

THINGS YOU SHOULD KNOW ABOUT

Heritage buildings/ historic sites

If you are considering altering a historic site, setting, place, area, building or structure, you need to ensure you are aware of the provisions in the Operative and Proposed District Plans.



WHY THERE ARE RULES RELATING TO HISTORIC BUILDINGS AND SITES

Our district is undergoing rapid growth and development. It is anticipated that heritage resources may come under pressure as a result of this growth. The retention of these resources and the conservation of the heritage values of a historic site, setting, place, area, building or structure that are identified in the Operative and Proposed District Plans are important for providing links to the past. Identification and management of these seek to safeguard these items from inappropriate subdivision, development or destruction.

What about wahi taonga, wahi tapu, urupa and Maori cultural heritage sites?

All archaeological sites (whether registered, recorded, or unrecorded) cannot be destroyed, damaged or modified without an authority from the New Zealand Historic Places Trust.

Do I need a resource consent to alter my heritage building/ site under the Operative District Plan?

A Resource Consent is required for any alteration (other than a minor alteration), addition, relocation or demolition of any structure, place, area or site listed in Appendix 28.1 (Rule 28.2.1).

The Operative District Plan provides an exemption for a 'minor alteration'. This is defined as:

in relation to heritage resources means the small scale repair of any structure by painting, patching, piecing-in, splicing and consolidating existing materials; including the replacement of minor components such as individual blocks, cut-stone, timber sections, tiles and slates, where these have been damaged beyond reasonable repair or are missing. The replacement should be of the original or similar material, colour, form, appearance and design as the original it replaces. Work on the interior of a structure or its surrounding site is also considered a minor alteration unless the interior or site surround is specifically identified in Appendix 28.1.

If you are unsure if the proposed work will fall under this definition, please contact the Planning department.

Note: Copies of the Operative District Plan can be viewed at any Council Service Centre or library, including Christchurch Central City Library, or on our website.

MORE INFORMATION

Visit waimakariri.govt.nz for more information about heritage buildings/historic sites, or contact Customer Services on 03 311 8900 at any Council Service Centre or library, including Christchurch Central City Library, or on our website.

Do I need a resource consent to alter my heritage building/ site under the Proposed District Plan?

Permitted activities (provided Rule standards are met):

- Maintenance or repair - Rule HH-R1;
- Heritage investigative and temporary works of any historic heritage item - Rule HH-R2; and
- Construction of a structure, building or addition to a building within a historic setting - Rule HH-H3.

Restricted Discretionary activities (resource consent required):

- Relocation of a historic heritage within its site or heritage setting (Rule HH-R4); and
- Alteration of or addition to a building or historic setting (Rule HH-R5).

Discretionary activities (resource consent required):

- Relocation of 'Significant' (Category B) historic heritage beyond its site or heritage setting (Rule HH-R6); and
- Demolition of 'Significant' (Category B) historic heritage (Rule HH-R7).

Non-complying activities (resource consent required):

- Relocation of 'Highly Significant' (Category A) historic heritage beyond its site or heritage setting (Rule HH-R8); and
- Demolition of 'Significant' (Category A) historic heritage (Rule HH-R9).

**Note: Heritage Building, Item Overlay, and Heritage Overlay may apply.*

Is my site listed?

Chapter 28 of the Operative District Plan provides a list of identified heritage sites and buildings in our district. Chapter 2 provides a list of wahi tapu/wahi taonga and silent file areas.

Chapter 'HH - Taonga o onamata - Historic Heritage' of the Proposed District Plan provides a list of the heritage sites and buildings identified. The SASM - Ngā whenua tapu o ngā iwi chapter identifies Sites and Areas of Significance to Māori.

On the Proposed District Plan map, a heritage 'setting' of a site is identified by purple outlining and a purple hexagon with the letter 'H' identifies a historic listed building.

Sites are listed with the criteria for listing. New Zealand Historic Places (NZHP) Trust can provide further information on their listed sites. Not all sites listed in the District Plans are listed with the NZHP and vice versa.

What about subdividing?

Sites and buildings that are listed as heritage can, in most instances, be subdivided. The Council will look at the effects on the heritage resource at the time of subdivision consent.

A Resource Consent is required for subdivision of land involving a site where a heritage resource is listed in Appendix 28.1 (Rule 28.2.2) in the Operative District Plan.



A Resource Consent is required for the subdivision of land involving a Heritage Building and Item Area or Heritage Area Overlay in the Proposed District Plan.

OTHER CONSENTS/RULES/REGULATIONS THAT YOU SHOULD BE AWARE OF:

Regulations

- Resource Management Act
- Building Act
- New Zealand Historic Places Trust (NZHPT)

Consents

- Land Use Consent
- Building Consent
- NZHPT authorisation

Council

- Consent process
- Code Compliance Certificate

FURTHER CONSIDERATIONS

Consultants

- Architectural Design and Plans
- Prepare consent application

Design

- Recession planes
- Alteration type
- Building materials
- Colour

For more information on the Resource Management Act and its provisions:

<https://www.legislation.govt.nz/act/public/1991/0069/latest/DLM230265.html>

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