage areas.</p> <p>Heading in Matters of Discretion clause 9.3.6.2 updated to reflect correct name for Christ Church Cathedral.</p>
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Proposed Text	Reasons for Change
<p>9.3.6 Rules – Matters of discretion</p> <p>9.3.6.3 Akaroa Township Heritage Area</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Reasons for Change</p> <p>Clarifying in a. the status of this existing Akaroa heritage area which is subject to matters of discretion where a rule is breached. It does not currently have its own associated rule.</p> <p>Addition of fencing in a.ii. to slightly broaden the assessment to fences which are not already considered under the building definition.</p>

Proposed Text

9.3.6 Rules – Matters of discretion

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 road boundary setback;
- 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.

Reasons for Change

New matters of discretion to support the policies and rules for proposed Residential Heritage Areas.

Matters a.i. to vii. identify key aspects of assessment when considering whether new development and alterations in the heritage area impact on the individual site and the heritage area as a whole. The two additional matters viii. and ix. have been separated out for clarity as they relate only to assessment of alterations.

Matters b. to e. apply to both new development and alterations.

Matter b. clearly identifies the values of the heritage area that the proposal needs to maintain by linking to the Council's assessments for each area and each site within the area.

Matter c. on retention and use corresponds with equivalent matters for items which proposals need to consider in order to protect the heritage values of the heritage area.

Matters d. and e. recognise the importance of external consultation with the government's heritage agency and Council's Treaty partner by the applicant or Council in relation to both heritage areas as well as heritage items, particularly where they have an identified interest.

<ul style="list-style-type: none"> b. <u>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).</u> c. <u>Whether the proposal will provide for retention of a building or ongoing and viable use, including adaptive reuse.</u> d. <u>Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.</u> e. <u>Whether the site has cultural or spiritual significance to mana whenua and the outcome of any consultation undertaken with Papatipu Rūnanga.</u> 	
<p>9.3.6.5 Residential Heritage Areas (excluding Akaroa Township Heritage Area) – demolition or relocation of a defining building or contributory building</p> <ul style="list-style-type: none"> a. <u>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.</u> b. <u>Whether the building is a defining building or contributory building.</u> c. <u>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.</u> d. <u>Whether the costs to retain the building on site would be unreasonable.</u> e. <u>The ability to retain the overall heritage values of the building through an alternative proposal.</u> f. <u>The extent of photographic documentation that will occur prior to, during and on completion of the works.</u> 	<p>New matters of discretion for relocation and demolition to support the policies and rules for proposed Residential Heritage Areas.</p> <p>These matters are informed by the relevant matters for heritage items which seek to balance protection of heritage values with practical considerations by ensuring external factors which affect decision making on options for buildings are taken into account in the assessment of proposals.</p> <p>Where the application demonstrates that relocation or demolition is the only reasonable option, photographic recording of the building is an important tool for preserving information about its values and contribution to the heritage area.</p>

<p>9.3.6.6 <u>Sites in the High Density Residential Zone and Residential Visitor Accommodation Zone sharing a boundary with a Residential Heritage Area</u></p> <p>a. <u>Whether the proposed building's location, design, scale and form will impact on the heritage values of the site or sites within the Residential Heritage Area, and of the Area as a whole;</u></p> <p>b. <u>Whether the proposed building would visually dominate the site or sites within the Residential Heritage Area or reduce the visibility of the site or sites to or from a road or other public space.</u></p>	<p>New matters of discretion to support the policy and rules for proposed Residential Heritage Areas.</p> <p>These matters seek to clearly set out the key considerations and effects applicants seeking to construct new buildings in certain zones adjoining Residential Heritage Areas need to demonstrate have been addressed or sufficiently mitigated in their proposals.</p>
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Proposed Text	Reasons for Change
<p>9.3.7 Appendices</p> <p>Appendix 9.3.7.1 Criteria for the assessment of significance of heritage values [...]</p> <p>Appendix 9.3.7.2 Schedule of Significant Historic Heritage <u>Items</u></p> <p><i>All items in the table below are within scope of PC13. Green shading indicates that the heritage item is outside the scope of PC14.</i></p> <p>Advice notes:</p> <ol style="list-style-type: none"> Where heritage settings contain multiple heritage items, these have been grouped together using thicker lines in the table below and a collective name for the scheduled historic heritage is also noted. <u>The schedule can be searched by keyword using the Find function (keyboard shortcut: Ctrl+F).</u> <p>[...]</p>	<p></p> <p>Amended appendix name to distinguish this appendix from Appendix 9.3.7.3 containing heritage areas.</p> <p>Addition of advice note 2 to assist plan users to more easily locate items in the schedule which are not easily located by address.</p> <p>See PC13 provisions document for proposed changes to schedule and Section 32 document for discussion of proposed changes to the schedule.</p>

Appendix 9.3.7.3 - Schedule of Significant Historic Heritage Areas

Proposed text						Reasons for change
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	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. b. Refer to Appendix 9.3.7.3.1 for the schedule reference map showing the location of this heritage area.			Deleting redundant planning map column for Akaroa as not including for Residential Heritage Areas and simplifying Name column heading.
Part B – Residential Heritage Areas						Part B of Appendix 9.3.7.3 is proposed to include the list of 11 new Residential Heritage Areas and links to the reports assessing their significance and to the three series of associated maps contained in proposed Appendices 9.3.7.7, 9.3.7.8 and 9.3.7.9 to chapter 9.3.
<u>Advice Note: For each of the heritage areas below, refer to the links to the Heritage Area Report and Site Record Forms, the Heritage Area Aerial Map and the Site Contributions Map. The Heritage Area Aerial Map shows the sites located within the Residential Heritage Area. The Site 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. The Residential Heritage Area Interface Sites and Character Area Overlap Map shows sites that share a boundary with a heritage area which are subject to Rule 9.3.4.1.3 RD8, and sites located in both a Character Area and a Residential Heritage Area.</u>						
	Heritage Area Reports and Site Record Forms	Location	Heritage Area Aerial Map	Heritage Area Site Contributions Map	Heritage Area Interface Sites and Character Area Overlap Map	

<u>HA2</u>	Chester Street East/Dawson Street Residential Heritage Area	a. <u>All properties in the section of Chester Street East between Madras Street in the west and up to and including the Chester Street Reserve and 147 Chester Street in the east, and all properties in Dawson Street.</u>	Appendix 9.3.7.7.1	Appendix 9.3.7.8.1	Appendix 9.3.7.9.1	
<u>HA3</u>	Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area	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>	Appendix 9.3.7.7.2	Appendix 9.3.7.8.2	Appendix 9.3.7.9.2	
<u>HA4</u>	Englefield Avonville Residential Heritage Area	a. <u>All properties in the block bounded by the Avon River and Avonside Drive, Fitzgerald Avenue, Hanmer Street and Elm</u>	Appendix 9.3.7.7.3	Appendix 9.3.7.8.3	Appendix 9.3.7.9.3	

		<u>Grove. Includes both sides of Elm Grove and Hanmer Street excluding the southernmost property on each side of Hanmer Street.</u>				
<u>HA5</u>	Heaton Street Residential Heritage Area	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>	Appendix 9.3.7.7.4	Appendix 9.3.7.8.4	Appendix 9.3.7.9.4	
<u>HA6</u>	Inner City West Residential Heritage Area	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</u>	Appendix 9.3.7.7.5	Appendix 9.3.7.8.5	Appendix 9.3.7.9.5	

		the Arts Centre Te Matatiki Toi Ora.				
<u>HA7</u>	<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>Appendix 9.3.7.7.6</u>	<u>Appendix 9.3.7.8.6</u>	<u>Appendix 9.3.7.9.6</u>	
<u>HA8</u>	<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>Appendix 9.3.7.7.7</u>	<u>Appendix 9.3.7.8.7</u>	<u>Appendix 9.3.7.9.7</u>	
<u>HA9</u>	<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>Appendix 9.3.7.7.8</u>	<u>Appendix 9.3.7.8.8</u>	<u>Appendix 9.3.7.9.8</u>	
<u>HA10</u>	<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</u>	<u>Appendix 9.3.7.7.9</u>	<u>Appendix 9.3.7.8.9</u>	<u>Appendix 9.3.7.9.9</u>	

		<u>Wigram Drive and former air force personnel housing in Corsair Drive, Grebe Place, Springs Road and Caudron Road.</u>				
<u>HA11</u>	<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>Appendix 9.3.7.7.10</u>	<u>Appendix 9.3.7.8.10</u>	<u>Appendix 9.3.7.9.10</u>	
<u>HA12</u>	<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>	<u>Appendix 9.3.7.7.11</u>	<u>Appendix 9.3.7.8.11</u>	<u>Appendix 9.3.7.9.11</u>	

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.

Proposed Text					Reasons for change
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	<p>The intention of providing exemptions from rules for heritage items and settings is to facilitate a wider range of uses for heritage items and settings than the rules otherwise provide for.</p> <p>Previously there was a heritage exemption from minimum parking standards for this reason, however as minimum parking requirements were removed from the plan in February 2022, the remaining parking rules such as minimum number of mobility parking spaces and minimum dimensions are important for providing functional parking where parking is provided, and it is not considered appropriate to allow exemptions from those rules, and these residuals transport exemptions are proposed to be deleted.</p>
Chapter 7 Transport	All zones outside the Specific Purpose	7.4.2.1 P1	Car parking maximum area	Car parking	

Proposed Text					Reasons for change
Chapter	Zone	Activity	Type of Exemption		
	(Lyttelton Port) Zone				
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 <u>Loading</u>	
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P3	Minimum number of <u>loading spaces</u> required	Parking and <u>Loading</u>	
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P4	Manoeuvring for parking and <u>loading areas</u>	Parking and <u>Loading</u>	
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P5	Gradient of parking and <u>loading areas</u>	Parking and <u>Loading</u>	
Chapter 7 Transport	All zones outside the Specific Purpose (Lyttelton Port) Zone	7.4.2.1 P6	Design of parking and <u>loading areas</u>	Parking and <u>Loading</u>	
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone <u>Low Density Residential Airport Influence Zone and Airport</u>	14.4.1.1 P13a, P13b, P13c	<u>Home occupation</u>	<u>Scale of activity</u> <u>Residential coherence</u> <u>Retail</u>	The intention in the original drafting of this appendix for the Christchurch District Plan was to continue to reflect the same scope of exemptions provided for in the previous City Plan (see Type of exemptions column) without seeking to increase the extent of non-compliance with district plan rules, which would have

Proposed Text				Reasons for change
Chapter	Zone	Activity		Type of Exemption
	<u>Influence Density Precinct</u>			
				<p>required extensive consideration (not possible in the timeframes for preparation of the new plan) in order to assess the resulting impact of the increase in amenity and other environmental effects.</p> <p>This appendix has been reviewed for the current plan change with the intention of correcting numbering errors and ordering of exemptions in the Plan, and to improve consistency and fairness to applicants by adding exemptions to rules which fall within the intended scope of the Type of exemption applied in the operative plan but were omitted in error for particular residential and commercial zones covered by the existing appendix. In addition zone naming and numbering has been updated to reflect proposed changes in PC14 which is being notified concurrently.</p> <p>These amendments will result in a reduction in constraints for heritage owners in some residential and commercial zones which will now be eligible for exemptions where they fall within the existing Type of exemption applied to other residential and commercial zones. The intention is that the same types of exemptions currently applied are consistently provided across residential and commercial zones to</p>

Proposed Text					Reasons for change
Chapter	Zone	Activity		Type of Exemption	
					support a wider range of uses in heritage buildings while balancing this against other environmental effects of allowing these activities.
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	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	Zone name proposed to change in PC14.
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	Order of numbering corrected in list.
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	Order of numbering corrected in list.

Proposed Text					Reasons for change
Chapter	Zone	Activity	Type of Exemption		
			Retail		
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	14.4.1.1 P16a.ii, P16a.vi.A and B	Education activity	Scale of activity Residential coherence	Zone name proposed to change in PC14.
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	14.4.1.1 P17a.ii, P17a.vi.A and B	Preschools	Scale of activity Residential coherence	Zone name proposed to change in PC14.
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	14.4.1.1 P18a.ii, P18a.vi.A and B	Health care facility	Scale of activity Residential coherence	Zone name proposed to change in PC14.
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	14.4.1.1 P19a.ii, P19a.vi.A and B	Veterinary care facility	Scale of activity	Zone name proposed to change in PC14.

Proposed Text					Reasons for change
Chapter	Zone	Activity		Type of Exemption	
	Suburban Density Transition Zone Low Density Residential Airport Influence Zone and Airport Influence Density Precinct			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	Order of numbering corrected in list.
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	14.4.1.1 P20a.ii, P20a.vi.A and B	Place of assembly	Scale of activity Residential coherence	Zone name proposed to change in PC14.
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	14.4.1.3 RD13 a.ii	Convenience activities	Retail	Zone name proposed to change in PC14.
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density	14.4.3.1.1 P1 a.i, b.i	Preschools	Scale of activity	Zone name proposed to change in PC14.

Proposed Text					Reasons for change
Chapter	Zone	Activity		Type of Exemption	
	Transition Zone – Area specific Low Density Residential Airport Influence Zone and Airport Influence Density Precinct				
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone – Area specific Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	14.4.3.1.1 P1 a.ii, b.i	Health care facility	Scale of activity	Zone name proposed to change in PC14.
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone – Area specific Low Density Residential Airport Influence Zone and Airport Influence Density Precinct	14.4.3.1.1 P1 a.iii, b.i	Veterinary care facility	Scale of activity	Zone name proposed to change in PC14.
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	Zone name proposed to change in PC14.

Proposed Text					Reasons for change
Chapter	Zone	Activity		Type of Exemption	
	<u>Low Density Residential Airport Influence Zone and Airport Influence Density Precinct</u>				
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone <u>Area-specific Low Density Residential Airport Influence Zone and Airport Influence Density Precinct</u>	14.4.3.1.1 P1 a.v, b.i	<u>Place of assembly</u>	Scale of activity	Zone name proposed to change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.1 P4 P3 a, P4P3 b, P4P3 c	<u>Home occupation</u>	Scale of activity <u>Residential coherence</u> <u>Retail</u>	Order of exemption in appendix to be corrected and zone name and numbering altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.1 P5 P4 a.ii	Care of non-resident children within a <u>residential unit</u> in return for monetary payment to the carer	<u>Residential coherence</u>	Order of exemption in appendix to be corrected and zone name and numbering altered to reflect proposed change in PC14.
Chapter 14 Residential (Plan Change 4 Council Decision subject to appeal)	Residential Medium Density Zone	14.5.1.1 P6 a.ii	<u>Bed and breakfast</u>	<u>Residential coherence</u>	
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P5 a.ii	Care of non-resident children within a <u>residential unit</u> in	<u>Residential coherence</u>	Order of exemption in appendix to be corrected.

Proposed Text					Reasons for change
Chapter	Zone	Activity	Type of Exemption		
			return for monetary payment to the carer		
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	Order of exemption in appendix to be corrected.
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.1 P7 P5 a.ii, P7 P5 a.vi.A and B	Education activity	Scale of activity Residential coherence	Order of exemption in appendix to be corrected and zone name and numbering altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.1 P8 P6 a.ii, P8 P6 a.vi.A and B	Preschools	Scale of activity Residential coherence	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.1 P9 P7 a.ii, P9 P7 a.vi.A and B	Health care facility	Scale of activity Residential coherence	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.1 P10 P8 a.ii, P10 P8 a.vi.A and B	Veterinary care facility	Scale of activity Residential coherence	Zone name and numbering altered to reflect proposed change in PC14.
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	Order of exemption in appendix to be corrected.
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.1 P11 P9 a.ii, P11 P9 a.vi.A and B	Place of assembly	Scale of activity Residential coherence	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.3 RD1 a-iv a.ii	The erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u>	Scale of activity	Zone name and numbering altered to reflect proposed change in PC14.

Proposed Text					Reasons for change
Chapter	Zone	Activity	Type of Exemption		
Chapter 14 Residential	Residential Medium Density Residential Zone	14.5.1.3 RD5 a.ii	<u>Convenience activities</u>	Retail	Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.i, P1 b.i	<u>Preschools</u>	Scale of activity	Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.ii, P1 b.i	<u>Health care facility</u>	Scale of activity	Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.iii, P1 b.i	<u>Veterinary care facility</u>	Scale of activity	Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.iv, P1 b.i	<u>Education activity</u>	Scale of activity	Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential Medium Density Residential Zone - Accommodation and	14.5.3.1.1 P1 a.v, P1 b.i	<u>Place of assembly</u>	Scale of activity	Zone name altered to reflect proposed change in PC14.

Proposed Text					Reasons for change
Chapter	Zone	Activity		Type of Exemption	
	Community Facilities Overlay Area				
Chapter 14 Residential	High Density Residential Central City Zone	14.6.1.1 P7 P5	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 14 Residential	High Density Residential Central City Zone	14.6.1.1 P8 P6a	Any non-residential activity up to 40m² Green Floor Area (including any area of outdoor storage) that is otherwise not provided for under Rule 14.6.1.1 P9 P7 and P10 P8.	Scale of activity Residential coherence	Delete scale of activity exemption as there is no specific scale of activity standard. Zone name and numbering altered to reflect proposed change in PC14.
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	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
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 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P6 a.ii	Care of non resident children within a residential unit in	Residential coherence	Order of exemption in appendix to be corrected.

Proposed Text					Reasons for change
Chapter	Zone	Activity		Type of Exemption	
			return for monetary payment to the carer		
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	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P10 a.ii	Health care facility	Scale of activity	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
Chapter 14 Residential	Residential Large Lot Zone	14.9.1.1 P6 a.ii	Care of non-resident children within a residential unit in	Residential coherence	Order of exemption in appendix to be corrected.

Proposed Text					Reasons for change
Chapter	Zone	Activity	Type of Exemption		
			return for monetary payment to the carer		
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 P9 a.vi	Preschools	Residential coherence	New exemptions from 14.9.1.1 P9-P12 a.vi. for consistency with exemptions provided for these activities from residential coherence standard in other zones.
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 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	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
Chapter 14 Residential	Residential Small Settlement Zone	14.10.1.1 P6 a.ii	Bed and breakfast	Residential coherence	

Proposed Text					Reasons for change
Chapter	Zone	Activity		Type of Exemption	
(Plan Change 4 Council Decision subject to appeal)					
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	Order of exemption in appendix to be corrected.
Chapter 14 Residential	Residential New Neighbourhood Future Urban 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	Zone name altered to reflect proposed change in PC14.
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	Order of exemption in appendix to be corrected.
Chapter 14 Residential	Residential New Neighbourhood Future Urban Zones	14.12.1.1 P8 a.ii, P8 a.vi.A and B	Education activity	Scale of activity Residential coherence	Order of exemption in appendix to be corrected. Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential New Neighbourhood Future Urban Zones	14.12.1.1 P9 a.ii, P9 a.v, P9 a.vi	Preschools	Scale of activity Residential coherence	Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential New Neighbourhood Future Urban Zones	14.12.1.1 P10 a.ii	Health care facility	Scale of activity Residential coherence	Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential New Neighbourhood Future Urban Zones	14.12.1.1 P11 a.ii, P11 a.vi.A	Veterinary care facility	Scale of activity Residential coherence	Zone name altered to reflect proposed change in PC14.

Proposed Text					Reasons for change
Chapter	Zone	Activity	Type of Exemption		
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	Order of exemption in appendix to be corrected.
Chapter 14 Residential	Residential New Neighbourhood Future Urban Zones	14.12.1.1 P12 a.ii, P12 a.v, P12 a.vi.A	Place of assembly	Scale of activity Residential coherence	Zone name altered to reflect proposed change in PC14.
Chapter 14 Residential	Residential New Neighbourhood Future Urban Zone	14.12.1.3 PD4 RD4 a.ii	Convenience activities	Retail	Correction of typographical error. Zone name altered to reflect proposed change in PC14.
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	Rule proposed to be deleted in PC14.
Chapter 14 Residential	Residential Hills Zone	14.7.1.1 P8 a, P8 b, P8 c	Home occupation	Scale of activity Residential coherence Retail	Rule proposed to be deleted in PC14.
Chapter 14 Residential (Plan Change 4 Council Decision	Residential Large Lot Zone	14.9.1.1 P7 a.ii	Bed and breakfast	Residential coherence	

Proposed Text					Reasons for change
Chapter	Zone	Activity		Type of Exemption	
subject to appeal)					
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	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
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	Order of exemption in appendix to be corrected.
Chapter	Zone	Activity		Type of Exemption	

Proposed Text					Reasons for change
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	Order of exemption in appendix to be corrected.
Chapter 15 Commercial	Central City Business Zone	15.10.2.1 a, b	Building setback and continuity		Order of exemption in appendix to be corrected.
Chapter 15 Commercial	Central City Business Zone	15.10.2.2	Verandas		Order of exemption in appendix to be corrected.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P3	Retail activity excluding supermarket	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P6	Second hand goods outlet	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P7	Commercial services	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P9	Food and beverage outlets	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P10	Office	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14. Order of numbering corrected in list.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P12	Community facility	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.

Proposed Text					Reasons for change
Chapter	Zone	Activity	Type of Exemption		
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P13	Health care facility	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P14	Education activity	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P15	Care facility	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P16	Preschools	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P17	Spiritual activity	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.1.1 P19 a.iii, P19 a.v.A, P19 a.v.c	Residential activity	Minimum net floor area Outdoor service space Indoor storage space	Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P9	Food and beverage outlets	Gross Leasable Floor Area	Zone name and numbering altered to reflect proposed change in PC14. Order of exemption in appendix to be corrected.
Chapter 15 Commercial	Commercial Local Neighbourhood Centre Zone	15.56.2.2 a.ii	Street scene		Zone name and numbering altered to reflect proposed change in PC14.
Chapter 15 Commercial	Central City Centre Business Zone	15.40.11.1.1, P13b, P13c, P13d, P13e	Residential activity	Outdoor service space Minimum net floor area	Incorrectly shown as an exemption from b. - b. provides for an exemption from a. residential activity not to be located within 10m of road boundary. Not including b. means that b. will apply. Zone

Proposed Text				Reasons for change
Chapter	Zone	Activity	Type of Exemption	
			Outdoor living space	name and numbering altered to reflect proposed change in PC14. Order of exemption in appendix to be corrected.
Chapter 15 Commercial	Central City Centre Business Zone	15.10.11.2.1 a, b	Building setback and continuity	Zone name and numbering altered to reflect proposed change in PC14. Order of exemption in appendix to be corrected.
Chapter 15 Commercial	Central City Centre Business Zone	15.10.11.2.2	Verandas	Zone name and numbering altered to reflect proposed change in PC14. Order of exemption in appendix to be corrected.

Appendix 9.3.7.5 Heritage Works Plan

Proposed Text	Reasons for change
<p>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.</p> <p>Principles</p> <p>The Heritage Works Plan shall be prepared, and the Heritage Works shall be undertaken, in accordance with the following matters principles:</p> <p>1.1 The objective and policies of Section 9.3 of the District Plan;</p> <p>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;</p> <p>1.3 The degree of intervention should be kept to a practical minimum;</p> <p>1.4 Traditional methods and materials should be given preference, except where new materials are necessary for reasons of safety, compliance and performance; and</p>	<p>Additional introductory wording to explain the function of the Heritage Works Plan.</p> <p>Amending “matters” to “principles” in the introductory wording to clause 1. to more accurately reflect the nature of the scope of the subsequent list.</p> <p>In clause 2.2 the additional specification of heritage values (also added to 2.6) and the additional requirement to assess alternative options as well as the preferred option aligns with</p>

<p>1.5 The Heritage Works are for the purpose of facilitating ongoing viable uses of heritage items.</p> <p>2. The Heritage Works Plan shall:</p> <p>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.</p> <p>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 <u>options considered and the option chosen for undertaking the Heritage Works.</u></p> <p>2.3 Provide a description of the techniques to be used to undertake the Heritage Works described in clause 2.2 above.</p> <p>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.</p> <p>2.5 Identify any special skills required for undertaking the Heritage Works (e.g. stonemasonry, glass, timber).</p> <p>2.6 Where relevant be accompanied by a chartered structural engineer's assessment addressing:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>The level of information provided under each of 2.1 - 2.7 shall be commensurate with the nature and scale of the proposed works.</p> <p>3. Need for further works</p> <p>3.1 The Heritage Works Plan may be amended should investigative works or Building Act requirements lead to the need for additional work or</p>	<p>the requirement in applications for resource consent and emphasises the importance of considering and documenting the wider effects on heritage values (recognising that these are not limited to heritage fabric) and the heritage benefits and adverse effects of each option to demonstrate that these have been factored into the decision on the preferred option.</p> <p>As there is no pathway for declining the works plan, it is important that the heritage professional shows that the preferred option is appropriate from a heritage perspective and is the best heritage solution which can be achieved to maximise protection of heritage values, when balanced against other options and other requirements such as engineering.</p> <p>The existing Heritage Works Plan consenting pathway already requires a similar level of documentation to the resource consent process, however this option has been retained as it promotes the engagement of a Heritage Professional and provides a cheaper application process for applicants reflecting the less onerous processing requirements (a documentation check by Council rather than an assessment of effects as the application has been prepared by a Heritage Professional).</p> <p>Requiring the likely start date in clause 2.7 rather than the timeframe to complete the works is more realistic and recognises the complexity and additional costs associated with heritage building projects. There are commonly delays during heritage projects, so the likely start date is more relevant</p> <p>Proposing to delete clause 4.3, which aligns with the proposed deletion of the equivalent text in the Certificate of Non-Heritage Fabric appendix. Reference to meeting certification</p>
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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.

requirements is redundant as the certification process is completed via direct engagement with Council's Heritage team prior to the preparation of the Certificate so that the applicant is certified when they make the application. The heritage professional definition sets out the requirements to be certified as a Heritage Professional by Council.

Appendix 9.3.7.6 Certification <u>Certificate</u> of Non-Heritage Fabric	
Proposed Text	Reasons for change
<p><u>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.</u></p> <p>1. Principles</p> <p>An assessment to confirm fabric is not heritage fabric shall be undertaken in accordance with the following matters <u>principles</u>:</p> <p>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.</p> <p>1.2 Identification of non-heritage fabric shall be informed by relevant and recent documentation and through visual inspections.</p> <p>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).</p> <p>1.4 Statutory and non-statutory 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.</p> <p>2. Preparation and documentation to confirm non-heritage fabric</p>	<p>The amended appendix heading reflects the correct name for the application. As for the Heritage Works Plan, the addition of an introductory sentence is helpful to clarify the function of the certificate.</p> <p>The word “principles” more accurately reflects the subsequent list than “matters”.</p> <p>Deletion of reference to interior fabric in clause 1.3 as this is redundant – there is no reason to specify interior and not exterior fabric where the interior of the heritage item is protected in the Plan, and the Registers are to be removed from the Plan.</p> <p>Specifying statutory and non-statutory research sources in clause 1.4 and 2.1 recognises that both forms of document are valid in providing evidence of heritage significance. Conservation plans and reports are non-statutory documents already recognised in this list so this is not considered to be an expansion of the scope of assessment, but rather a means of highlighting the types of documents which should be considered within existing expectations. Likewise heritage files held by Council’s Heritage team are recognised as an important source of research to date for a heritage professional to consult when compiling an application for a Certificate of Non-Heritage Fabric.</p> <p>Adding a reference to conservation plan methodology in clause 2.1 signals the existing expectation that the heritage professional will align their assessment with recognised conservation practice.</p>

The documentation required to prepare and confirm non-heritage fabric shall include the following:

2.1 Statutory and non-statutory 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.~~

"Peer review" has been deleted in clause 2.3 to remove confusion due to the variable use of the term which sometimes refers to an informal second opinion rather than a professional detailed assessment. The addition of "heritage professional" signals that it is expected that the second opinion should be from a heritage professional with the relevant specialist knowledge.

Specifying the need in clause 2.4 to refer to the heritage fabric definition makes it clear that the district plan heritage provisions are an important frame of reference to be used when the applicant writes the assessment.

In clause 3.1, proposed to make the equivalent deletion of text made in the Heritage Works Plan appendix. The reference to meeting certification requirements is redundant as the certification process is completed via direct engagement with Council's Heritage team prior to the preparation of the Certificate so that the applicant is certified when they make the application. The heritage professional definition sets out the requirements to be certified as a Heritage Professional by Council.

<p>3.2 — The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the <u>heritage fabric</u> being considered.</p> <p>4. Definitions</p> <p>4.1 For the purposes of clause 3, a <u>heritage professional</u> is defined in Chapter 2 Definitions.</p> <p>5. Certification</p> <p>The <u>Council</u> shall certify that the documentation confirming non-heritage fabric is in accordance with Clauses 1 - 4 above.</p>	
<p>Appendix 9.3.7.7 The Heritage Aerial Maps</p> <p><u>Appendix 9.3.7.7 – Residential Heritage Areas - Aerial Maps</u></p>	<p>The operative appendix 9.3.7.7 which contains the set of aerial maps for heritage items is proposed to be deleted. The appendix is not able to be searched and it is a duplication as each of the aerial maps it contains is already linked from the schedule entry for each heritage item in Appendix 9.3.7.2 for easy reference.</p> <p>The contents of this appendix is being replaced by a new appendix map series for Residential Heritage Area aerial maps which supports the rules for proposed Residential Heritage Areas in 9.3.4.1.3.</p>
<p><u>Appendix 9.3.7.8 - Residential Heritage Areas - Site Contributions Maps</u></p>	<p>New appendix map series for proposed Residential Heritage Areas showing the assessed status of each site as defining, contributory, neutral or intrusive which supports the rules for proposed Residential Heritage Areas in 9.3.4.1.3.</p>
<p><u>Appendix 9.3.7.9 – Residential Heritage Areas – Interface Sites and Character Area Overlap Maps</u></p>	<p>New appendix map series for proposed Residential Heritage Areas which identifies the sites adjoining Residential Heritage Areas subject to proposed rule 9.3.4.1.3 RD8 and shows the properties which are also located in Character Area overlays for ready reference.</p>

Chapter 13 Specific Purpose Zones

13.2 Specific Purpose (Cemetery) Zone

Proposed Text	Reasons for change
<p>13.2.3 How to interpret and apply the rules</p> <p>Advice note:</p> <p>.....</p> <p>3. Maintenance and repair works on headstones and other structures <u>monuments</u> the Barbadoes Street Cemetery in church graveyards and <u>cemeteries</u> scheduled in <u>Appendix 9.3.7.2</u> should be undertaken in accordance with the <u>ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value</u>, and <u>Conserving Our Cemeteries, 2003</u>, by the National Trust of Australia (Victoria).</p> <p>4. <u>In relation to Council-administered <u>cemeteries</u>, works involving <u>monuments</u> will also require a permit for monumental works from the <u>Council</u> under the Cemeteries Bylaw 2013.</u></p>	<p>Advice note 3. is proposed to be amended to more appropriately apply to all scheduled cemeteries and graveyards and to refer to the most relevant up to date document.</p> <p>Additional advice note 4. highlights the separate permit process which sits outside of the Plan, which is also noted in the equivalent How to interpret and apply the rules section of the historic heritage provisions in chapter 9.3. This is a further opportunity to make the public aware of additional regulatory processes outside of the district plan.</p>

13.2.4.1 Activity status tables

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.	<ol style="list-style-type: none"> a. Street scene – 13.2.5.1. b. Height, separation from neighbours and daylight recession planes – 13.2.5.2.
RD2	Any work on monuments, vaults or mausolea in the Akaroa French Cemetery and Mount Magdala Cemetery identified in Appendix 13.2.6.2 .	 <ol style="list-style-type: none"> a. Street scene – 13.2.5.1. b. Height, separation from neighbours and daylight recession planes – 13.2.5.2. <p>Advice note:</p> <ol style="list-style-type: none"> 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.

It is proposed to delete rule RD2 from the Cemeteries chapter 13.2. Akaroa French Cemetery is proposed to be scheduled in this plan change and so the proposed new permitted rule related to works to monuments in scheduled cemeteries (P11 chapter 9.3) will apply. Deleting this cemetery from this rule removes the conflict with the heritage rule proposed in chapter 9.3, so there is one permitted rule for monumental works applying across scheduled heritage cemeteries.

Mt Magdala Cemetery is not proposed for scheduling in this plan change, however, currently, like Akaroa French Cemetery, it is treated as a heritage cemetery for the purposes of applying the guidelines to Council's monumental permit applications. It would be inconsistent to continue to apply a restricted discretionary rule to the Mt Magdala cemetery that is more restrictive than the permitted rule for scheduled cemeteries.

Chapter 14 Residential			Reasons for change
14.5 Rules – Medium Density Residential Zone 14.5.3 Area-specific rules – Medium Density Residential 14.5.3.1 Area-specific activities 14.5.3.1.3 Area-specific restricted discretionary activities			
RD15	<p><u>Activity/area</u></p> <p><u>a. Activities that do not meet one or more of the built form standards for Residential Heritage Areas in Rule 14.5.3.2.</u></p>	<p>The Council's discretion shall be limited to the following matters:</p> <ul style="list-style-type: none"> a. <u>Matters of Discretion for the applicable built form standards in Rule 14.15.</u> b. <u>Matters of Discretion for the Character Area Overlay in Rule 14.15.27, 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> 	<p>New built form standards for development in proposed Residential Heritage Areas (RHAs) to support the heritage rules for RHAs in chapter 9.3. Associated restricted discretionary activity where built form standards are not met. The intention of these rules is to allow some limited intensification while still providing for the protection of the heritage values of the RHAs. These align as far as possible with Character Area standards, where RHAs and Character areas overlap or RHAs are located in the same operative zones with comparable existing density. (See rationale in the table of Density and Built Form Standards for Residential Heritage Areas (RHAs), section 2 of the Plan Change 13 Historic Heritage s32 evaluation report.)</p> <p>Alignment with Character Area rules and matters of discretion both simplifies rule interpretation in intersecting character/heritage areas and supports the achievement of the joint outcome of both the heritage and character area built form standards of protecting the coherence of the existing built form. (The Character Area standards are based on modelling of existing built form.) In the case of heritage areas, a particularly important outcome is to retain the integrity of the existing fabric of the defining and contributory buildings which embody the tangible values of the area, and collectively contribute to the coherence of</p>

Chapter 14 Residential			Reasons for change
			<p>their historical narrative.</p> <p>The sets of assessment matters for Residential Heritage Areas and Character Areas are complementary but have a different emphasis, so it is proposed that both sets should be applied where these areas intersect.</p> <p>Matters of Discretion for new buildings in Residential Heritage Areas are also proposed to apply to the assessment of breaches of heritage area built form standards, as these are complementary in supporting the protection of heritage values in heritage areas. New built form standards proposed to support the activity rules for Residential Heritage Areas are discussed further in the section 32 evaluation.</p>
14.5.3.2 Area-specific built form standards			

Chapter 14 Residential			Reasons for change
<p><u>14.5.3.2.3 Building height</u></p> <p>b. The maximum <u>height</u> of any <u>building</u> shall be:</p>	<p>v. In Residential Heritage Areas the maximum <u>height</u> of any <u>building</u> shall be:</p> <p>A. In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing and Macmillan Avenue Residential Heritage Areas</p> <p>B. In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</p> <p>C. In Shelley/Forbes Street and Englefield Avonville Residential Heritage Areas</p> <p>D. In Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</p>	<p><u>7 metres plus 2 metres for roof form</u></p> <p><u>5.5 metres</u></p> <p><u>5 metres</u></p> <p><u>11 metres</u></p>	
<p><u>14.5.3.2.7 Number of Residential Units Per Site</u></p> <p>b. In Residential Heritage Areas there must be no more than 2 <u>residential units</u> per site.</p>			
<p><u>14.5.3.2.8 Setbacks</u></p> <p>b. Within Residential Heritage Areas the minimum <u>road boundary building setback</u> shall be:</p>			

Chapter 14 Residential			Reasons for change
i.	<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>6 metres, where existing house is relocated forward on the site</u> <u>8 metres, where existing house not retained</u>	
ii.	<u>In Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</u>	<u>Minimum 3 metres</u> <u>Maximum 5 metres</u>	
iii.	<u>In Macmillan Avenue Residential Heritage Area</u>	<u>5 metres</u>	
c. In Residential Heritage Areas the minimum building setback from internal boundaries shall be:			

Chapter 14 Residential			Reasons for change
i.	<u>In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas</u>	<u>3 metres</u>	
ii.	<u>In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas</u> Side <u>boundary</u> Rear <u>boundary</u>	<u>2 metres and 3 metres</u> <u>3 metres</u>	
iii.	<u>In Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas</u> Side <u>boundary</u> Rear <u>boundary</u>	<u>1 metre and 3 metres</u> <u>3 metres</u>	
iv.	<u>In Macmillan Avenue Residential Heritage Area</u> Side <u>boundary</u> Rear <u>boundary</u>	<u>3 metres</u> <u>3 metres</u>	

Chapter 14 Residential			Reasons for change
<u>14.5.3.2.9 Building Coverage</u>	<u>c. In Residential Heritage Areas, the maximum percentage of the net site area covered by buildings shall be as follows:</u>		
<u>i.</u>	<u>In all Residential Heritage Areas except the Englefield Residential Heritage Area</u>	<u>40%</u>	
<u>ii.</u>	<u>In Englefield Residential Heritage Area</u>	<u>35%</u>	
<u>Advice note:</u> 1. <u>For building coverage in the Lyttelton Character Area Overlay and Lyttelton Residential Heritage Area, refer to Rule 14.8.3.2.4.</u>			
<u>14.5.3.2.10 Outdoor Living Space</u>	<u>c. 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>		
<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 (Riccanton Block) State Housing, Macmillan Avenue, Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West</u>	<u>50m2</u>	

Chapter 14 Residential			Reasons for change
	<u>Residential Heritage Areas</u>		
14.8 Rules - Residential Banks Peninsula Zone 14.8.1 Activity status tables 14.8.1.3 Restricted discretionary activities			
RD7	<u>Buildings</u> that do not meet <u>Rule 14.8.2.5 – Daylight recession planes, except in the Lyttelton Character Area Overlay or Lyttelton Residential Heritage Area where this rule does not apply.</u>	a. Impacts on neighbouring property – <u>Rule 14.15.3</u>	Exception to clarify that the recession plane is not applied in the Character Area Overlay or Residential Heritage Area where height and setbacks are used instead to limit shading.
14.8.2 Built form standards 14.8.2.5 Daylight recession planes			
a. No part of any <u>building</u> shall project beyond a <u>building</u> envelope contained by a 45 degree recession plane measured at any point 2 metres above <u>ground level</u> at any <u>adjoining site boundary</u> , that is not a <u>road boundary</u> . <u>This rule shall not apply in the Lyttelton Character Area Overlay or in the Lyttelton Residential Heritage Area.</u>			
14.8.3 Area-specific rules - Residential Banks Peninsula Zone 14.8.3.1 Area-specific activities 14.8.3.1.1 Area-specific permitted activities			
P5	<u>Minor residential unit in the Lyttelton Character Area Overlay or 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>	a. <u>The existing site containing both units shall have a minimum net site area of 450m².</u> b. <u>The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area 80m².</u>	This new rule containing standards for minor residential units in Lyttelton Residential Heritage Area corresponds with the equivalent Lyttelton Character Area for consistency and ease of implementation. As discussed above, Character and Heritage Area protection shares core goals, although the values identified in their assessment differ in emphasis, so it is important that the two rule sets work together to be effective in achieving desired

		<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 50m² and a minimum dimension of 5 metres. This total space can be provided as:</u></p> <ul style="list-style-type: none"> i. <u>a single continuous area; or</u> ii. <u>be divided into two separate spaces, provided that each unit has an outdoor living space that is directly accessible from that unit and is a minimum of 20m² in area.</u> 	<p>outcomes where these are shared.</p> <p>It is considered an appropriate response to protecting the specific built form context of Lyttelton to provide for a minor residential unit in preference to allowing for a second residential unit on each site.</p>
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14.8.3.1.3 Area-specific restricted discretionary activities			
RD5	Residential units in the Lyttelton Character Area Overlay and/or Residential Heritage Area that do not meet Rule 14.8.3.2.2 – Site density	a. Site density and site coverage – Rule 14.15.2 b. Character Area Overlay – Rule 14.15.27 c. New buildings in Residential Heritage Areas – Rule 9.3.6.4	
RD6	Residential units in the Lyttelton Character Area Overlay and/or Residential Heritage Area that do not meet Rule 14.8.3.2.3 – Height of buildings		
RD6 7	Buildings in the Lyttelton Character Area Overlay and/or Residential Heritage Area that do not meet Rule 14.8.3.2.34 – Site coverage		
RD9	Activities in the Lyttelton Character Area Overlay and/or Residential Heritage Area that do not meet Rules 14.8.3.2.5 or 14.8.3.2.6 - Minimum building setbacks or Rule 14.8.3.2.9 – Outdoor living space per unit	a. Street scene – road boundary setback, fencing and planting – Rule 14.15.18 b. Outdoor living space - Rule 14.15.21 c. Character Area Overlay – Rule 14.15.27 d. New buildings in Residential Heritage Areas – Rule 9.3.6.4	

RD11	<p>Minor residential unit in the Lyttelton Character Area Overlay or Lyttelton Residential Heritage Area where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14.8.3.1.1 P5 a, b, c, or d.</p> <p>Advice note: For minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.</p>	<ul style="list-style-type: none"> a. Minor residential units - Rule 14.15.226 b. Character Area Overlay – Rule 14.15.27 where relevant. c. New buildings in Residential Heritage Areas – Rule 9.3.6.4 where relevant. 	<p>Where the permitted standards in P5 for minor residential units in the Lyttelton Character Area are not met, consent is required as a restricted discretionary activity.</p>
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14.8.3.2 Area-specific built form standards

14.8.3.2.2 Site density

- a. Within the Character Area Overlay and/or the Residential Heritage Area in Lyttelton, each **residential unit** (excluding **residential units** established under **Rule 14.8.1.1** P4 and P18) shall be contained within its own separate **site** and the **site** shall have a minimum **net site area** of ~~250-450~~**450**m².
- b. Within the Character Area Overlay and/or the Residential Heritage Area in Lyttelton, there must be no more than one **residential unit** plus one minor **residential unit** per **site**.

14.8.3.2.3 Building height

- a. Within the Character Area Overlay and/or the Residential Heritage Area in Lyttelton, the maximum **building height** is 7 metres, except that any **accessory building** must not exceed 5 metres in **height**.

14.8.3.2.4 Site coverage

- a. Within the Character Area Overlay and/or the Residential Heritage Area in ~~Lyttelton~~ Lyttelton the maximum percentage of the **net site area** covered by **buildings** shall be ~~60%~~**50%**.
- b. For the purpose of this rule this excludes:
 - i. fences, walls and retaining walls;
 - ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a **building**;
 - iii. uncovered swimming pools up to 800mm in **height** above **ground level**; and
 - iv. decks, terraces, **balconies**, porches, verandahs, bay or box windows (supported or cantilevered) which:

- A. are no more than 800mm above **ground level** and are uncovered or unroofed; or
- B. where greater than 800mm above **ground level** and/or covered or roofed, are in total no more than 6m² in area for any one **site**.

14.8.3.2.45 Minimum building setbacks from internal boundaries

- a. Within the Character Area Overlay and/or Residential Heritage Area in Lyttelton, the minimum internal **boundary setback** shall be 1.5 metres on one side and 3 metres on the other, and the minimum rear **boundary setback** shall be 2 metres.

14.8.3.2.56 Minimum building setbacks from road boundaries

- a. Within the Character Area Overlay and/or Residential Heritage Area in Lyttelton the minimum **building setbacks** from **road boundaries** shall be ~~nil~~ 3 metres.

14.8.3.2.9 Outdoor living space per unit

- b. Within the Lyttelton Residential Heritage Area, each **residential unit** shall be provided with an outdoor living space contained within the **net site area** with a minimum area of 50 square metres.

Chapter 15 Commercial


15.11 Rules – City Centre Zone

15.11.1 Activity Status Tables - City Centre Zone

15.11.1.3 Restricted Discretionary Activities

Proposed Text			Reasons for Change
	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> 	Proposed height overlay for the sites containing the Arts Centre and New Regent Street heritage items and heritage settings and surrounding sites to protect the heritage values of these landmark heritage sites from high rise development permitted in the underlying City Centre zone which could otherwise be built at graduated heights within the site up to 90 metres. The permitted zone heights would significantly dominate and visually overwhelm the heritage buildings. The proposed heights seek to retain the operative district plan height limits. See a more detailed discussion in the Plan Change section 32 evaluation.
15.11.2 Built form standards – City Centre zone			
15.11.2.11 Building height			
a. The maximum and minimum height of any building shall be as follows:			
Applicable to	Standard		
i. [...]			
ii. All buildings in the heritage setting of New Regent Street			

Proposed Text		Reasons for Change
as identified in Appendix 9.3.7.2.	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.	
iv. [...]		
v. [...]		
vi. All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas: 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> E. <u>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.</u>	<u>The maximum height shall be 28 metres.</u>	

Proposed Text	Reasons for change
<p>a. Introduction</p> <p>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.</p>  <p>ii. Figure 1: Typical Akaroa streetscape</p> <p>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.</p> <p>iv. This document will elaborate on those principles, which can, in essence, be summarised as follows:</p> <p>A. New development and additions to existing structures should:</p>	<p>Minor changes to this appendix in the Commercial chapter of the Plan are proposed to update terminology and correctly identify roles and appropriate consultation processes. There are no associated consenting implications. As part of a future work programme a subsequent cross-team comprehensive review and refresh of content and format of this appendix will be undertaken which considers wider cultural heritage values associated with the area.</p>

- 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.

Change to reflect the current terminology that Heritage New Zealand Pouhere Taonga lists heritage places, whereas Council schedules heritage places.

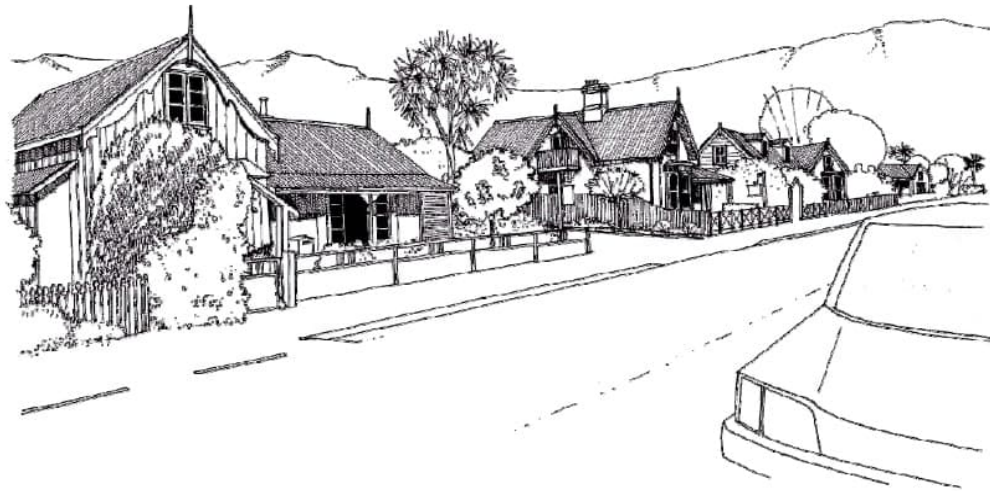
c. The Planning Framework

- 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.

Amendments to clarify current roles and processes. The name of the Akaroa area scheduled in the district plan is the Akaroa Heritage Area. The equivalent area listed by Heritage New Zealand Pouhere Taonga (formerly New Zealand Historic Places Trust) is the Akaroa Historic Area. Heritage New Zealand has an advisory role in relation to scheduled and listed heritage places, and the Akaroa Design and Appearance Committee has a role in the resource consent process advising on the appropriateness of a design proposal. Consultants and Council provide advice on the preparation of resource consent applications. Council teams provide specialist advice to Council planners once applications have been lodged.

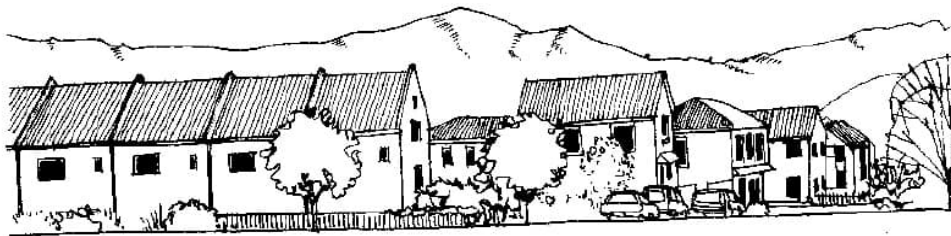
d. Akaroa's architectural history

- 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**.

g. **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

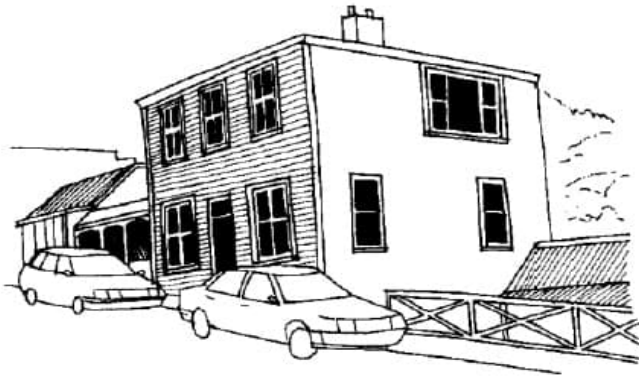
i. Streetscape, rhythm and scale

- 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.

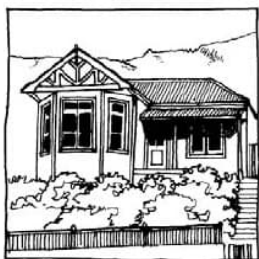
H. When work on an historic **building** is being undertaken the Conservation Guidelines published by Heritage New Zealand Pouhere Taonga **should be consulted provide a useful reference**. Where major work is envisaged, an architect who has experience in conserving or adapting older **buildings** should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



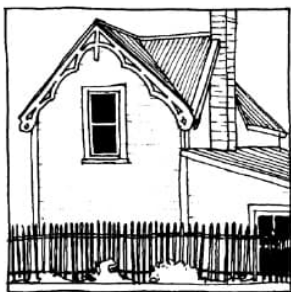
Villa Gable and Verandah



Verandah and simple gable with roof dormers



Two Storey Hipped Roof dormers



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

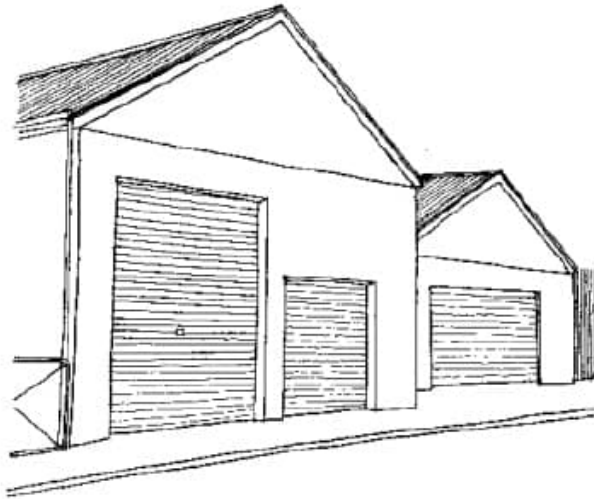
vi. **Setback** and fences

- 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.

This is no longer a rule in the operative plan.



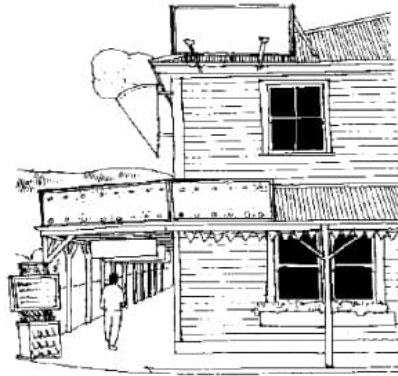
D. Figure 15: Car parking visually softened by location behind **buildings** and screen planting

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.