

## 9.3 Historic heritage

### 9.3.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This sub-chapter relates to the management of the [Christchurch District](#)'s significant [historic heritage](#). The values of [heritage items](#), [heritage settings](#) and [heritage areas](#) of the [Christchurch District](#) are identified in a series of schedules appended to this sub-chapter and shown on the Planning Maps.

The objective, policies, rules, standards and matters of discretion in this sub-chapter are intended to provide for the protection of significant [historic heritage](#), while also recognising the impact of the Canterbury earthquakes on [heritage items](#) and the effect of engineering and financial factors on the ability to retain, restore, and continue using them.

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

### 9.3.2 Objective and policies

#### 9.3.2.1 Objective – Historic heritage

- a. The overall contribution of [historic heritage](#) to the [Christchurch District](#)'s character and identity is maintained through the protection and conservation of significant [historic heritage](#) across the [Christchurch District](#) in a way which:
  - i. enables and supports:
    - A. the ongoing retention, use and adaptive re-use;
    - B. the [maintenance](#), [repair](#), upgrade, [restoration](#) and [reconstruction](#); and
    - C. in some situations, the [demolition](#);of [historic heritage](#); and
  - ii. recognises the condition of [buildings](#), particularly those that have suffered earthquake damage, and the effect of engineering and financial factors on the ability to retain, restore, and continue using them.

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

- a. Identify [historic heritage](#) throughout the [Christchurch District](#) which represents cultural and historic themes and activities of importance to the [Christchurch District](#), and assess their [heritage values](#) for significance in accordance with the criteria set out in Appendix 9.3.7.1.

- b. Assess the identified [historic heritage](#) in order to determine whether each qualifies as ‘Significant’ or ‘Highly Significant’ according to the following:
- i. to be categorised as meeting the level of ‘Significant’ (Group 2), the [historic heritage](#) shall:
    - A. meet at least one of the [heritage values](#) in Appendix 9.3.7.1 at a significant or highly significant level; and
    - B. be of significance to the [Christchurch District](#) (and may also be of significance nationally or internationally), because it conveys aspects of the [Christchurch District](#)’s cultural and historical themes and activities, and thereby contributes to the [Christchurch District](#)’s sense of place and identity; and
    - C. have a moderate degree of authenticity (based on physical and documentary evidence) to justify that it is of significance to the [Christchurch District](#); and
    - D. have a moderate degree of integrity (based on how whole or intact it is) to clearly demonstrate that it is of significance to the [Christchurch District](#).
  - ii. to be categorised as meeting the level of ‘Highly Significant’ (Group 1), the [historic heritage](#) shall:
    - A. meet at least one of the [heritage values](#) in Appendix 9.3.7.1 at a highly significant level; and
    - B. be of high overall significance to the [Christchurch District](#) (and may also be of significance nationally or internationally), because it conveys important aspects of the [Christchurch District](#)’s cultural and historical themes and activities, and thereby makes a strong contribution to the [Christchurch District](#)’s sense of place and identity; and
    - C. have a high degree of authenticity (based on physical and documentary evidence); and
    - D. have a high degree of integrity (particularly whole or intact [heritage fabric](#) and [heritage values](#)).
- c. Schedule significant [historic heritage](#) as [heritage items](#) and [heritage settings](#) where each of the following are met:
- i. the thresholds for Significant (Group 2) or Highly Significant (Group 1) as outlined in Policy 9.3.2.2b(i) or (ii) are met; and
  - ii. in the case of interior [heritage fabric](#), it is specifically identified in the schedule;
- unless
- iii. the physical condition of the [heritage item](#), and any [restoration](#), [reconstruction](#), [maintenance](#), [repair](#) or upgrade work would result in the [heritage values](#) and integrity of the [heritage item](#) being compromised to the extent that it would no longer retain its heritage significance; and/or
  - iv. there are engineering and financial factors related to the physical condition of the [heritage item](#) that would make it unreasonable or inappropriate to schedule the [heritage item](#).

### 9.3.2.3 Policy - Heritage areas

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

### 9.3.2.4 Policy - Management of scheduled historic heritage

- a. Manage the effects of [subdivision](#), use and development on the [heritage items](#), [heritage settings](#) and [heritage areas](#) scheduled in Appendix 9.3.7.2 and 9.3.7.3 in a way that:
  - i. provides for the ongoing use and adaptive reuse of scheduled [historic heritage](#) in a manner that is sensitive to their [heritage values](#) while recognising the need for works to be undertaken to accommodate their long term retention, use and sensitive modernisation and the associated engineering and financial factors;
  - ii. recognises the need for a flexible approach to heritage management, with particular regard to enabling [repairs](#), [heritage investigative and temporary works](#), [heritage upgrade works](#) to meet [building](#) code requirements, [restoration](#) and [reconstruction](#), in a manner which is sensitive to the [heritage values](#) of the scheduled [historic heritage](#); and
  - iii. subject to i. and ii., protects their particular [heritage values](#) from inappropriate [subdivision](#), use and development.
- b. Undertake any work on [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 in accordance with the following principles:
  - i. focus any changes to those parts of the [heritage items](#) or [heritage settings](#), which have more potential to accommodate change (other than where works are undertaken as a result of damage), recognising that [heritage settings](#) and Significant (Group 2) [heritage items](#) are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) [heritage items](#);
  - ii. conserve, and wherever possible enhance, the authenticity and integrity of [heritage items](#) and [heritage settings](#), particularly in the case of Highly Significant (Group 1) [heritage items](#) and [heritage settings](#);
  - iii. identify, minimise and manage risks or threats to the structural integrity of the [heritage item](#) and the [heritage values](#) of the [heritage item](#), including from natural hazards;
  - iv. document the material changes to the [heritage item](#) and [heritage setting](#);
  - v. be reversible wherever practicable (other than where works are undertaken as a result of damage); and
  - vi. distinguish between new work and existing [heritage fabric](#) in a manner that is sensitive to the [heritage values](#).

### 9.3.2.5 Policy - Archaeological sites

- a. Assist Heritage New Zealand Pouhere Taonga in the identification and protection of [archaeological sites](#).

### 9.3.2.6 Policy – Ongoing use of heritage items and heritage settings

- a. Provide for the ongoing use and adaptive re-use of [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 (in accordance with Policy 9.3.2.4), including the following:
  - i. [repairs](#) and [maintenance](#);
  - ii. temporary activities;
  - iii. specific exemptions to zone and transport rules to provide for the establishment of a wider range of activities;
  - iv. alterations, [restoration](#), [reconstruction](#) and ~~upgrades~~ [heritage upgrade works](#) to [heritage items](#), including seismic, fire and [access](#) upgrades;
  - v. [signs](#) on [heritage items](#) and within [heritage settings](#); and
  - vi. new [buildings](#) in [heritage settings](#).

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

- a. Provide for the [relocation of a heritage item](#) within its [heritage setting](#) scheduled in Appendix 9.3.7.2, where the relocation will maintain the heritage significance of the [heritage item](#).
- b. Protect a [heritage item](#) from relocation beyond its [heritage setting](#), except:
  - 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](#).

### 9.3.2.8 Policy - Utilities

- a. Ensure that [utilities](#), where they are required by their locational, technical or operational requirements to be located within, or on, a [heritage item](#) or [heritage setting](#) scheduled in Appendix 9.3.7.2 are appropriately designed, located and [installed](#) to maintain, as far as practicable, the particular [heritage values](#) of that [heritage item](#) or [heritage setting](#).

### 9.3.2.9 Policy - Demolition of heritage items

- a. When considering the appropriateness of the [demolition](#) of a [heritage item](#) scheduled in Appendix 9.3.7.2 have regard to the following matters:

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

### 9.3.2.10 Policy - Awareness and education of historic heritage

- a. Enhance the community's awareness and understanding of the values of [historic heritage](#), including [sites of Ngāi Tahu cultural significance](#), through education initiatives.
- b. Promote the use of conservation plans.

### 9.3.2.11 Policy - Incentives and assistance for historic heritage

- a. Provide incentives (including financial incentives) and technical advice to assist in achieving the retention, conservation and ongoing use of [historic heritage](#), including earthquake [repairs](#) and seismic strengthening, in recognition of the public good value of heritage to the community.

### 9.3.2.12 Policy - Future Work Programme

- a. The [Council](#) will facilitate further identification and assessment of [heritage items](#), including interior [heritage fabric](#), [heritage settings](#) and [heritage areas](#) for inclusion in the [District Plan](#) over time.

## 9.3.3 How to interpret and apply the rules

- a. These rules apply to [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;
  - ii. Appendix 9.3.7.3 – Schedule of [heritage](#)-[Heritage areas](#)[Areas](#);
  - iii. Appendix 9.3.7.7 – The Heritage Aerial Maps.

- c. Appendix 9.3.7.2 - Schedule of Significant Historic Heritage contains the [heritage item](#)(s) which have met the significance threshold and their associated [heritage setting](#). Where the [heritage item](#) is an area of open space, this is stated in the schedule in Appendix 9.3.7.2. Where the interior of a [heritage item](#) is specifically scheduled this is stated in Appendix 9.3.7.2, with the specific interior [heritage fabric](#) protected for that [heritage item](#) described in the Register of Interior Heritage Fabric which is a document incorporated by reference in this [District Plan](#).
- d. The Heritage Aerial Maps - Heritage Items and Heritage Settings show an outline of each [heritage item](#). The [heritage item](#) outline (solid 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 settings (dotted line), which do not always follow cadastral [boundaries](#). Some open spaces contain multiple individual [heritage items](#) and settings and have status as a [heritage item](#) in their own right. 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.
- e. The rules that apply to [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 are contained in the activity status tables (including activity specific standards) in Rules 9.3.4.1 to 9.3.4.5.
- f. Activities within [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):
    - 5 Natural Hazards;
    - 6 General Rules and Procedures;
    - 7 Transport;
    - 8 Subdivision, Development and Earthworks;
    - 10 Designations and Heritage Orders;
    - 11 Utilities and Energy; and
    - 12 Hazardous Substances and Contaminated Land.
- g. Specific exemptions to zone and transport rules to enable a wider range of activities to establish within scheduled [heritage items](#) and [heritage settings](#) are identified in Appendix 9.3.7.4. These specific exemptions only apply where:
- i. the [heritage item](#) is retained in situ; or
  - ii. resource consent has been granted for relocation of the [heritage item](#) within its [heritage setting](#).
- h. For [signage](#) on [heritage items](#) and in [heritage settings](#) scheduled in Appendix 9.3.7.2 the rules in Chapter 6 apply, except as expressly stated under Rule 9.3.4.1 P6 and Rule 9.3.4.3 RD7.

- i. Activities are permitted in [heritage settings](#) scheduled in Appendix 9.3.7.2 (subject to other rules in this Plan), except for new [buildings](#) in [heritage settings](#) (Rule 9.3.4.3 RD2) and temporary structures and [signage](#) in [heritage settings](#) (Rule 9.3.4.1 ~~P4~~, P5 and P6).
- j. The rules that relate to [utilities](#) within or on [heritage items](#) or [heritage settings](#) can be found in Chapter 11 Utilities and Energy. The rules in Sub-chapter 9.3 do not apply to [utilities](#), other than the matters of discretion in Rule 9.3.6.

The rules in Chapter 11 that relate to [heritage items](#) or [heritage settings](#) shall not apply to works undertaken to electrical equipment located within [heritage items](#) in the 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.

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.

- k. The following exemptions apply in relation to Rule 9.3.4 - Activity Status Tables
  - i. For the Annandale Woodshed [heritage setting](#) (12 Starvation Gully Road) Rule 9.3.4.3 RD1 and RD2 shall not apply to the modification of, or new stockyards within, the [heritage setting](#) shown on Heritage Aerial Map 476.
  - ii. For the Elmwood Park [heritage item](#), the rules for [heritage items](#) shall not apply to the hatched area shown on the Heritage Aerial Map 672.
  - iii. For the Hagley Park [heritage item](#) (HID 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.
- l. 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.
- m. The [Council](#) maintains a record of information held in relation to scheduled [historic heritage](#) in the form of a Heritage Statement of Significance (HSOS). A copy of the relevant HSOS can be accessed via the electronic plan through a link from the [heritage item](#) number 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:

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

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

3. In relation to [crematoria](#) and [cemeteries](#), work involving [monuments](#) may also require a Monumental Work Permit from the [Council](#); and
4. Any work affecting [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 which may be subject to heritage orders are required to comply with the separate procedures specified in Part 8 of the Resource Management Act 1991.

## 9.3.4 Rules — Activity Status Tables

### 9.3.4.1 Permitted activities

The following rules apply to [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

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

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

The rules in the table below include restrictions on what may be done with [heritage fabric](#). Confirmation that particular fabric is not [heritage fabric](#), and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - Certification of non-heritage fabric.

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

Activity	Activity specific standards
<b>P1</b> <a href="#">Maintenance</a> of a <a href="#">heritage item</a> .	a. Any temporary scaffolding must be erected: <ol style="list-style-type: none"> <li>i. without fixing to the <a href="#">heritage item</a> (except where this would breach health and safety requirements) and protective material must be used to prevent damaging the surface of the <a href="#">heritage fabric</a>; or</li> <li>ii. in accordance with the design and/or supervision of a <a href="#">heritage professional</a> and, where the works involve structural changes and the <a href="#">heritage professional</a> is not also a registered architect, a registered architect.</li> </ol>
<b>P2</b> <a href="#">Repairs</a> to a <a href="#">heritage item</a> .	a. The <a href="#">heritage fabric</a> removed is limited to the amount necessary to carry out the <a href="#">repairs</a> . a. Any <a href="#">repairs</a> shall be undertaken: <ol style="list-style-type: none"> <li>i. in accordance with the following:               <ol style="list-style-type: none"> <li>A. any temporary scaffolding must be erected without fixing to the <a href="#">heritage item</a> (except where this would breach health and safety requirements) and protective material must be used to prevent damaging the surface of the <a href="#">heritage fabric</a>; and</li> <li>B. introduced or new materials and new work shall be</li> </ol> </li> </ol>

Activity		Activity specific standards
		<p>identifiable by use of a recognised conservation technique such as date stamping.</p> <p>C. the area the <a href="#">heritage fabric</a> has been removed from shall be made weathertight.</p> <p>Or</p> <p>ii. in accordance with the design and/or supervision of a <a href="#">heritage professional</a>, and where the works involve structural changes and the <a href="#">heritage professional</a> is not also a registered architect, a registered architect.</p>
P3	<p><a href="#">Heritage investigative and temporary works</a>.</p>	<p>a. <a href="#">Heritage fabric</a> removed is limited to the amount necessary to carry out the associated work.</p> <p>b. Any <a href="#">heritage investigative and temporary works</a> shall be undertaken:</p> <p>i. in accordance with the following:</p> <p>A. removed <a href="#">heritage fabric</a> (excluding core drilling samples) shall be recorded, stored, and reinstated on completion of the works; and</p> <p>B. the area the <a href="#">heritage fabric</a> is removed from shall be made weathertight.</p> <p>Or</p> <p>ii. in accordance with the design and/or supervision of a <a href="#">heritage professional</a>, and where the works involve structural changes and the <a href="#">heritage professional</a> is not also a registered architect, a registered architect.</p>
P4	<p>Temporary buildings or structures for events in a <a href="#">heritage item</a> which is an open space.</p>	<p>a. The <a href="#">building</a> or structure is removed within one month after the event.</p>
P5	<p>Temporary buildings or structures for events in a <a href="#">heritage setting</a>.</p>	<p>a. The <a href="#">building</a> or structure is removed within one month after the event.</p>
P6	<p><a href="#">Sign/Signage</a>.</p> <p>Advice Note:</p> <p>This rule applies to <a href="#">heritage items</a> and <a href="#">heritage settings</a> in addition to the rules for <a href="#">signage</a> in Chapter 6. Where the rules in each chapter conflict, this rule will prevail.</p>	<p>a. For <a href="#">signs</a> on <a href="#">heritage items</a>:</p> <p>i. protective material must be used to prevent damaging the surface of the <a href="#">heritage fabric</a>, or where fixing <a href="#">signs</a> to the <a href="#">heritage item</a> is necessary, the number of fixing points must be limited to the minimum necessary to secure the <a href="#">sign</a>.</p> <p>b. For <a href="#">signs</a> in <a href="#">heritage settings</a>:</p> <p>i. any <a href="#">sign</a> which is for the purposes of interpretation shall not exceed 1.2 m<sup>2</sup> in size; and</p> <p>ii. where the <a href="#">road frontage</a> exceeds 50 metres, the maximum <a href="#">sign</a> area shall be 0.5 m<sup>2</sup> per 50 metres of <a href="#">road frontage</a> or part thereof, and the maximum area of any individual <a href="#">sign</a> shall be 2 m<sup>2</sup>. Any <a href="#">sign</a> exceeding 0.5 m<sup>2</sup> in area shall be separated from other <a href="#">signs</a> by a</p>

Activity		Activity specific standards
		<p>minimum of 10 metres.</p> <p>c. <u>Signs</u> must not flash or move.</p>
<b>P7</b>	Development (i.e. <u>buildings</u> and <u>earthworks</u> ) on <u>sites</u> located above Moncks Cave (HID 1367), Moa Bone Point Cave (HID351), and the Lyttelton Rail Tunnel (HID 760).	a. Any <u>building</u> or <u>earthworks</u> must avoid direct or indirect (i.e. vibration) impact on the underground <u>heritage item</u> .
<b>P8</b>	<u>Demolition, partial demolition</u> or <u>deconstruction</u> of a <u>heritage item</u> .	a. Regardless of any other rule, <u>demolition</u> or <u>deconstruction</u> works carried out under section 38 of the Canterbury Earthquake Recovery Act 2011.
<b>P9</b>	Replacement of <u>buildings</u> , structures or features (which are not listed separately as a <u>heritage item</u> ) in a <u>heritage setting</u> or a <u>heritage item</u> which is an open space, where the replacement <u>building</u> , structure or feature is required as a result of damage sustained in the Canterbury earthquakes of 2010 and 2011.	Nil.
<b>P10</b>	<u>Heritage upgrade works</u> for: <ul style="list-style-type: none"> <li>a. Highly Significant (Group 1) <u>heritage items</u>, where the works are required as a result of damage; or</li> <li>b. Significant (Group 2) <u>heritage items</u>.</li> </ul>	a. The works shall be undertaken in accordance with the certified heritage works plan prepared, and certified by the <u>Council</u> , in accordance with Appendix 9.3.7.5
<b>P11</b>	<u>Reconstruction</u> or <u>restoration</u> for: <ul style="list-style-type: none"> <li>a. Highly Significant (Group 1) <u>heritage items</u>, where the works are required as a result of damage; or</li> <li>b. Significant (Group 2) <u>heritage items</u>.</li> </ul>	a. The works shall be undertaken in accordance with the certified heritage works plan prepared, and certified by the <u>Council</u> , in accordance with Appendix 9.3.7.5
<b>P12</b>	Temporary lifting of a damaged <u>heritage item</u> for the purposes of <u>heritage investigative and temporary works</u> or <u>repair</u> .	<ul style="list-style-type: none"> <li>a. The <u>heritage item</u> shall not be lifted to a height exceeding 3 metres above any relevant recession plane in the applicable zone.</li> <li>b. The <u>heritage item</u> must be lowered back to its original position within 12 weeks of the lifting works having first commenced.</li> <li>c. The lifting and lowering shall be undertaken 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.</li> <li>d. If the <u>heritage item</u> is located in a residential zone, the owners/occupiers of land <u>adjoining</u> the <u>site</u> shall be informed</li> </ul>

Activity	Activity specific standards
	<p>of the work at least seven days prior to the lifting of the <a href="#">heritage item</a> occurring. The information provided shall include details of a contact person, details of the lift, and the duration of the lift.</p> <p>e. The <a href="#">Council</a> 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>
<b>P13</b>	<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 fixtures which form part of <a href="#">heritage items</a>.</p> <p>a. Where the works affect <a href="#">heritage fabric</a>, they must be undertaken in accordance with the design and/or supervision of a <a href="#">heritage professional</a> and where the works involve structural changes and the <a href="#">heritage professional</a> is not also a registered architect, a registered architect.</p>

### 9.3.4.2 Controlled activities

The following rules apply to [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

The activities listed below are controlled activities.

Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 9.3.5, as set out in the following table.

The rules in the table below include restrictions on what may be done with [heritage fabric](#). Confirmation that particular fabric is not [heritage fabric](#), and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - Certification of non-heritage fabric.

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

Any resource consent application arising from Rules 9.3.4.2 C1, C2, C3, C4 and C5 shall not be limited or publicly notified.

Activity	The <a href="#">Council</a> 's control shall be limited to the following matters:
<p><b>C1</b> <a href="#">Heritage upgrade works</a> for:</p> <p>a. Highly Significant (Group 1) <a href="#">heritage items</a> where either the works do not meet the activity specific standards in Rule 9.3.4.1 P10, or are not as a result of damage; or</p> <p>b. Significant (Group 2) <a href="#">heritage items</a> which do not meet the activity specific standards in Rule 9.3.4.1 P10.</p>	<p>a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1.</p>
<p><b>C2</b> <a href="#">Reconstruction</a> or <a href="#">restoration</a> for:</p> <p>a. Highly Significant (Group 1) <a href="#">heritage items</a> where either the works do not meet the activity specific standards in Rule 9.3.4.1 P11, or are not as a result of damage; or</p>	<p>a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1</p>

Activity	The <b>Council</b> 's control shall be limited to the following matters:
b. Significant (Group 2) <a href="#">heritage items</a> which do not meet the activity specific standards in Rule 9.3.4.1 P11.	
<p><b>C3</b></p> <p>a. <a href="#">Demolition</a>, <a href="#">partial demolition</a> or <a href="#">deconstruction</a> of the Cathedral of the Blessed Sacrament (H46), other than where provided in Rule 9.3.4.1 P8.</p> <p>b. <a href="#">Demolition</a> or <a href="#">partial demolition</a> of Christchurch Cathedral (H106), other than provided for in Rule 9.3.4.1 P8, for the purposes of <a href="#">restoration</a> and/or <a href="#">reconstruction</a> and where;</p> <p>i. the resource consent application for this activity (C3) is made in conjunction with:</p> <p>A. a resource consent application for <a href="#">restoration</a> and/or <a href="#">reconstruction</a> in accordance with Rule 9.3.4.2 C2; or</p> <p>B. the <a href="#">restoration</a> and/or <a href="#">reconstruction</a> activity provided for in a heritage works plan certified in accordance with Rule 9.3.4.1 P11</p> <p>Advice Note: <a href="#">Deconstruction</a> for b. is included within <a href="#">reconstruction</a> and <a href="#">restoration</a>.</p>	a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament and Christchurch Cathedral – Rule 9.3.5.2.
<p><b>C4</b></p> <p>Temporary lifting of a damaged <a href="#">heritage item</a> for the purposes of <a href="#">heritage investigative and temporary works</a> or <a href="#">repair</a> which does not meet one or more of the activity specific standards in Rule 9.3.4.1 P12.</p>	a. Temporary lifting or temporary moving - Rule 9.3.5.3
<p><b>C5</b></p> <p>Temporary moving of a damaged <a href="#">heritage item</a> for the purposes of <a href="#">heritage investigative and temporary works</a> or <a href="#">repairs</a>.</p>	a. Temporary lifting or temporary moving - Rule 9.3.5.3

### 9.3.4.3 Restricted discretionary activities

The following rules apply to [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.3.6, as set out in the following table.

The rules in the table below include restrictions on what may be done with [heritage fabric](#). Confirmation that particular fabric is not [heritage fabric](#), and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - Certification of non-heritage fabric.

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

Activity	The <b>Council's</b> discretion shall be limited to the following matters
<b>RD1</b> <a href="#">Alteration of a heritage item</a> , other than provided in Rule 9.3.4.1 P8, P13 and Rule 9.3.4.2 C3.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1.
<b>RD2</b> New <a href="#">buildings</a> in a <a href="#">heritage setting</a> other than provided for in Rule 9.3.4.1 P9.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1.
<b>RD3</b> New <a href="#">buildings</a> , structures or features located within an open space which is a <a href="#">heritage item</a> other than provided for in Rule 9.3.4.1 P9.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1.
<b>RD4</b> <a href="#">Relocation of a heritage item</a> within its <a href="#">heritage setting</a> .	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Heritage items and Settings - Rule 9.3.6.1
<b>RD5</b> Any activity listed in Rule 9.3.4.1 P1, P2, P3, or P7 that does not meet one or more of the activity specific standards. Any application arising from this rule shall not be limited or publicly notified.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1
<b>RD6</b> Any activity listed in Rule 9.3.4.1 P4 or P5 that does not meet the activity specific standard. Any application arising from this rule shall not be limited or publicly notified.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings - Rule 9.3.6.1
<b>RD7</b> Any activity listed in Rule 9.3.4.1 P6 that does not meet one or more of the activity specific standards.	a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1 (o).
<b>RD8</b> <a href="#">Demolition</a> of Christchurch Cathedral (H106), other than provided for in Rule 9.3.4.1 P8 and Rule 9.3.4.2 C3.	a. Demolition of Christchurch Cathedral - Rule 9.3.6.2

### 9.3.4.4 Discretionary activities

The following rules apply to [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 and identified on the Planning Maps

The activities listed below are discretionary activities.

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

Activity	
<b>D1</b>	<a href="#">Relocation of a heritage item</a> beyond its <a href="#">heritage setting</a> .
<b>D2</b>	<a href="#">Demolition</a> of a Significant (Group 2) <a href="#">heritage item</a> .

### 9.3.4.5 Non-complying activities

The following rules apply to [heritage items](#) and [heritage settings](#) scheduled in Appendix 9.3.7.2 and identified on the Planning Maps

The activities listed below are non-complying activities.

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

Activity	
NC1	<p><a href="#">Demolition</a> of a Highly Significant (Group 1) <a href="#">heritage item</a>.</p> <p>This rule does not apply to the <a href="#">demolition</a> of the following:</p> <ul style="list-style-type: none"> <li>i. Cathedral of the Blessed Sacrament (H46) (see Rule 9.3.4.1 P8 and Rule 9.3.4.2 C3); and</li> <li>ii. Christchurch Cathedral (H106) (see Rule 9.3.4.1 P8, Rule 9.3.4.2 C3, and Rule 9.3.4.3 RD8).</li> </ul>

## 9.3.5 Rules — Matters of control

### 9.3.5.1 Heritage upgrade works, reconstruction and restoration

- a. The form, materials, and methodologies to be used to:
  - i. maintain [heritage values](#), including integration with, and connection to other parts of the [heritage item](#);
- b. The methodologies to be used to protect the [heritage item](#) during ~~upgrading~~ [heritage upgrade works](#), [reconstruction](#) and [restoration](#);
- c. Documentation of change during the course of works, and on completion of work by such means as photographic recording; and
- d. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

### 9.3.5.2 Demolition, partial demolition or deconstruction - Cathedral of the Blessed Sacrament and Christchurch Cathedral

- a. The methodology for [deconstruction](#) in the case of the Cathedral of the Blessed Sacrament, and for [partial demolition](#) and [demolition](#), including the phasing of the works, any [heritage fabric](#) which is to be retained, and how any [heritage fabric](#) to be retained is to be stored.
- b. A photographic record of the [heritage item](#), including prior to, during the course of the works and on completion.
- c. Any mitigation measures, such as installation of interpretative panels on the [site](#) that identify the history and significance of the [heritage item](#), and may include photographs, text and architectural plans of the [building](#).

- d. In the case of Christchurch Cathedral, conditions to ensure that the [demolition](#) or [partial demolition](#) is undertaken in conjunction with [reconstruction](#) and/or [restoration](#).

### 9.3.5.3 Temporary lifting or temporary moving of a damaged heritage item for the purposes of heritage investigative works or repair

- a. Measures to avoid or mitigate damage to the [heritage item](#) during temporary lifting or moving;
- b. The duration of time that the item is to be lifted or moved; and
- c. Measures to avoid or mitigate the effects of the temporary lifting or moving on neighbouring properties.

## 9.3.6 Rules - Matters of discretion

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

- a. The nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs ~~to~~ [of repair](#) and [reconstruction](#).
- b. The level of intervention necessary to carry out the works, including to meet the requirements of the Building Act and Building Code, and alternative solutions considered.
- c. Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the [heritage item](#).
- d. Whether the proposal, including the form, materials and methodologies are consistent with maintaining the [heritage values](#) of [heritage items](#) and [heritage settings](#), and whether the proposal will enhance [heritage values](#), particularly in the case of Highly Significant (Group 1) [heritage items](#) and [heritage settings](#) and in particular have regard to:
- i. the form, scale, mass, materials, colour, design (including the ratio of solid to void), detailing (including the appearance and profile of materials used), and location of the [heritage item](#);
  - ii. the use of existing [heritage fabric](#);
  - iii. the extent of [earthworks](#) necessary as part of the proposal;
  - iv. the necessity of the removal or transplanting of mature trees;
  - v. the impact on public places; and
  - vi. within a [heritage setting](#), the relationship between elements, such as layout and orientation, form and materials.
- e. The extent to which the works are in accordance with the principles in Policy 9.3.2.4(b), and whether the proposal:
- i. is supported by a conservation plan or expert heritage report; and

- ii. the extent to which it is consistent with the [Heritage](#) Statement of Significance and Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).
- f. Whether the proposed work will have a temporary or permanent adverse effect on [heritage fabric](#), layout, form or [heritage values](#) and the scale of that effect, and any positive effects on [heritage fabric](#), form
- g. or values.
- h. The extent to which the [heritage fabric](#) has been damaged by natural events, weather and environmental factors and the necessity of work to prevent further deterioration.
- i. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.
- j. Whether the site has cultural or spiritual significance to Tangata Whenua and the outcome of any consultation undertaken with Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga.
- k. The extent to which mitigation measures are proposed to be implemented to protect the [heritage item](#). Such mitigation measures, include but are not limited to the use of a temporary protection plan.
- l. The extent of photographic recording which is necessary to document changes, including prior to, during the course of the works and on completion, particularly in the case of Highly Significant (Group 1) [heritage items](#), the need for a high level of photographic recording throughout the process of the works, including prior to the works commencing.

and in addition:

- m. For new [buildings](#), structures and/or features in [heritage items](#) which are open spaces, whether the [building](#), structure or feature will:
  - i. be compatible with, the [heritage fabric](#), values and significance of the [heritage item](#) including design, detailing and location of [heritage item](#)(s) within the open space;
  - ii. impact on views to or from the [heritage item](#)(s), and reduce the visibility of [heritage item](#)(s) from public places; and
  - iii. the relationship between elements, such as the layout and orientation, form, and materials within the open space.
- n. For the [relocation of a heritage items](#):
  - i. whether the new location and orientation of the [heritage item](#) will maintain the [heritage values](#) of the [heritage item](#);
  - ii. whether alternative solutions have been considered, including [repairs](#), [reconstruction](#), [heritage upgrade works](#), and [restoration](#) in situ; and
  - iii. the potential damage to [heritage fabric](#) during relocation and whether [repairs](#) will be required, and what mitigation measures are proposed, including the use of temporary protection plan.
- o. For temporary event structures in [heritage items](#) which are open spaces and in [heritage settings](#):

- i. the duration the temporary event structure will remain within the [heritage item](#) or [heritage setting](#); and
  - ii. whether the temporary event structures will impact on views to or from the [heritage item](#)(s) or [heritage setting](#), and reduce the visibility of [heritage item](#)(s) from public places.
- p. For [signage](#) on [heritage items](#) and in [heritage settings](#):
- i. whether the [sign](#) (including its supporting structure and methods of attachment to the [heritage item](#)) is compatible with the architectural form, features, fabric and [heritage values](#) of the [heritage item](#) or [heritage setting](#);
  - ii. the extent to which any moving or flashing [signs](#) detract from the [heritage values](#) of the [heritage item](#) and/or [heritage setting](#); and
  - iii. whether the [sign](#) is temporary or permanent, and if temporary, the duration of the [signage](#).
- q. For [utilities](#) the functional need to be located in or in proximity to [heritage items](#) and [heritage settings](#).

### 9.3.6.2 Demolition of Christchurch Cathedral

- a. Whether the engineering requirements and associated costs of retaining the Cathedral in whole or in part are unreasonable.
- b. Whether there is a threat to life and/or property as a result of the condition of the [building](#).
- c. Where [demolition](#) of the whole or a substantial part of [building](#) is proposed, whether resource consent has been applied for and/or has been granted for a replacement [building](#) in accordance with Rules 15.10.1.2 C2 and 15.10.1.3 RD9.
- d. The methodology for [demolition](#) including the phasing of the works, [heritage fabric](#) to be retained, and how any [heritage fabric](#) to be retained is to be stored.
- e. Any mitigation measures, such as installation of interpretative panels on the [site](#) that identify the history and significance of the [heritage item](#), and may include photographs, text and architectural plans of the [building](#).

### 9.3.6.3 Akaroa Heritage Area

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

- a. Whether the scale, form, design and location of development and [subdivision](#), will maintain or enhance the [heritage values](#) and significance of the [heritage area](#).
- b. Whether development, including new [buildings](#) or additions to [buildings](#), will impact on views to or from any [heritage item](#) or [heritage setting](#) within the [heritage area](#), and whether the visibility of any [heritage item](#) from public places will be reduced.
- c. Where relevant, the extent to which the proposal is consistent with Appendix 15.15.5 Design Guidelines – Akaroa Commercial Banks Peninsula Zone

- d. Whether the Akaroa Design and Appearance Advisory Committee has been consulted and the outcome of that consultation.
- e. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.

## 9.3.7 Appendices

### Appendix 9.3.7.1 — Criteria for the assessment of significance of heritage values

a. Historical and social value:

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns;

b. Cultural and spiritual value:

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values;

c. Architectural and aesthetic value:

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place;

d. Technological and craftsmanship value:

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period;

e. Contextual value:

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment; and

f. Archaeological and scientific significance value:

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social, historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

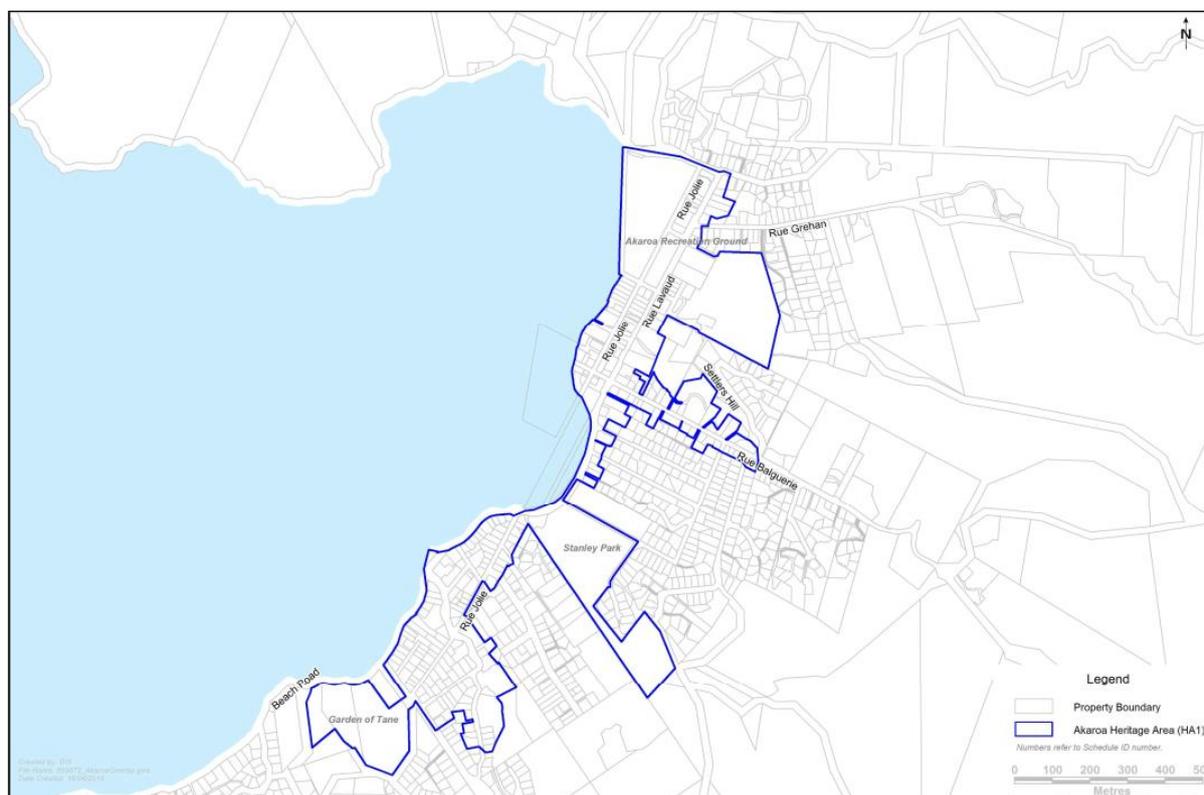
**Appendix 9.3.7.2 — Schedule of Significant Historic Heritage**

*[Not included in this version]*

### Appendix 9.3.7.3 — Schedule of Heritage Areas

ID Number	Planning Map Number	Name and / or Description	Location
HA1	77, H35, H36, H37, R5	Akaroa Heritage Area	<p>Akaroa Heritage Area includes residential, commercial and open space areas along the waterfront of Akaroa Harbour. The area includes the Garden of Tane; L’Aube Hill Reserve, French Cemetery, Stanley Park and Daly’s Wharf.</p> <p>Refer to Appendix 9.3.7.3.1 for the schedule reference map showing the location of this heritage area.</p>

#### 9.3.7.3.1 Akaroa Heritage Area map



### Appendix 9.3.7.4 — Heritage item and heritage setting exemptions from zone and transport rules

#### Appendix 9.3.7.4.1 — Christchurch City and Banks Peninsula Heritage Exemptions

The activities within a [heritage item](#) or [heritage setting](#) shall be exempt from compliance with the rules in other chapters as set out in the table below.

These exemptions shall only apply as long as the protected [heritage item](#) remains in the [heritage setting](#) or has been granted resource consent for relocation within the same land parcel.

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

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

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

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

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

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

### Appendix 9.3.7.4.2 - Central City Heritage Exemptions

The activities within a [heritage item](#) or [heritage setting](#) shall be exempt from compliance with the rules in other chapters as set out in the table below.

These exemptions shall only apply as long as the protected [heritage item](#) remains in the [heritage setting](#) or has been granted resource consent for relocation within the same land parcel.

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

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

### Appendix 9.3.7.5 — Heritage Works Plan

Heritage Works include [Reconstruction](#), [Restoration](#), and [Heritage Upgrade Works](#) and may also include [Repairs](#), [Maintenance](#) and [Heritage Investigative and Temporary Works](#) that are otherwise permitted activities, but are incorporated as part of these other works.

#### 1. Principles

The Heritage Works Plan shall be prepared, and the Heritage Works shall be undertaken, in accordance with the following matters:

- 1.1 The objective and policies of Section 9.3 of the [District Plan](#);
- 1.2 The [heritage item building](#) is made and kept safe for future occupation in terms of compliance with required seismic standards and Building Act requirements;
- 1.3 The degree of intervention should be kept to a practical minimum;
- 1.4 Traditional methods and materials should be given preference, except where new materials are necessary for reasons of safety, compliance and performance; and
- 1.5 The Heritage Works are for the purpose of facilitating ongoing viable uses of [heritage items](#).

#### 2. The Heritage Works Plan shall:

- 2.1 Include the documentation process to be used to capture a comprehensive photographic record of the [heritage item](#) prior to Heritage Works commencing, while they are being undertaken (particularly to record revealed [heritage fabric](#)) and once completed.
- 2.2 Contain a description and plans, elevations and cross sections (scope of works) showing those parts of the [heritage item](#) which are subject to the Heritage Works. These are to be accompanied by an assessment by the [heritage professional](#) in regards to the effect on [heritage fabric](#).
- 2.3 Provide a description of the techniques to be used to undertake the Heritage Works described in clause 2.2 above.
- 2.4 Include a Temporary Protection Plan where this is necessary to prevent further damage to the [heritage item](#) or damage to the [heritage setting](#), during the Heritage Works.
- 2.5 Identify any special skills required for undertaking the Heritage Works (e.g. stonemasonry, glass, timber).
- 2.6 Where relevant be accompanied by a chartered structural engineer's assessment addressing:
  - the damage;
  - with regard to the effects on [heritage fabric](#), the options considered for undertaking the works; and

- the engineering design documentation for the chosen option.
- 2.7 Specify the timeframe required to complete the Heritage Works, and nominate the [heritage professional](#) who will be responsible for overseeing the works.

The level of information provided under each of 2.1 – 2.7 shall be commensurate with the nature and scale of the proposed works.

### 3. Need for further works

- 3.1 The Heritage Works Plan may be amended should investigative works or Building Act requirements lead to the need for additional work or modifications to the Heritage Works Plan as originally submitted. In this case, an amendment to the Heritage Works Plan shall be submitted to the [Council](#).

### 4. Preparation

- 4.1 The Heritage Works Plan shall be prepared and signed by:
- (i) A [heritage professional](#); and
  - (ii) A chartered structural engineer, where any works affect structural elements of the [heritage item](#); and
  - (iii) Where required, any other relevant expert with respect to compliance with other provisions of the [Building Act](#).
- 4.2 For the purposes of clause 4.1(i), a [heritage professional](#) is defined in Chapter 2 Definitions.
- 4.3 The Heritage Works Plan shall include confirmation that the [heritage professional](#) meets the relevant criteria in the [heritage professional](#) definition, and shall provide evidence of the person's role in the projects relied on for the purpose of that definition. The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the works and the [heritage fabric](#) being considered.

### 5. Certification

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

## Appendix 9.3.7.6 - Certification of Non-Heritage Fabric

### 1. Principles

An assessment to confirm fabric is not [heritage fabric](#) shall be undertaken in accordance with the following matters:

- 1.1 An understanding of the heritage significance of the [heritage fabric](#), including within the context of the significance of the [heritage item](#) as a whole, shall be established before assessing and identifying non-heritage fabric.
- 1.2 Identification of non-heritage fabric shall be informed by relevant and recent documentation and through visual inspections.
- 1.3 The purpose of the documentation and visual inspections is to assist in determining factors such as: evidence of age of the fabric; context; and other relevant information about the item and fabric; new information about the significance of materials/fabric (particularly in the case of interior [heritage fabric](#) which is included in the Register of Interior Heritage Fabric for that [heritage item](#), see Appendix 9.3.7.2 –Schedule of Significant Historic Heritage).
- 1.4 Documentary sources include (but are not limited to): conservation plans, conservation reports, detailed heritage assessment reports, resource consent history, [building](#) or planning files, architectural plans, photographs, the [Heritage](#) Statement of Significance of the [heritage item](#).

### 2. Preparation and documentation to confirm non-heritage fabric

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

- 2.1 Documentary sources consulted and relied upon. As a minimum these shall include any relevant conservation plan, where this is available and the relevant [Heritage statement](#) [Statement of significance](#) [Significance](#).
- 2.2 The dates of site visit(s) undertaken, (which must include a visit in the period subsequent to any previous modifications of the fabric or area being assessed).
- 2.3 A record of any second opinion or peer review that has been obtained.
- 2.4 Confirmation that in the [heritage professional](#) opinion, and having regard to Clauses 1 and 2 above the fabric does not make any contribution to the overall significance of the [heritage item](#). This shall include an explanation of how this opinion has been formed.

### 3. Confirmation

- 3.1 The confirmation of non-heritage fabric shall be prepared and signed by a [heritage professional](#), and shall include: confirmation that the [heritage professional](#) meets the relevant criteria in the [heritage professional](#) definition and evidence of the person's role in the projects relied on for the purpose of that definition.
- 3.2 The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the [heritage fabric](#) being considered.

#### **4. Definitions**

4.1 For the purposes of clause 3, a heritage professional is defined in Chapter 2 Definitions.

#### **5. Certification**

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

### **Appendix 9.3.7.7 – The Heritage Aerial Maps**

[To be inserted by the Council]