

STAGE 3 - SECTION 32

CHAPTER 9

NATURAL AND CULTURAL HERITAGE

APPENDIX 4 - HERITAGE TECHNICAL REPORT

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Date: June 2015

1. Introduction

This report outlines the technical heritage research, background and rationale which have informed the heritage provisions of the Natural and Cultural Heritage Chapter. It supports the Section 32 analysis for the heritage places component of that chapter.

2. Methodology for report

This report has been developed through research, discussions and workshops with Christchurch City Council staff and key stakeholders, and queries to other District Councils.

The key documents used and referred to as part of the heritage assessment were:

- Operative District Plans for Christchurch and Banks Peninsula.
- Other New Zealand District Plans.
- Banks Peninsula Contextual Historical Overview and thematic framework, 2014.
- Contextual Historical Overview for Christchurch City, revised 2013.
- Heritage New Zealand Pouhere Taonga guidance documents and research papers (Sustainable Management of Historic Heritage Guidance Series; National Assessment of RMA Policy and Plan Heritage Provisions, 2009, 2011, 2013) and registration reports.
- National and international heritage charters and best practice heritage guidance including the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010); The Operational Guidelines for the Implementation of the World Heritage Convention, 2013; the Nara Document on Authenticity, 1993.
- Internal reference documents and reports including legal opinions and consultant studies.
- RMA Case law relating to Historic Heritage, heritage areas, and cultural landscapes
- Relevant legislation and higher order policy documents (including Resource Management Act 1991, Heritage New Zealand Pouhere Taonga Act 2014, Canterbury Regional Policy Statement 2013, New Zealand Coastal Policy Statement 2010, Mahaanui Iwi Management Plan 2013).
- Recovery Documents including: Christchurch Central Recovery Plan 2012; Recovery Strategy for Greater Christchurch Mahere Haumanutanga O Waitaha May 2012; Heritage Buildings and Places Recovery Programme for Greater Christchurch.
- *The Conservation Plan*, James Semple Kerr, 2013.
- Victoria's Framework of Historical Themes, 2010.
- Australian Historic Themes, Australian Heritage Commission, 2001.

2.1.1. Structure of Report

This report covers the methodology for the identification, assessment, mapping and protection of heritage places. It then goes on to address other types of heritage – cultural landscapes, heritage areas, sites of significance to Tangata Whenua and archaeological sites.

2.1.2. Authorship

This report has been prepared by Amanda Ohs, Acting Senior Heritage Advisor, Strategy and Planning Unit, Christchurch City Council.

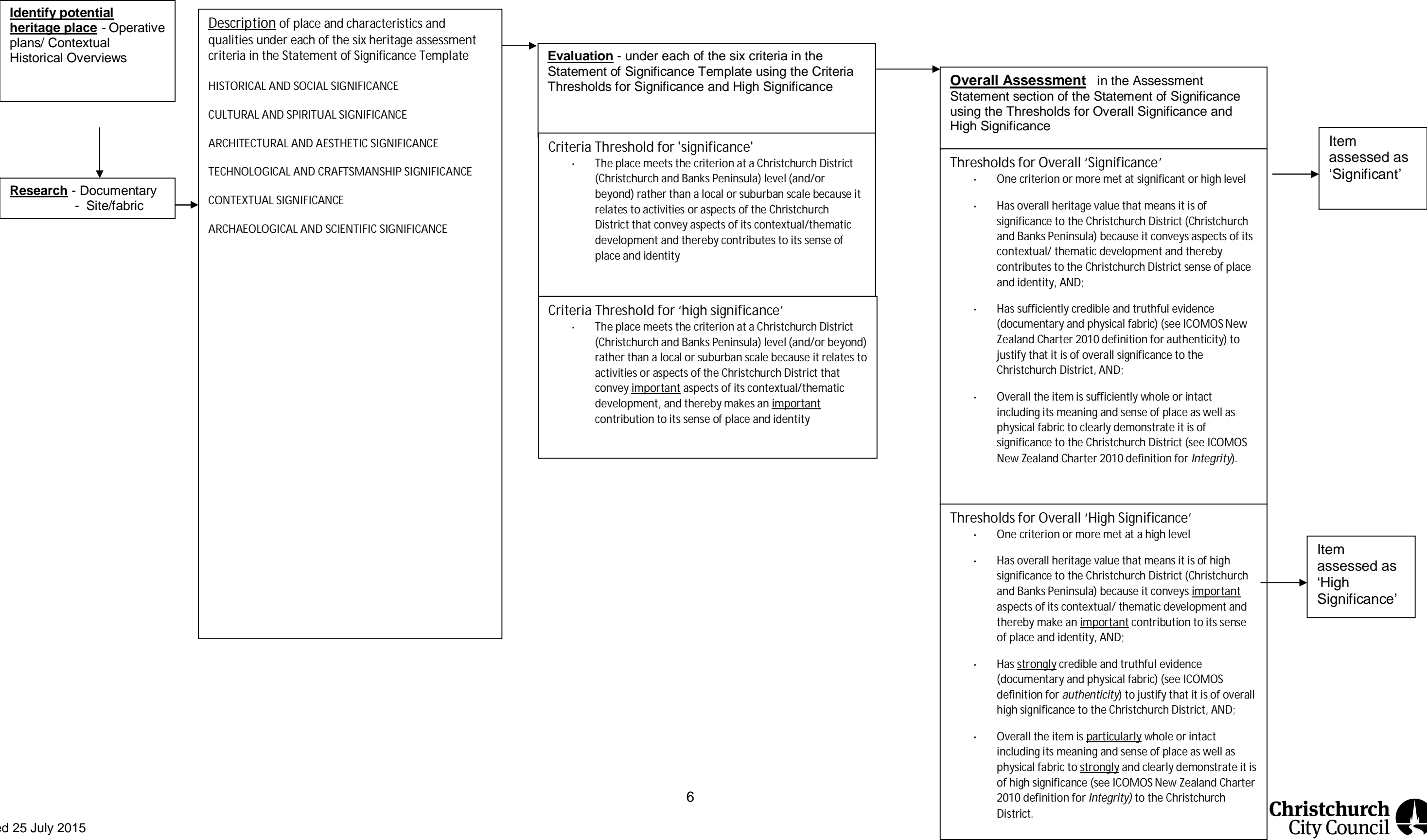
3. Executive Summary

The technical heritage advice in this report outlines an approach to heritage in the Christchurch District which responds to current national and international best practice for heritage conservation, as well as to the particular situation of the District following the Canterbury Earthquake Sequence. Heritage places have much to offer the city and its communities as part of recovery – they are important cultural anchors, landmarks, and contributors to the identity of the District.

This approach has resulted in:

- revised heritage assessment criteria and a new qualitative methodology to identify places of significance and high significance to the District;
- written statements of significance describing the heritage qualities of each place and evaluating their significance;
- recognition of the importance of settings to the heritage values of items and the importance of heritage items as a whole (exterior and interior);
- aerial mapping of listed heritage items and settings to enhance clear identification;
- the proposed addition of 28 new listings to the heritage schedule, and a future programme of work to identify new listings through a thematic framework;
- and
- a future work programme to provide for cultural landscapes, heritage areas, sites of Ngāi Tahu Cultural Significance and archaeology.

4. Figure 1 Heritage Assessment Methodology Summary



5. Adding to the Heritage Places Schedule

Significant heritage places which represent aspects of the District's heritage and contribute to the District's identity and sense of place need to be identified and protected by the District Plan. The current District Plan heritage listings do not represent all aspects of the City's history and development. Only three new items have been added to the heritage listings since notification of the operative plan in 1995.

Potential new listings have been and will in the future be identified through the application of a thematic framework, in line with national and international best practice. This approach is to be partially implemented with the addition of 28 new listings as part of the District plan Review. A future rolling research, identification and plan change programme will achieve a heritage schedule which represents the District's heritage in a comprehensive and unbiased way. The identification of heritage items that contribute to city identity is supported by the Canterbury Regional Policy Statement, 2013 (CRPS) as Objective 13.2.1 provides for the:

'Identification and protection of significant historic heritage items, places and areas, and their particular values that contribute to Canterbury's distinctive character and sense of identity from inappropriate subdivision, use and development.'

A thematic framework is "a set of themes relating to a subject, industry or activity which provides a framework or grid for analysing heritage places and objects." (Victoria's Framework of Historical Themes, Heritage Council of Victoria, Melbourne, 2010. www.heritage.vic.gov.au). The themes are centred on human activity, rather than the type or function of a place.

The current heritage listings do not comprehensively represent the range of historical themes and types of heritage of the City and Banks Peninsula. This has been exacerbated by the loss of listed items as a result of the earthquakes. It has long been recognised by professionals and the community that there are places of heritage importance to the city that are not currently listed but which warrant protection. Some areas of the city (e.g. North West Christchurch) and some types of heritage (e.g. early dwellings) are well represented whereas other areas (e.g. East Christchurch) or types (e.g. industrial and post-war/modernist) are poorly represented on the list. This has occurred through the lack of an overarching rationale or framework for the list as a whole, and due to a number of items being inherited from the Borough Council plans (which had a focus on local heritage) with amalgamation. The Protected places schedule was largely derived from the then Heritage New Zealand Historic Places Register, and notable places were identified by the community.

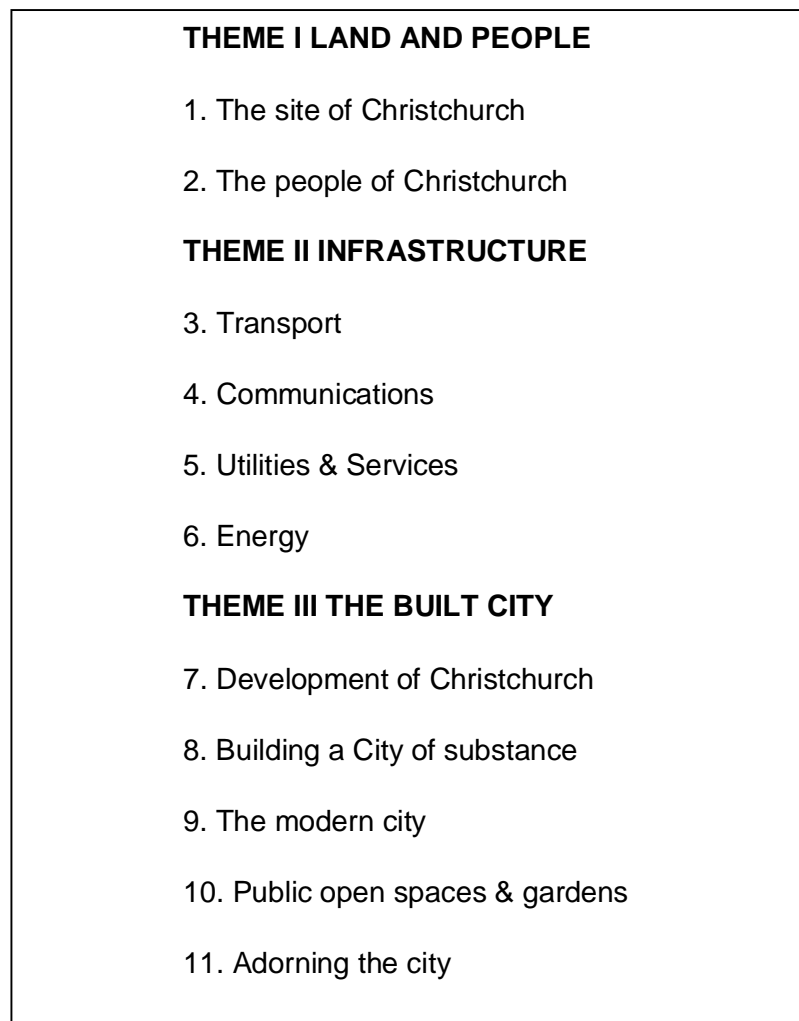
The earthquakes have resulted in the loss of approximately a quarter of all listed items in the city including Banks Peninsula - 199 buildings of a total of 922 listings have been demolished to date. This includes 134 listed central city items – 43% of the 309 total listed in the central city prior to the earthquakes. The loss was less marked in the Banks Peninsula with 10% (34) of 334 total listed heritage items demolished as a result of the earthquakes. As listed items in the operative plans have been demolished, they have been removed from the plans.

It should be noted that the loss of numbers of heritage items through the earthquakes is not in itself an imperative to add new listings. There is no required or ideal number of heritage listings in District Plan schedules, nor is there a formula for arriving at such a number. The number of listed places varies widely throughout the country - schedule sizes are likely to be largely based on resources available at the time of scheduling to undertake research and assessment as well as the level of community interest in heritage.

A thematic approach involves an analysis of the important aspects of the District's history as the basis for identification of a range of places which best represent those aspects. Thematic frameworks are a widely accepted approach nationally and internationally. The Department of Conservation, Heritage New Zealand and Australian examples and guidance have been researched to inform the Christchurch City Council's approach. Dunedin City Council, Nelson City Council and Auckland City Council have all commissioned thematic studies in recent years. The International Council on Monuments and Sites (ICOMOS) and other recognised bodies undertake thematic studies to support the selection, evaluation and nomination of potential World Heritage sites under the UNESCO World Heritage Convention. The Council intends to work with Te Rūnanga o Ngāi Tahu (Ngāi Tahu) regarding the identification of sites of significance to Tangata Whenua (refer Sites of Ngāi Tahu Cultural Significance below).

A thematic framework approach for the identification of new heritage listings has been underway in Christchurch since the Christchurch Contextual Historical Overview Study was written in 2005. This report was commissioned to provide Council with a framework for identifying and considering potential new heritage listings. This report summarises the historical development of the city and its people chronologically under a series of themes. The Christchurch framework comprises seven themes and 30 sub-themes.

5.1.1. Figure 2 – Christchurch Thematic Framework



12. Residences

THEME IV INDUSTRY & COMMERCE

13. Industry

14. Shops and shopping

15. Accommodating visitors

16. Professional & trade services

THEME V GOVERNING & ADMINISTRATION

17 The City and its Administrative Growth

18 The ad hoc Authorities

19. Province and Region

20. Justice, law and order

THEME VI LIFE IN THE CITY I

21. Social life and class

22 Political life

23. Religion and the Churches

24. Education

25. The Arts and Culture

26. Popular Entertainment

THEME VI LIFE IN THE CITY II

27. Sport and recreation

28. Health, hospitals and related institutions

29. The military and war

30. Christchurch & the world

The Operative Christchurch City Plan Appendix 1 Heritage Schedule has low representation of the following themes:

- Land and people;
- Governing and administration;
- Infrastructure;

- The modern city, including sport, health, military, popular entertainment, political life.

Correspondingly there is a high representation in the Education, Religion, and Residences themes.

Following recommendations in the 2005 Contextual report, a programme of thematic research was begun to identify potential new listings. Out of hundreds of potential new listings, and numerous thematic research topics, themes for research and potential heritage items were prioritised in order to progress a first round of additions to the heritage list. 60 potential new listings were identified and assessed as part of preparation work for a heritage plan change from 2005-2010. A number of the potential new listings identified as part of the previous work programme have since been demolished.

An update of the 2005 thematic study was completed in June 2013 and a twin study for Banks Peninsula was completed in June 2014. Future work is needed to develop a research programme from these studies and identify further potential listings. The Banks Peninsula study encompasses 10 themes and 52 sub - themes

5.1.2. Figure 3 – Banks Peninsula Thematic Framework

Theme1. Shaping Banks Peninsula's environment

- 1.1 Tracing and explaining environmental diversity
- 1.2 Altering the environment
- 1.3 Appreciating and protecting Banks Peninsula

Theme 2. Peopling Banks Peninsula's places and landscapes

- 2.1 Banks Peninsula's original inhabitants
- 2.2 Migration and ethnicity
- 2.3 Making a home
- 2.4 Later arrivals
- 2.5 Peninsula demographics

Theme 3. Building towns and settlements

- 3.1 Discovery and charting the coast
- 3.2 Exploring and surveying
- 3.3 Acquiring land and tenure
- 3.4 Farms large and small
- 3.5 Towns, townships and settlements
- 3.6 Types of buildings
- 3.7 Creating burial places and public spaces

Theme 4. Utilising the land and natural resources

- 4.1 Māori use of the landscape
- 4.2 Seals and flax
- 4.3 Whaling
- 4.4 Fishing and shell extraction
- 4.5 Timber milling and boat building
- 4.6 Quarrying and brickworks
- 4.7 The farming industry and rural associations
- 4.8 Horticulture

Theme 5. Building Banks Peninsula's industries and workforce

- 5.1 Primary processing industries
- 5.2 Heavy and other secondary industries
- 5.3 Retail businesses
- 5.4 Professional services and penal labourers
- 5.5 Holiday making

Theme 6. Connecting Banks Peninsula by transport and communication

- 6.1 Developing entrepôts
- 6.2 The Port of Lyttelton
- 6.3 Shipwrecks
- 6.4 Tracks, roads and bridges
- 6.5 Rail transport
- 6.6 Public transport
- 6.7 Communication

Theme 7. Making the Peninsula habitable and safe

- 7.1 Establishing services
- 7.2 Securing energy supplies

7.3 Emergency services

7.4 Defending the Peninsula

Theme 8. Governing Banks Peninsula

8.1 Sovereignty and Government

8.2 Central Government

8.3 Local Government

8.4 Political life and political figures

Theme 9. Shaping Banks Peninsula's community and cultural life

9.1 Maintaining spiritual life

9.2 Educating people

9.3 Providing health and welfare

9.4 Community, creative and cultural life

9.5 Participating in sports

9.6 Recreation and tourism

9.7 Memorial, markers and remembering

9.8 Preserving traditions and protecting heritage

Theme 10. Banks Peninsula and the rest of the world

10.1 The Antarctic connection

The Banks Peninsula Plan listings has high representation of 19th and early 20th century residences in Akaroa and Lyttelton; moderate representation of commercial premises and transport; low representation of the military and defence, communications, utilities and services, local government, whaling, fishing, farming and sport and recreation themes.

Twenty eight new listings which have been researched and assessed are proposed for inclusion as part of the District Plan Review. Christchurch listings proposed as part of the District Plan Review fit within the thematic framework, and fulfil some of the recommendations of the Christchurch Contextual Historical Overview. All proposed new listings have been researched and assessed under the heritage research and assessment methodology outlined below. In addition to the new listings, in some instances existing listings will be extended – for example to include the graveyard or lychgate of a listed church. The new listings include:

- one closed cemetery and a church graveyard;
- two crematoria;
- a post war dwelling, office and flat building, art gallery, former children's library and factory building;
- two war memorials;
- a 1930s office building;
- a 1920s telephone exchange;
- two early dwellings in Avonside and Yaldhurst;
- a clock tower; and
- an early factory building.

Six of the proposed new listings are located in the central city, seventeen are in Christchurch and five in Banks Peninsula. A full list of proposed new listings in Christchurch, Banks Peninsula and the Central City is included in Appendix 2.

In order to fulfil statutory requirements (s74(2)(b)(ia), RMA) and the Heritage New Zealand Pouhere Tonga (HNZPT) Standard (*National Assessment of RMA Policy and Plan Heritage Provisions* 2013, 4.1 Scheduled Registered Places) HNZPT listed Historic Places within the District were reviewed. Thirteen individual HNZPT Historic Places (excluding Historic Areas) not listed in the operative plans were identified, researched and assessed under the Council's methodology and criteria for heritage significance. These are:

- Tait House, Cashel Street;
- Dwelling, Colenso Street
- Rehutai Homestead Menzies Bay Road;
- New City Hotel, Colombo Street;
- Log house, Fleming Street;
- Plischke House, Ford Road;
- Dwelling, French Farm, Wainui;
- Dwelling, 98 Heaton Street;
- Landsdowne Stables, Old Tai Tapu Road;
- Quail Island Quarantine barracks;
- Former Hostel, Ensors Road;
- Monck's Cave, Redcliffs;
- Former Colonial Motor Company Garage, 182-186 Tuam Street.

Documentation was obtained from HNZPT on each site, and additional research undertaken. An assessment under the new methodology was undertaken. As the Bridle Path is currently listed in the operative Banks Peninsula District Plan, the listing will be extended to cover the part on the city side of the Port Hills as a heritage item - this goes some way towards taking into account its inclusion on the Heritage New Zealand Heritage List as a Heritage Area. Other Heritage Areas will be considered as part of the future work programme - see Heritage Areas section below.

Due to the different purpose, geographic focus, and significance criteria and methodologies of the Heritage New Zealand Heritage List, not all places recognised by HNZPT will necessarily meet the threshold for listing in the District Plan. Twelve of the HNZPT Historic Places not in the operative plans are proposed for listing as part of the District Plan Review. The Plischke House in Ford Road did not meet the threshold for listing due to the extent of alterations.

6. Review of the Heritage Schedule using revised methodology and criteria

Research and assessment leads to an understanding of heritage value and is the foundation for all decision making on heritage places. A robust and consistent methodology for identifying, assessing and listing items for protection in the District Plan is necessary to ensure regulation is justified and the schedules of places of importance to the District's identity are not open to challenge. The new methodology has been used to review listings in the operative plans and proposed new listings. The methodology with criteria and methodologies is outlined below and summarized in Figure 1 above.

6.1.1. Research

Not all heritage items were researched to the same extent prior to notification of the existing plans - in some cases there were gaps in the knowledge about the heritage values of listed items, particularly those in the Banks Peninsula plan which were not HNZPT listed. This has contributed to heritage losses – in some cases the lack of information at the time resulted in a lower grouping, than the actual heritage value of the place.

From the early 2000s – 2014 a research programme was undertaken to upgrade the research documentation on listed items to a consistent minimum standard. Research has generally involved 8-12 hours of documentary research per site by qualified researchers, and includes, where available: information on the architect, plans, historic photographs, historic maps, certificates of title, history of ownership, biographic information on owners, consent history and deposit plans/subdivision history. Such information has been found to be less available for Banks Peninsula places than for Christchurch places. Information has also been obtained from HNZPT for places on New Zealand Heritage List/Rārangī Kōrero. Documentation is referenced, assessed for reliability and checked, to ensure accuracy.

Documentary research provides an understanding of the history of the item within its historical thematic context plus an understanding of its specific social and cultural history through primary and secondary documentary historical research to provide historical facts. Physical research has provided an understanding of the building fabric, including a description of the item, how it has changed over time, construction dates, the nature of craftsmanship, integrity and authenticity, materials, technology, aspects of its architecture and design and visible aspects relating to its history and cultural and spiritual value. Photographs (post February 2011 where available) of the exterior of all heritage places are included in the statements of significance. The nature of research is that it is always evolving and new information is always coming to light. For the purposes of assessing the adverse effects on heritage values as part of a resource consent application, the statement of significance will be a key document. However, additional research and fabric investigation may be necessary during consideration of the resource consent application to fully determine the impacts of a proposal on heritage values, for example, where a later lean-to or a particular window is proposed for change.

6.1.2. Criteria

The heritage assessment criteria in the operative District Plans were written prior to changes to the RMA in 2003 which added the definition of Historic Heritage, and prior to the Canterbury Regional Policy Statement, 2013 (CCRPS). There are a range of values set out in the RMA, CCRPS (Chapter 13) and the ICOMOS New Zealand Charter 2010 which along with the Australian Burra Charter, 2013 have been drawn upon to develop criteria.

The Criteria for inclusion on the New Zealand Heritage List/Rārangī Kōrero set out in the Heritage New Zealand Act (s66 (3) (a-k)) also provide a point of reference when developing heritage assessment criteria. The operative criteria have been reviewed and were found to include all of the RMA qualities except 'scientific' (a criterion in the Operative Banks Peninsula District Plan but not the operative Christchurch City Plan) and all of the CRPS matters for identifying and assessing the historic and cultural heritage resource (Policy 13.3) except for traditional, scientific and contextual. Criteria and values in the ICOMOS New Zealand Charter 2010 and the Australian Burra Charter, 2013 were also considered as part of the review. Scientific value is a widely accepted and used value of relevance to heritage places (ICOMOS New Zealand Charter 2010, UNESCO World Heritage, HNZA Act). Scientific value has been added together with archaeological, as per the operative Banks Peninsula District Plan criterion as these are closely related in terms of potential to provide evidence of activities and processes.

Traditional has been added in the definitions of Historical and Social and Cultural and Spiritual criteria as this value has both historical and cultural aspects. The previous group and setting and landmark criteria have been merged into one criterion – 'contextual.' See Appendix 1– Proposed District Plan Criteria compared with operative criteria and heritage qualities identified in legislation and conservation charters, and Figure 4 Statement of Significance Template below. It is noted that Ngāi Tahu may wish to develop additional criteria as appropriate for places of cultural and heritage significance.

6.1.3. Heritage Assessment Methodology

The Banks Peninsula Operative Plan includes most HNZA listed Historic Places on the Schedule of Protected Buildings, Objects and Sites (Appendix IV). The Schedule of Notable buildings, Objects and Sites (Appendix V) includes places which are not registered by HNZA, and which have been included based on five criteria (Historical, Architectural, Group, Landmark and Archaeological). The heritage assessment for the Christchurch City Plan heritage listings in 1995 consisted of seven heritage assessment criteria under which an evaluation was written. These were then assigned a numeric expression of value, with three criteria (Historical/Social, Cultural/Spiritual and Architectural/Aesthetic) weighted at double the remainder. The scores under the criteria were then added up to arrive at an overall assessment number, and assigned a grouping and geographical significance (International or National Significance (Group 1), National or Regional Significance (Group 2), Regional or Metropolitan Significance (Group 3) or Metropolitan or Local Significance (Group 4) based on number ranges. Combining a descriptive system with a numeric system in this way is considered to be unnecessarily complex.

The operative assessment methodology (Christchurch City Plan) has resulted in some inaccurate assessments of heritage significance and may have contributed to heritage losses. Weighting of some criteria requires a professional qualitative value judgement to determine which criteria are more important than others and it is not a commonly used approach nationally or internationally, where all categories and criteria are considered to contribute equally to overall heritage value.

The equal weight of assessment categories is implicit in the ICOMOS New Zealand Charter 2010 approach and explicit in the closely aligned Australia ICOMOS Burra Charter. Article 5 of the ICOMOS New Zealand Charter 2010 states "*the conservation of a place should identify and respect all aspects of its cultural heritage value without unwarranted emphasis on any one value at the expense of the others.*" The RMA definition of Historic Heritage and CRPS matters for identification and assessment do not present some heritage values as being of more importance than others. Current and most commonly used international and national best practice is that equal value be given to all heritage assessment categories.

The existing numerical expression of value, combined with the double weighting of three of the seven criteria does not allow for a holistic overall evaluation of significance and has resulted in some unintended skewing of heritage assessments. For example churches have been consistently rated higher than other types of places such as domestic buildings which may be equally or more important to the District. However a place may be of very high significance under one or a few categories but of no or very little value in others and an overall qualitative statement can express its real overall value better.

Given the issues identified above with numerical assessments or expressions of significance, the approach was developed to have a descriptive statement forming the 'core' of the heritage assessment. Such a statement is able to convey complex and specific heritage information that a solely numeric system cannot. A robust, professionally informed, qualitative, written assessment for each heritage item and its setting – a Statement of Significance - is the approach that has been developed for describing and evaluating heritage significance. See Figure 4.

6.1.4. Figure 4 - Statement of Significance Template

<p style="text-align: center;">DISTRICT PLAN – LISTED HERITAGE PLACE HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE NAME & ADDRESS</p> <p>PHOTOGRAPH :</p> <p>HISTORICAL AND SOCIAL SIGNIFICANCE <i>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.</i></p> <p>CULTURAL AND SPIRITUAL SIGNIFICANCE <i>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.</i></p> <p>ARCHITECTURAL AND AESTHETIC SIGNIFICANCE <i>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.</i></p> <p>TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE <i>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.</i></p> <p>CONTEXTUAL SIGNIFICANCE <i>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.</i></p>

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

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

ASSESSMENT STATEMENT

REFERENCES:

REPORT DATED:

Specialists in the Council Heritage Team and external consultants with qualifications in art and architectural history, history, cultural heritage management and experience in researching and writing heritage assessments in the RMA planning context have written the statements of significance for each of the places identified in the plan using the above template. The finalised statements will be provided as part of the section 32 report for Chapter 9.

Regular internal moderation meetings have been held throughout the process to address issues, ensure consistent interpretation of the criteria, and develop standard terminology, formatting and referencing. Each statement of significance has been independently peer reviewed (ie not by the original author).

The peer reviewers considered whether:

- the criteria were interpreted correctly;
- the information was under the correct criterion;
- the assessment was robust;
- the information was credible and accurate;
- there was additional information that could contribute to the description and assessment;
- the significance assessment was accurate in terms of comparative analysis based on extensive knowledge of the relative significance of City and Banks Peninsula heritage places (listed and non-listed);
- the assessment under the criterion and the overall assessment of significance as drafted were justified on the information and description provided;

The statements were then finalised by the original author, another assessor or the peer reviewer, taking peer review comments into consideration where applicable and possible (additional information requested may not have been available). Any differing expert opinions as to the overall assessment of significance were taken to the moderation meetings for resolution.

Under each heritage assessment criterion a description and an evaluation are written. The description consists of relevant and reliable information from the research phase to provide evidence that the place meets the criterion. This description is not intended to be a full summary of all the research information available, nor is it a full history of the place. It contains sufficient information to support the evaluation of significance.

6.1.5. Evaluation of Significance - Criteria

Thresholds have been articulated (Figure 5) to provide transparency and clarity as to the evaluation of significance or high significance against each criterion. After the description is

written, an evaluation of 'Significance' or 'high significance' is arrived at and inserted before the description under each criterion. This consists of standard wording (1-2 sentences) which states if and how the criterion is met. This is determined by an assessment against the thresholds for significance for the criteria. In some cases, a place will have value under criteria but not quite to the 'significant' standard. Where this occurs it has been noted in the Statement of Significance as having 'some' value as this information is still relevant.

The new thresholds for two levels of significance under the criteria– 'significant' and 'high significance' - have been developed in acknowledgement that some places have different aspects which are more significant than others. For example, a place may be high in intangible values such as historical, and spiritual values, but have relatively low integrity of its remaining fabric which relates to architectural, technological, craftsmanship and contextual values.

The levels of significance may assist owners when formulating their plans for change to heritage items, with the assessment of adverse effects of resource consent applications for planning officers and also as required for Council's other regulatory and non-regulatory work (for example grants allocation and Council heritage asset management). Owners may be able to direct change to lesser significant or aspects of the place - if work is affecting a criterion of significance then the assessed effects of the proposal are likely to be less than if it was of high significance.

6.1.6. Figure 5: Thresholds for levels of significance under the heritage assessment criteria

Criteria Threshold for significance	Criteria threshold for high significance
The place meets the criterion at a Christchurch District (Christchurch and Banks Peninsula) level (and/or beyond) rather than a local or suburban scale because it relates to activities or aspects of the Christchurch District that convey aspects of its contextual/thematic development and thereby contributes to its sense of place and identity.	The place meets the criterion at a Christchurch District (Christchurch and Banks Peninsula) level (and/or beyond) rather than a local or suburban scale because it relates to activities or aspects of the Christchurch District that convey important aspects of its contextual/thematic development, and thereby makes an important contribution to its sense of place and identity.

6.1.7. Overall Assessment of 'Significance' or 'High Significance'

An overall significance assessment – Assessment Statement - is written as a paragraph at the end of the template. Aspects of significance which justify the overall significance or high significance rating are summarised. The overall significance assessment weighs up significance under all the criteria to come to an overarching assessment. Standard wording is used to state whether the place is of overall 'significance' or 'high significance' based on thresholds for overall significance (Figure 6). This involves consideration all the values as identified and assessed together as a whole.

6.1.8. Figure 6: Thresholds for overall significance – Assessment Statement

Thresholds for Overall 'Significance'	Thresholds for Overall 'High Significance'
The item meets the thresholds for one	The item meets the thresholds for one or

or more of the criteria at the significant or high level AND	more of the criteria at a high level, AND
Has overall heritage value that means it is of significance to the Christchurch District (Christchurch and Banks Peninsula) because it conveys aspects of its contextual/ thematic development and thereby contributes to the Christchurch District sense of place and identity, AND;	Has overall heritage value that means it is of high significance to the Christchurch District (Christchurch and Banks Peninsula) because it conveys <u>important</u> aspects of its contextual/ thematic development and thereby make an <u>important</u> contribution to its sense of place and identity, AND;
Has sufficiently credible and truthful evidence (documentary and physical fabric) (see ICOMOS New Zealand Charter 2010 definition for <i>authenticity</i> ¹) to justify that it is of overall significance to the Christchurch District, AND;	Has <u>strongly</u> credible and truthful evidence (documentary and physical fabric) (see ICOMOS definition for <i>authenticity</i>) to justify that it is of overall high significance to the Christchurch District, AND;
Overall the item is sufficiently whole or intact including its meaning and sense of place as well as physical fabric to clearly demonstrate it is of significance to the Christchurch District (see ICOMOS New Zealand Charter 2010 definition for <i>Integrity</i> ²).	Overall the item is <u>particularly</u> whole or intact including its meaning and sense of place as well as physical fabric to <u>strongly</u> and clearly demonstrate it is of high significance (see ICOMOS New Zealand Charter 2010 definition for <i>Integrity</i>) to the Christchurch District.

In order to meet the threshold for scheduling in the District Plan as a heritage item, an item will need to meet the four thresholds for overall significance, the first of which is to be of significance under one or more criteria. Best practice has informed the new heritage assessment methodology, in particular UNESCO World Heritage Guidelines requirements for authenticity and integrity, and the ICOMOS New Zealand Charter 2010 definitions for authenticity and integrity. Maintaining integrity and authenticity of heritage items is vital to maintaining their heritage value and significance to the District.

The Operative Christchurch City Plan (City Plan), notified in 1995, has four groups of heritage items (Groups 1 to 4) which are divided on the basis of a hierarchy of geographic significance and have an associated hierarchy of rules. The geographic thresholds for significance have not been continued. The high loss of places of international and national significance through the earthquakes has meant places of regional and metropolitan significance in the Christchurch City Plan, and notable places in the Banks Peninsula District Plan have, in a number of cases, increased their relative importance to the region and district. If a place is known to be of international or national importance under any of the criterion this will be noted, however this geographical level of significance does not directly relate to 'significance'

¹ Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the cultural heritage value of a place. Relevant evidence includes form and design, substance and fabric, technology and craftsmanship, location and surroundings, context and setting, use and function, traditions, spiritual essence, and sense of place, and includes tangible and intangible values. Assessment of authenticity is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context. (ICOMOS New Zealand Charter, 2010)

² Integrity means the wholeness or intactness of a place, including its meaning and sense of place, and all the tangible and intangible attributes and elements necessary to express its cultural heritage value (ICOMOS New Zealand Charter, 2010)

or 'high' significance thresholds. Granting a higher status for places of national or international significance does not necessarily correlate with the importance of items to the Christchurch District. Places which are very important to city identity or the historical development of the District, will not necessarily be of significance on a national or international scale.

Some places previously listed have not met the proposed new threshold for listing. In some cases this is on account of updated research, new methodology and thresholds. In some cases this is due to earthquake damage, incremental change which has affected the integrity or authenticity of a place, or a lack of documentation to demonstrate the importance of the place to the District. There are instances where buildings have not been listed due to the cumulative effects of changes over the last 20 years which have been approved through resource consent processes. The management of cumulative effects remains a particular challenge in the context of supporting the adaptation and ongoing use of heritage buildings and places.

All heritage items on the proposed schedule have met the significance threshold, are of significance to the District, and should be offered appropriate protection to protect their heritage values. Beyond this, some items make an important contribution to the sense of place and identity of the District, and have strong authenticity and are particularly intact.

The new thresholds for two levels of overall significance acknowledges that some places are more highly valued by the community for a variety of reasons, such as their use, contribution to the historical development of the district, commemorative associations, as a prominent physical landmark, are able to strongly demonstrate their heritage values through high authenticity and integrity, or have iconic status, and therefore make more of a contribution to City Identity.

There is no legislative (RMA, CRPS) requirement nor is there compelling common practice to direct any ranking of heritage items according to the overall level of significance, beyond the use and promotion of two categories by HNZPT, and the recent addition of National Historic Landmarks /Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu.³ However assessing and ranking the importance of aspects or elements of a heritage place is well established in international practice *"A clear understanding of the nature and level of the significance of a place will not only suggest constraints on future action, it will also introduce flexibility by identifying areas which can be adapted or developed with greater freedom."* (*The Conservation Plan*, James Semple Kerr, 2013, p.4)

It is not considered possible to achieve close alignment with HNZPT's ranking system for the District Plan methodology levels of significance schedule as the criteria and methodology are very different. However, in order to fulfil the RMA requirement to have regard to the HNZPT List, once statements of significance were been finalised, the overall significance rating was compared with the HNZPT ranking, and the statements given a final review in light of this, where necessary with reference to available HNZPT documentation.

³ Heritage New Zealand Pouhere Taonga Category I historic places are those of special or outstanding historical or cultural heritage significance or value, and are sometimes indicated as being places with international or national significance. Category II historic places are of historical or cultural heritage significance or value. HNZPT must also establish and maintain a list of places of outstanding national heritage value to be called the National Historic Landmarks /Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu.

The methodology and thresholds are such that only places of significance to the District that have the authenticity and integrity to express that significance, will meet the threshold for listing. It is not seen as desirable or appropriate to undertake a more finely grained assessment. Places of high value which have particular importance to the city and high integrity and authenticity have been able to be distinguished as a subset of the items which have met the threshold for listing. Items of some, low or moderate significance to the District will not meet the threshold of significance for listing. More than two levels of significance could result in more of an arbitrary distinction between them, would involve a more complicated and time consuming methodology, and would be unnecessarily complex. All listed items have been through rigorous assessment process, and all need adequate protection particularly from demolition, relocation, alterations, code compliance works and new buildings within the setting.

Knowledge of the relative overall significance of heritage items can enable prioritization of protection efforts, which may be necessary during earthquake recovery. It is noted that since the earthquakes, the grants policy affords all listed items regardless of levels of significance, the same potential to receive up to 50% of the total costs of conservation works. The percentage of assistance afforded is dependent on a number of other factors such as the available budgets, and the scale and cost of the works. It is noted that it may be considered undesirable or inappropriate to distinguish overall levels of significance of Wāhi tapu and Wāhi taonga.

6.1.9. Proposed Heritage Schedule

There are 184 items proposed for listing in the Central City heritage schedule; 237 items in the Christchurch Schedule and 252 items in the Banks Peninsula Schedule. This makes a total of 673 items proposed to be listed in the District Plan – a total of 249 less than were listed prior to the earthquakes.

In the Central City 106 heritage items have been assessed as meeting the threshold for 'high significance' and 78 have met the threshold for 'significance'. In Christchurch 86 items have met the threshold for 'high significance' and 151 have met the threshold for 'significance'. In Banks Peninsula 55 met the threshold for 'high significance' and 197 met the threshold for 'significance'.

68 items District wide which are currently listed have been assessed as not meeting the thresholds for listing, or were wrongly identified in the operative plans, have been demolished and the Operative Plan not yet updated to reflect this, or are archaeological sites rather than heritage items. A list of proposed removals and reasons is included in Appendix 3.

Due to the particular circumstances of the Christchurch Earthquakes, there are a number of instances, particularly in the central city, where only parts of buildings now remain. In some cases these are the facades, or parts of facades, and in other cases internal features have been retained where the exterior has been lost. According to best practice heritage conservation, 'façadism' or retention of certain isolated features where a building remains wholly intact is seen as a last resort, due to the substantial loss of heritage values. However, considering the loss of almost 50% of the central city's heritage items, façade retention or the retention of an intact interior, where the remainder of the building is irrevocably damaged or simply no longer standing, can be an important means of maintaining city identity and cultural anchors for the community.

Currently listed buildings, which now consist of only a façade, and which have been assessed under the new criteria and methodology as still meeting the thresholds for listing will be listed as the façade only. These include:

- Former New Zealand Farmers Co-Operation building, Cashel Street;
- former A W Smith and Son's Central garage/ Mayfair-Cinerama Theatre, Worcester Street;
- former Watson's Auctioneers in High Street; and
- The Isaac Theatre Royal façade, interior dome and marble staircase which have been reinstated in the interior of the newly built theatre.

The survival of interiors with the loss of exterior facades is a less common result of the earthquakes. The interior of Knox Church is proposed for listing, as the timber panelling, flooring and timber ceiling system remain intact, although the remainder of the building has been rebuilt in new materials. Whilst the new parts of the building have been designed to reflect the form of the original church, the exterior is entirely modern. The manner in which the interior of the church remained intact, with the exterior brickwork falling in the earthquakes, along with its prominent corner site created high public awareness of the church interior, and even though it is not visible from the street, it is well known and publicly accessible. The modern exterior did not meet the threshold for listing.

These items which remain only in part have been carefully considered to ensure that the listing of remaining fabric is justified. Despite the extent of the loss of fabric of these items, the intangible values associated with the remaining fabric have been assessed as sufficient for the items to be of importance to the Christchurch District.

The Excelsior Hotel (listed in the Operative Plan) on the corner of High and Manchester Streets has been reduced to part of the side façade of the building. This partial façade when assessed did not meet the requirement for integrity, and it was felt that the partial façade could not adequately express the historical and social, cultural, architectural and aesthetic and technological and craftsmanship values associated with the demolished hotel building. The façade of the former Calder Mackay Store at 121 Worcester Street did not have sufficient information on its history and architecture to illustrate its significance to the Christchurch District, and is also proposed for removal.

One current central city listing – Former Beaths/ Arthur Barnetts - is recommended by staff to be increased in scope beyond the parts of the façade which are specified in Appendix 1A of Part 10, Volume 3 of the City Plan. The restricted listing was the result of decisions made on the 1995 Christchurch City Plan when notified. When reassessed under the proposed new methodology and criteria as part of the District Plan Review, it was determined that parts of the building, including parts of the interior beyond what is specified in Appendix 1A remain, and are of heritage value. Therefore the building in its entirety is proposed for listing.

7. Heritage Places - Items and Settings

7.1.1. Heritage items

For the District Plan Review a heritage item together with its setting is termed a 'place' in order to recognise the importance of context and not treating heritage items in isolation.

It is best practice heritage management to recognise and protect the whole of a building or place where it remains intact, rather than to specify certain parts of it and not others. Best practice and the approach in the operative Christchurch City Plan is to list heritage items in their entirety including their interiors. The Banks Peninsula District Plan's lack of protection for interiors does not align with this. The exterior of a building only tells us part of the story of its heritage values – largely architectural and aesthetic, technological and craftsmanship. The interior can illustrate how people lived through the room layouts and finishes and embody important historical, social and cultural values.

7.1.2. Heritage Settings

The area surrounding a listed heritage item including the spatial organisation, natural and physical features make an important contribution to the heritage values of the item. This is in terms of both relationship to and context for the item and the setting may be essential to the understanding of that item, its history and its design. Examples of the situations where setting is important and requires protection include gardens and landscaped features around historic homesteads (for example Mona Vale and Riccarton House), or churchyards and cemeteries associated with a church. The immediate land parcel of a single heritage dwelling may reflect its historical land holding, and include features or design aspects such as viewshafts or landforms.

The focus in the District Plans to date has been on the protection of individual heritage items, with a large proportion of buildings and only a small percentage of items listed with an associated surrounds or 'setting'. Best practice and current legislation provides an imperative to consider and protect items in their context, as a whole place.

There is a clear legislative direction in the RMA to recognise and provide for the protection of historic heritage as a Section 6 Matter of National Importance, and this includes 'surrounds' (RMA definition of historic heritage).

The CRPS requires the recognition and provision for historic buildings and their surrounds in a manner that is sensitive to their historic values (Policy 13.3.4).

International best practice and charters favour the understanding and listing of heritage items within their context rather than in isolation. The importance of settings is noted in the Venice Charter (1964), is recognised in the UNESCO World Heritage Convention (1972) and the Operational Guidelines, and in the Xi'an Declaration on the conservation of the setting of Heritage Structures, Sites and Areas, 2005.

The term 'heritage place' is commonly used to denote a heritage feature along with its surrounds - the ICOMOS New Zealand Charter 2010 uses the term heritage place as including settings of features. The ICOMOS New Zealand Charter 2010 defines setting⁴ and

⁴ "...the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning and relationships. Setting includes the structures, outbuildings, features,

states “Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself...” (Article 9).

Heritage New Zealand Guidance (2007) defines surroundings associated with any historic heritage as an area of land (including land covered by water) surrounding a place, site or area of heritage significance which is essential for retaining and interpreting the place's heritage significance. Examples given are viewshafts of a prominent historic building or site, designed landscapes and historic gardens surrounding a building and green space around a historic battle site. The HNZPT Standard (2011) is for District Plan heritage schedules to include a listed setting or surroundings.

Settings have been spatially mapped for all heritage items where relevant and are described and assessed in the Statement of Significance principally under the 'Contextual' criterion.⁵ All the criteria are considered when determining the extent of the setting. Certain activities within settings have potential for adverse effects on the listed item, as discussed below. In some cases the setting will be smaller than the area currently forming the 'site' of a listed heritage item. In some cases information held may indicate that the setting of an item is of such inherent value in itself that it meets the threshold for listing in its own right. In these cases the area will be protected as a listed heritage item - for example the grounds of Riccarton House, the Ngaio Marsh garden and St Mary's Halswell Church graveyard (a proposed new listing).

Further settings may be proposed for listing as heritage items in the future as more research and assessment is undertaken. The setting outlines are not arbitrary – in all cases there is explanation in the statement of significance for the associated heritage item of where the line is drawn. The immediate land parcel will often be the setting, particularly if this is the original land parcel. However a property may be made up of multiple parcels in one ownership, in which case this may also form the setting. The setting may likewise be a reduced area smaller than the immediate land parcel or parcels, and in the case of the former dwellings – Strowan at St Andrew's College and Te Koraha at Rangi Ruru School. The settings have been assessed and mapped as a smaller area than the whole of the school site, but still including the large open playing fields as these provide views to the items and reflect the historical large land holdings.

Settings encompass views to and from the heritage item both within the site and from outside the site to the item – for example Cashel Street views to the Bridge of Remembrance. Other spatial relationships between entrances, driveways, plantings, paths and buildings have been considered when arriving at settings – for example the axial relationship of the rose garden to Cunningham House in the Botanic Gardens, and the indirect curving path system to get to the

gardens, curtilage, airspace, and accessways forming the spatial context of the place or use in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place.” (ICOMOS New Zealand Charter 2010)

⁵ *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.*

building. Settings have been mapped to include mature trees and plantings, fences, gates, paths, waterways and other landscape features where these contribute to the heritage values of the item. Non-listed buildings and structures are included in setting boundaries if they are related to the heritage values of the place – for example farm buildings, outbuildings, water towers, piggeries, police lock ups.

8. Identification - Mapping and Scheduling of Heritage Items and Settings

The identification of heritage places through symbols on the planning maps as the principal identifier and an accompanying written schedule in the current District Plans has resulted in a lack of clarity for owners and has contributed to heritage losses due to lack of clear, accurate and adequate identification of the intended listed item. The lack of identification of the extent of the 22 settings identified in the current Christchurch City Plan has caused legal dispute over the protection for listed settings, and the need for resource consent. The current identification system does not allow for differentiating listed and non-listed buildings on the same site for resource consent requirements for all listed items, aside from those properties containing multiple heritage items which are appended to the heritage chapter in the Christchurch City Plan.

Visual identification using aerial maps in the plan using Geographical Information System technology (GIS) has been carried out to resolve this issue and ensure the protection of scheduled heritage places through their clear and accurate identification. The aerial and planning maps combined with a written schedule with names, addresses, map reference numbers and heritage item and setting id numbers will provide a more effective and efficient primary method for identifying listed heritage items and their settings than the current approach.

The planning map indicates if a heritage item/s and setting (where applicable) are located on a land parcel with the affected land parcels outlined, and a symbol and a unique heritage ID number located within the shape. The schedule and aerial maps can then be consulted using the ID number for reference. These will provide more detailed information such as a description or name, street address, whether the item is significant or of high significance, and the physical extent (shown visually) of the item and setting. Note the aerial maps have no land parcels shown due to the obliqueness of some aerials (particularly in Lyttelton), and items or settings in some cases may visually appear to extend into neighbouring land parcels. The schedule also contains a setting ID number, and cross references the planning maps and aerial maps. The planning maps, heritage aerial maps and heritage schedule should all be consulted in order to determine whether a heritage item/s and setting (where applicable) are located on a site.

Heritage buildings are mapped to include the roofline *and* the footprint of the item (i.e. all visible parts of the building) so as to avoid any argument that only the roof is listed. The heritage aerial maps are intended to be a visual representation of the location and extent of the heritage item and its setting, rather than one which is based on surveyed boundaries or building plans. A solid line indicates the item, and a dotted line the setting. In some cases an item will also be a setting for other items. One example is Cathedral Square which is listed in its own right, and also is the setting for the Citizen's War Memorial, the Godley Statue and Plot and ChristChurch Cathedral.

Although the use of name in the schedule has caused difficulties in the past, it is proposed to still include it for reference purposes in the schedule but with greater consistency and accuracy – it will be based on the historical name if this is able to be determined, with additional names included to reflect common usage where relevant. If the historical name is unable to be determined, or is not applicable, then it will be a description of the building type,

such as dwelling or commercial building. Where a historical name is imprinted on the building this will be used.

The advantages of this proposed aerial mapping method are that:

- if the legal description or any other descriptor is incorrect or inconsistent, or changes over time, the item remains accurately identified on the appendix map through the visual indication of spatial location.
- individual heritage items are able to specifically identified where only one of several buildings on a property may be the subject of the heritage listing.

In addition, substantial modern extensions or wings of complexes attached to or adjoining the heritage item can be excluded from the listing. Where the non-heritage addition is larger than the heritage item it is attached to, and the addition is a distinct new building or wing (particularly in the case of large complexes such as schools) the addition has been excluded from the outlines to avoid the need for unnecessary consents. However, an addition/ extension/ adjoining or linked building has been included in the heritage outline where:

- it is part of the incremental/ additive development of a building over time; It is smaller than / subservient to the original building;
- it is of heritage significance worthy of inclusion as listing as part of the item, and will be justified through the statement of significance.

Where there is any doubt about the status or significance of an addition – it will be mapped as part of the heritage item. An addition/ extension / adjoining or linked building is excluded from the heritage outline where:

- it is larger than the original building;
- it is certain that it is not heritage fabric and does not meet the threshold for listing as part of the item;
- it is obviously a discrete structure, clearly a separate wing, building or complex; and
- it doesn't read as an extension to the original building.

Post Earthquake aerial photographs have been obtained, where possible, to enable accurate mapping. In the central city aerial photographs have been obtained from CERA. Some individual items have had to have up to date aerial photographs taken by a flying drone camera, as they have been relocated to different sites – St Luke's Chapel, Hereford Street and St Saviour's Church, Lyttelton. The Kingsford Smith landing site was also re-flown as this was previously in the middle of the former Wigram Airfield, but has now been converted to a landscaped reserve within a residential subdivision.

9. Best Practice Heritage Conservation Management and Ongoing Use

All items proposed for listing have met a minimum threshold and been through a rigorous assessment methodology. They are all vulnerable to impacts on heritage values through the activities of alteration, Building Code compliance, signage, relocation and demolition. In order to protect and maintain heritage values of places of importance to the District, heritage conservation principles, processes and practices need to be applied.

The key guiding document that provides a recognised benchmark for conservation standards and practice in New Zealand is the ICOMOS New Zealand Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe, 2010 - a set of guidelines on cultural heritage conservation, produced by ICOMOS New Zealand. The Charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand.

ICOMOS, the International Council on Monuments and Sites, is an international non-governmental organisation of heritage professionals engaged in the conservation of places of cultural heritage value. The organisation was founded in 1965 following the adoption of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter) the previous year. ICOMOS is UNESCO's principal advisor in matters concerning the conservation and protection of historic monuments and sites and advises the World Heritage Committee on the administration of the World Heritage Convention to which New Zealand is a signatory.

HNZPT, the Ministry of Culture and Heritage (MCH) and the Department of Conservation (DOC) use the NZ ICOMOS Charter to guide their heritage conservation work. The HNZPT Sustainable Management of Historic Heritage Guidance Series draws heavily on the ICOMOS New Zealand Charter 2010. It has been adopted as heritage policy by Christchurch City Council, Wanganui and Whakatane District Councils and is incorporated by reference in District plans including the Proposed Auckland Unitary Plan and Hutt City District Plan. The operative plan provisions do not adequately reflect the principles and processes in the ICOMOS New Zealand Charter 2010, or articulate best practice heritage conservation.

Some key changes to the Charter were made in 2010, and the current plan does not represent these. There is a lack of clarity in the District Plans for owners about what is anticipated as acceptable outcomes for heritage items. In line with conservation principles, any works to heritage items should be based on an understanding of heritage values, involve the least possible loss of heritage fabric, be reversible and recorded, reinstate heritage fabric where appropriate and maintain the authenticity and integrity of heritage items. The hierarchy in the ICOMOS New Zealand Charter 2010 of degrees of intervention is noted, as the degree of intervention is increased, so too is the potential impact on heritage values. The ICOMOS New Zealand Charter 2010 provides useful definitions of the main conservation terms such as preservation, maintenance and restoration.

The ICOMOS New Zealand Charter 2010 is restricted in its scope with heritage conservation being its sole focus. The RMA context of sustainable management and the unique situation for heritage buildings and heritage building owners in the post-earthquake period require a broader and more pragmatic approach that enables recovery.

The Council's approach to heritage conservation management is not about 'setting a building in stone', or preventing any change. This aligns with international approaches, such as English Heritage's 'Constructive Conservation'. The Council recognises that a viable use is usually vital to the retention of heritage building. An approach which enables essential works is of particular relevance in the recovery context, as buildings require repair and strengthening works, and alterations to enable viable uses. Council staff provide complementary advice on heritage conservation and funding, through the Heritage Incentive Grants, is available to owners for conservation works.

9.1.1. Maintenance and repair

Maintenance and repair works have the least potential for adverse effects on heritage values. Such activities if carried out appropriately ensure the future and stability of heritage places and can prevent the need for more intrusive works and replacement of fabric in the future. Repair of heritage places is an important part of the post earthquake recovery in the city, and should be encouraged and enabled.

Maintenance and repairs which do not remove the patina of age, do not cause damage through inappropriate cleaning methods (such as waterblasting), or inappropriate material (such as repointing with cement mortar where the original was lime mortar) and which are

documented and use matching or similar materials are appropriate for listed items. The recording of any maintenance and repair and the temporary protection of items during these works is important.

9.1.2. Temporary works

In order to determine the extent of damage and the scope of works and to enable repairs, maintenance, restoration and reconstruction works the temporary removal of undamaged heritage fabric may be necessary. This type of work is accepted when necessary to ensure the long term protection of the place as long as it removes the minimum fabric necessary, and the removed fabric is appropriately recorded, stored and reinstated. These types of temporary works have a low potential for impacting on heritage values if undertaken in this way. The temporary erection of marquees should also be approached in a similar manner, as this has low potential for adverse effects and often can support a viable use for heritage buildings and sites.

9.1.3. Signage

Site or safety related signage that is not fixed to a heritage item and which is limited to a specified small size and number, has low potential for adverse effects on heritage values. Signage such as large billboards located on heritage buildings has potential for significant impact on heritage values. Signage located on the interior of heritage buildings can also have adverse effects on heritage values by obscuring windows or introducing neon signage. Signage that relates to the site, if designed to have minimal impacts on heritage values is recognised as often being necessary for advertising services within heritage buildings, and therefore contributing to the viability of uses in listed heritage items.

9.1.4. Heritage Upgrade works/Code Compliance

Works such as changes to heritage items for Building Code compliance, including structural upgrade, fire protection and access and drilling of core samples as well as temporary relocation of a heritage item on site to enable foundation repair are considered necessary to enable its future use, safety and viability. However these activities have potential for significant adverse effects on heritage places, as they often require removal of heritage fabric, and significant changes. Often there are a number of different options for achieving code compliance, which vary in their impact on heritage fabric and values. The opportunity for discussions between Council's heritage officers, owners, and Council's consenting officers offers valuable scope for meeting all the needs of all parties, and reaching good outcomes for the District's heritage buildings.

In some cases changes in approach suggested by Council's Heritage officers have resulted much better outcomes for heritage and in significantly reduced costs for the owner. St Michael's and All Angels' Church lost all the original plaster with frescoes through building consent upgrades which are permitted in the Central City. A better heritage outcome could have been achieved with Heritage Team involvement through the resource consent process – such as the option to fit ply bracing over the plasterwork to meet building code requirements, or at least retain one section in situ and take a photographic record. There are a number of examples where building consent upgrade required resource consent and the heritage team were able to achieve good heritage outcomes through liaison with Building Control. For example the New Regent Street shops where an alternative structural solution was found to reduce the impact on heritage fabric and values by recessing and aligning structural steel beams and columns with window frames; retention of stairs to achieve compliance as near as reasonably practicable with the Building Code and retention of inward opening shop doors for fire compliance which would otherwise have been required to be outward opening.

9.1.5. Reconstruction

Reconstruction is defined in the ICOMOS New Zealand Charter 2010 as meaning “*to build again as closely as possible to a documented earlier form, using new materials.*” The ICOMOS New Zealand Charter 2010 states in Article 20. that it “*is appropriate if it is essential to the function, integrity, intangible value, or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving cultural heritage value is preserved. Reconstructed elements should not usually constitute the majority of a place or structure.*” Restoration is defined in the ICOMOS New Zealand Charter 2010 as meaning “*to return a place to a known earlier form, by reassembly and reinstatement, and/or by removal of elements that detract from its cultural heritage value.*” Reconstruction and restoration activities are positive for heritage items if carried out appropriately. However there is potential for adverse effects on heritage values if there is not sufficient evidence of the pre-existence, design and location of the elements proposed to be reinstated or where the materials and forms proposed are not comparable. If carried out in accordance with the direction in the ICOMOS New Zealand Charter 2010, reconstruction has limited potential for adverse effects. In most cases however, and particularly in the Christchurch District context, reconstruction works will also involve aspects of code compliance as the reconstructed building will be required to meet current codes (e.g. replacement of load bearing brick chimney with alternative structure and lightweight materials/brick slips). In some cases owners of buildings requiring reconstruction as a result of earthquake damage may decide to undertake alterations at the same time in order to meet changes in the use requirements of the building - such changes go beyond reconstruction and have more potential for adverse effects on heritage values.

9.1.6. Alterations

Alterations to heritage buildings are generally accepted as being necessary, to enable uses or meet Building Code requirements. The ICOMOS New Zealand Charter 2010 acknowledges in Article 8 - Use “The conservation of a place of cultural heritage value is usually facilitated by the place serving a useful purpose.” It goes on to say that “where the use of a place is integral to its cultural heritage value, that use should be retained.” And “where a change of use is proposed, the new use should be compatible with the cultural heritage value of the place, and should have little or no adverse effect on the cultural heritage value.” Principle 21 Adaptation of the ICOMOS New Zealand Charter 2010 states: *...Alterations and additions may be acceptable where they are necessary for a compatible use of the place. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the cultural heritage value of the place.*

There is usually a range of options for the design of these activities, and some will have more adverse effects on heritage fabric and values than others. However there is currently limited direction in the District Plans regarding the characteristics of alterations to heritage items that are sought as opposed to those which are undesirable. This has resulted in some substantial or incremental alterations which in some cases have adversely affected the heritage values to the extent that the item would no longer meet the threshold for listing.

The direction in the operative Christchurch City Plan assessment matters relates to the earlier 1993 version of the ICOMOS New Zealand Charter 2010 which stated “*any additions and alterations should be compatible with the original fabric but should be sufficiently distinct that they can be read as new work.*” This statement has been drawn upon by architects to support designs for contemporary additions to heritage buildings which provide a dramatic contrast in the form, scale, materials and other aspects, some of which have engendered criticism.

This aspect has been changed and expanded upon in the 2010 Charter which instead states that *“any alterations or additions should be compatible with the original form and fabric of the place, and should avoid inappropriate contrasts of form, scale, mass, colour, and material. Adaptation should not dominate or substantially obscure the original form and fabric, and should not adversely affect the setting or a place of cultural heritage value. New work should complement the original form and fabric.”* This updated approach reflects current best practice.

As discussed above, the alteration of items is necessary to secure the long-term use and retention of heritage places and their values, and in some cases is related to restoration, which has the positive effect of recovering or revealing heritage values of items. The types of activities that are considered to be alterations to heritage items are additions and change or removal of heritage fabric,.

Alterations, if carried out inappropriately can have detrimental effects on heritage values of an item to the extent that it would no longer meet the threshold for protection in the district plan. The appropriateness of changes will depend on the particular aspects of the proposal, such as location (to the rear, or adjoining areas of lower heritage value is often preferred) and design (including form, mass and materials). Planning officers and Heritage Advisors discuss proposals with applicants at pre-application stage, and also negotiate post-lodgement of applications in some cases to minimise adverse effects of proposals. This has resulted in amended proposals which minimise the adverse effects on heritage values and are supported, rather than proceeding to public notification.

The operative Banks Peninsula District Plan allows interior alterations as a permitted activity. This does not recognise that the interior of most heritage items is equally as significant as the exterior. For example the interior layout of a villa can illustrate this particular type of domestic architecture, as well as providing evidence of the way of life of its occupants. The importance of interior detailing, fixtures and fittings of heritage value is recognised in the ICOMOS New Zealand Charter 2010 (Article 13). Features such as interior plasterwork, fire-surrounds, wall linings, joinery and wall linings have design, technological and craftsmanship value, therefore interior alterations should be treated the same as exterior alterations for heritage items in the District Plan. Moveable (non-fixed) interior features and furnishings, such as baptismal fonts, pews and lecterns in churches, seating in theatres, a coal range in a dwelling, boiler equipment in a brewery boiler house, may have heritage value and should be protected as part of the heritage fabric of an item.

Change is often an acceptable and anticipated part of conservation. It is recognised that most heritage places cannot be ‘set in stone’ and need to adapt to modern needs. In exceptional circumstances, due to special aspects of significance of a place, and where the owner is willing, more of a preservation approach is anticipated, where only minimal change is anticipated for functionality. This can be managed through a Conservation Plan and non-regulatory methods in addition to the resource consents process. One example is Grubb Cottage, Lyttelton.

Alterations when carried out sympathetically, with regard to the heritage significance of the place and conservation principles, can have a minimal adverse effect on heritage values. Based on experience of listed places in the Christchurch District, viable uses are in most cases essential to ensuring the retention of heritage places. In many cases, change is needed to enable the building to be used, which ultimately secures their future retention for the District.

9.1.7. Relocation

The ICOMOS New Zealand Charter 2010 states that relocation is not a conservation process, and *“The on-going association or a structure or feature of cultural heritage value with its location, site, curtilage, and setting is essential to its authenticity and integrity”* (Article 10). It is noted that authenticity and integrity are two of the three thresholds for determining whether the heritage significance of an item is sufficient to justify its protection in the Plan. The Charter goes on to state that *“in exceptional circumstances, a structure of cultural heritage value may be relocated if its current site is in imminent danger, and if all other means of retaining the structure in its current location have been exhausted.”*

It is noted that five heritage items out of a total of 598 listed in the operative Christchurch City Plan in were relocated between 1998 and 2008. These were largely Group 3 and 4 items, and most items were relocated outside of the Christchurch Territorial Authority Area. Seventeen heritage items were lost from the Christchurch City Plan through demolition in the same time period. These were largely from the lower groups. The current inclusion of partial demolition within the definition of alteration has meant that substantial demolition (all of a building apart from part of a façade) has been processed at a lesser activity status. There is concern that the current provisions in this respect are not offering sufficient protection from demolition for all items of heritage significance to the District.

Relocation largely maintains tangible values but causes loss of contextual value and some intangible, associative values. Since the earthquakes, and in the context of the rebuild of the city, our remaining heritage buildings in their original locations take on additional significance to the community as cultural markers and reference points.

To support recovery and recognise the unique post-earthquake situation for heritage items and their owners in the District, it is recognised that there will be circumstances where relocation is necessary to enable the ongoing and compatible use or adaptive use of a heritage item, and where there is sufficient justification that relocation is the only remaining option other than demolition. Therefore it is not desirable to dis-incentivise relocation to the same extent as demolition. Relocation of an item within its setting has significantly less potential for adverse effects than when it is relocated off site, as the context is maintained.

9.1.8. Demolition

Demolition results in the permanent loss of all or a substantial part of the heritage fabric of an item, and should be a last resort. Demolition should only be considered when all alternatives have been identified and evaluated. Demolition is not addressed in the ICOMOS New Zealand Charter 2010 as it is not considered to be part of heritage conservation. Only in exceptional circumstances should demolition be granted.

Among other reasons, damage from the Christchurch Earthquakes, the structural nature of some items (eg brick buildings) and the circumstances or intentions of owners have resulted in proposals to demolish entire heritage items, or all fabric except some facades or other elements which are to be retained.

While retention of a façade or façades and/or specific features of buildings or items are not aligned with best practice heritage conservation, and are therefore not promoted as ideal heritage solutions, due to the earthquakes and exceptional circumstances, retention of items in their entirety may not always be possible.

9.1.9. Open Space Items

Open Space heritage items, such as parks and cemeteries, should be approached in a similar way as buildings. Some examples of open space listed items are Elmwood Park, Cramner and Latimer Squares and Barbadoes Street Cemetery. Open space items may contain buildings which are of heritage value, and others which are not - in a similar way to which a building contains heritage fabric and non-heritage fabric. Signage within open space items has potential to impact on the heritage values of the item. Other activities with potential to impact on open space heritage items are alteration (eg altering a path network), relocation (eg of structures within the open space), and demolition (eg clearing the site of all features and vegetation).

9.1.10. Settings

Within settings inappropriate works or the loss of vistas have the potential to adversely affect the heritage values of the item, whilst other activities will have limited impact. These are discussed below:

Maintenance and Repair - Routine garden maintenance within settings such as pruning and weeding and removal of dead plants or shrubs has very limited potential for adverse effects, and these works are essential for the day to day upkeep of grounds and gardens.

Changes to non-listed buildings or structures within settings – Works required to achieve building code compliance and internal alterations of non-listed structures within settings have limited potential to impact on the heritage values of an item. The restoration and reconstruction of buildings or features within the setting and temporary works such as the removal of fabric, some types of signage and temporary marquees also have limited potential for adverse effects on the item.

Alteration – changes to the setting such as restoration and reconstruction have limited potential for adverse effects and can have positive effects on the heritage values of listed items and settings, for example if original circulation routes and landscape design are reinstated. Works such as modifications to garden layouts, new paths, the addition of small scale features such as artworks, and the removal of established trees have potential to impact on the heritage values of an open space which is a listed item, however, settings do not have the equivalent assessed heritage value as a listed item, rather they contribute to the significance of the heritage item by providing a spatial context, and therefore the potential for adverse effects of such activities on settings is low.

Signage - large and/or inappropriately located signs within settings have potential to impact on the heritage values of listed items as they can obscure views, and erode historical associations.

Additional Buildings – there is potential for adverse effects depending on the design, scale, materials and location of a new building within the setting of a heritage item. These can obscure views or change original access points, and erode historical associations. It is recognised that additional buildings within a setting may contribute to the viable use of the heritage item, and in some cases can avoid adverse effects on the listed item by negating the need to alter the item itself in order to provide services on site (for example a freestanding toilet block).

Subdivision – Subdivision has potential for adverse effects on heritage items for the impact of future development of subdivided sites adjacent to heritage items. The subdivision of and new development within the setting of a heritage item can potentially be carried out in a

manner which preserves and enhances heritage values or may alternatively compromise heritage values. Subdivision and associated new development may block views or change original access points, and erode historical associations.

Earthworks – changes to land contours can have adverse effects on heritage items. These can obscure views or change original access points, change the way a building sits within the landscape, and erode historical associations. They can also affect future use.

One example is Dunlop House, originally located in Lower Styx Road. Land was contoured for development of the Prestons' subdivision around the house which resulted in it sitting on a much higher level. It was then difficult to reconcile the heritage place with the rest of the development and the dwelling was subsequently relocated off the site.

Works in the road reserve - Activities in the street can affect heritage values and views to heritage items – eg tram poles, street trees and plantings, footpath works (especially if the item has a verandah), roading changes, changes to hard surface material, parking and traffic management (eg Latimer/ Cranmer Squares/ High Street triangles/ Akaroa Waterfront). The footpath has been included in the setting if the item has a verandah that extends onto footpath.

9.1.11. Exemptions

Exemptions from requirements relating to: scale of activities, retailing, parking and loading, residential coherence, building setbacks, verandahs and continuity and street scene can support the ongoing use, adaptive reuse and flexible use of heritage buildings. Relaxation of these requirements can often make a significant difference to the viability of heritage developments.

9.1.12. Non-regulatory measures

Council support is available to owners of listed heritage items through grants and expert advice on heritage conservation matters. Non-regulatory measures are an important part of the overall strategy to achieve heritage protection and good heritage conservation outcomes for the benefit of the District. This includes education and awareness and incentives, financial assistance and advice.

It is noted that Council has Heritage Incentive grants available for heritage conservation works, including repairs, maintenance and structural strengthening. As at March 2015 this is \$763,000 per annum, and owners of listed heritage items are eligible to apply for up to 50% of the total cost of conservation works. In addition to this is the Central City Landmarks Grant of \$1.75 million per annum for the year July 2015-June 2016. (Please note heritage grants funding is subject to budget availability.) This financial assistance recognises the additional costs that owners of heritage items may incur, and also the public good that retention of heritage items contributes to district identity.

10. Other types of heritage – Cultural Landscapes, Heritage Areas, Sites of Ngāi Tahu Cultural Significance, Archaeological sites

10.1.1. Cultural Landscapes

Heritage areas have not been included in the District Plan review. This work will be progressed via a future plan change following further research to identify and evaluate cultural landscapes.

Although well established in an international context, cultural landscapes are an emerging concept to be addressed through District Plans under the RMA, with relatively recent legislative and regulatory requirements to recognise and protect them.

The term cultural landscapes as used in this report is intended to encompass landscapes of cultural value to tangata whenua and / or European and other cultural groups, in line with the definition in the CRPS. The focus is on landscapes with heritage value – ie that possess a range of values similar to those used for identifying and assessing heritage places (see above). This is a slightly different focus than the way the term is used overseas (such as in the UNESCO World Heritage context) – where a very broad range of values from geological, scientific, natural, ecological etc. values are identified and protected along with cultural heritage values. Cultural landscapes are likely to have very strong associative or collective values and comprise tangible and intangible values. In terms of their legibility and boundaries they are likely to be more irregular in shape, than for instance a heritage area.

There are many different definitions for cultural landscapes and two definitions provide some specific guidance from a New Zealand and Canterbury perspective. The ICOMOS New Zealand Charter 2010 defines them as:

“...an area possessing cultural heritage value arising from the relationships between people and the environment. Cultural landscapes may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative cultural landscapes, such as sacred mountains, may lack tangible cultural elements but may have strong intangible cultural or spiritual associations.”

The CRPS provides the following definition of historic cultural and historic heritage landscapes:

“...a landscape that has: a significant historic cultural value arising from a relationship or association between people and the environment, or beliefs about them; and / or significant historic heritage value that forms a cohesive and collective record of the history of an area. Such a landscape may include linkages, networks and nodes that are integral to its values. Such values may be tangible or intangible.”

Around the country the matter of cultural landscapes is a fairly new concept and evolving area for District Plans. There may be an overlap between cultural landscapes and Outstanding Natural Landscapes (ONL). The key difference between cultural landscapes and ONL's is that cultural landscapes have a significant cultural component which stands out from other values and there is no requirement to be predominantly natural to attain this status. For a Cultural Landscape the emphasis is on how humans have adapted, modified or connected with the landscape over time in response to those natural systems and values.

Many of the qualities in the RMA definition of Historic Heritage are relevant to cultural landscapes, and Section 6(f) is also relevant. Section 7 of the RMA refers to the maintenance and enhancement of amenity values which are defined in Section 2 as “*those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes*” which has direct relevance to cultural landscapes. Section 6(e) and 7 (a) matters regarding Tangata Whenua values are also relevant to cultural landscapes.

CRPS Objective 13.2.2 and Policy 13.3.3 set out the requirement to protect 'Historic Cultural and Historic Heritage Landscapes' from inappropriate subdivision, use and development. The policy includes a set of matters to consider when determining the significance of values of historic cultural and historic heritage landscapes.

Historic landscapes in the coastal environment are specifically recognised in Policy 17 of the New Zealand Coastal Policy Statement ‘Historic heritage identification and protection.’

Ngāi Tahu’s Mahaanui Iwi Management Plan 2013 (IMP) outlines clear guidance on recognising cultural landscapes and a set of policies (CL1.1 – CL1.9) for recognising, protecting and restoring cultural landscapes, along with cultural heritage mapping (CL2.1 – CL2.2). Cultural landscapes are noted as a tool to enable holistic assessment of effects on cultural values; recognise the relationship of Ngāi Tahu to particular areas and sites; and provide a wider context for cultural heritage management and the protection of individual sites (CL1.2). Particular sites and places are identified as examples of Ngāi Tahu cultural landscapes of particular importance in the catchment which require recognition and protection. These include Te Waihora and its margins and associated wetlands; the coastal area from the Rakaia River to Taumutu, including Muriwai; Waikirikiri; Kaitōrete Spit; and the upper catchment of Waikirikiri (TW9.2).

The ICOMOS New Zealand Charter 2010 states that New Zealand shares a general responsibility with the rest of humanity to safeguard its places of cultural heritage value, which it defines as “*any land having cultural heritage value in New Zealand, including...cultural landscapes...*”

The HNZPT Standard is for - District plans to contain provisions for the identification and protection of heritage landscapes. (NZHPT, *Sustainable Management of Historic Heritage Guidance Series*, Discussion Paper No.3, ‘Heritage Landscape Values’, August 2007).

DOC has developed landscape methodology to guide the identification, conservation and interpretation of historic and cultural resources.

Cultural Landscapes have not yet been identified in the Christchurch District, and have no established criteria or methodology. European and Tangata Whenua values will co-exist in some cultural landscapes, and in some cases these values may be in conflict. For example an area of cultural significance to Tangata Whenua may have associated natural values which a current and historically significant European farming use may not be compatible with.

The Council's draft activity management plan for heritage provides for a programme of establishing stakeholder relationships, development of criteria and methodology for the identification, assessment and protection of cultural landscapes. Christchurch City Council's Heritage Protection Activity Management Plan, Long Term Plan 2015-2025 [23 September 2014], Table 4-1, 1.4.1. Liaison with stakeholders will be required, including Ngāi Tahu, land owners, DOC, ECAN and Federated Farmers of New Zealand. Consultation with owners and the public will be an essential part of the process.

10.1.2. Heritage Areas

Heritage areas have not been included in the District Plan review. This work will be progressed via a future plan change following further research to update the identification and evaluation of heritage areas.

Work to identify heritage areas for protection was well advanced prior to the Christchurch earthquakes. The Council had undertaken a number of studies to define what a heritage area is, establish criteria, develop a methodology and identify areas of heritage value. In light of the potential erosion of value in many areas due to earthquake damage and demolition, and the extent of new development that will occur in the city as part of the earthquake recovery, the significance of the identified areas of heritage value is both uncertain and potentially heightened. These distinctive areas make an important contribution to community identity and sense of place for their heritage values. They are made up of multiple buildings and features (including vegetation, trees, landscaping, and street layout), which collectively rather than individually are of significance to the city's heritage and character. The nature of these areas varies, and includes civic, residential, commercial, industrial and other types of areas. Retaining the heritage values of particular residential and other areas is an important aspect of recovery – to provide a sense of continuity and belonging for communities in a much changed and changing environment.

These areas are of intrinsic value and possess a range of tangible and intangible heritage values such as historical and social significance, cultural and spiritual significance, architectural and aesthetic significance, technology and craftsmanship significance, contextual significance and archaeological and scientific significance. These values together with a high degree of intact physical evidence can effectively communicate a historical narrative of the development of areas in Christchurch. These are the same range of values that individual heritage listed places have been assessed as having (see above). Such areas may be contiguous streetscapes with rows of similar buildings, suburban corner shops on key intersections or they may be a more disparate group which is connected by historical or use associations and/or spatially through the road layout or landscape feature linkages (e.g. river corridor).

Heritage area studies commissioned by Council to date have identified key characteristics of heritage areas as containing a range of features, buildings and places which collectively:

- Incorporate a collection of elements that together addresses the interconnectedness of people, place and activities.
- Contribute to the overall heritage values, identity and amenity of the city.
- Have a coherent heritage fabric which meets recognised criteria for heritage assessment.
- Demonstrate authenticity and have integrity, applying to both tangible heritage values – physical and readily understood - and intangible values – less readily understood and less visible underlying aspects such as stories and views that contribute to the Heritage area.
- Contain a majority of sites/buildings that are of Primary or Contributory importance to the Heritage area. (Areas will also contain neutral or intrusive places).
- Have been predominantly developed more than 30 years ago.
- Fulfil one or more of the heritage assessment criteria.

Heritage areas differ to heritage items and settings in terms of their size. Areas are not discrete individual items or groups of items, but rather larger areas where not every place would meet the threshold for listing in the plan as a heritage item, but collectively the buildings and features contained within are of importance.

The RMA requirement for Councils to recognise and provide for the protection of Historic Heritage as a Section 6 Matter of National Importance through provisions in District Plans includes “historic areas”. Section 7 of the RMA refers to the maintenance and enhancement of amenity values which are defined in Section 2 as “*those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes*” which has direct relevance to heritage areas.

The CCRPS states that heritage areas contribute to the regional sense of identity and that the cumulative loss of areas and their values can diminish the regions sense of identity (Introduction) and requires the recognition and provision for their protection (Objectives 13.2.1, 13.2.3; and Policy 13.3.1)

Under the RMA the Council is also required to ‘have regard’ to Historic Areas registered under the New Zealand Historic Places Act (section 74(2) (b)(iia)). Historic Area is defined in the Act as “an area of land that— (a) Contains an inter-related group of historic places; and (b) Forms part of the historical and cultural heritage of New Zealand; and (c) Lies within the territorial limits of New Zealand.” New Zealand Heritage List/Rārangī Kōrero includes 12 Historic Areas in the Christchurch District :

- Akaroa Historic Area;
- Cashmere Drains Historic Area;
- Bridle Path Historic Area;
- Englefield Historic Area;
- Wards Brewery Historic Area;
- Church of St Mary the Virgin Historic area;
- Battery Point Historic Area;
- Godley Head Battery Historic Area;
- Lyttelton Township Historic Area;
- Park Terrace Historic Area;
- New Regent Street Historic Area;
- Akaroa Waterfront Historic Area.

Parts of some of these Historic Areas are identified as heritage items in the proposed heritage schedule - Wards Brewery, Church of St Mary the Virgin, Battery Point and New Regent Street. The Bridle Path is proposed as a revised heritage place listing to bring the Christchurch and Banks Peninsula sides of this heritage place into one listing.

The ICOMOS New Zealand Charter 2010 states that New Zealand shares a general responsibility with the rest of humanity to safeguard its places of cultural heritage value. These include areas, groups of buildings, townscapes and streetscapes and settlements, for present and future generations because they are treasures of distinctive value that have accrued meanings over time.

10.1.2.1. Heritage Area Studies 2005-2010

10.1.2.2. The Urban Commercial Heritage Conservation Areas Study, 2005

This study established the methodology. Each area has both documentary and on site research and analysis. Properties were viewed and documented from the public realm only. Assessment criteria for the areas followed the heritage assessment criteria for individual places (see above). Sites and items within each heritage area were spatially mapped and identified as Primary, Contributory, Neutral or Intrusive to assist with future management. The earthquakes have had a significant effect on potential commercial heritage areas in the

central city (Lichfield Street; Colombo Street; Colombo Street North; Cashel Street; Gloucester/Manchester/Worcester Streets; High Street; Manchester/Cashel Streets) which have been largely demolished. Potential Suburban Commercial heritage areas have also been largely obliterated as a consequence of the earthquakes. However there may be pockets in the suburbs with corner shops still remaining which are important to the community's sense of place. Further work is required to review this study post earthquakes and investigate any further potential commercial heritage areas.

10.1.2.3. Christchurch Residential Conservation Areas Study, 2010

This study identifies 90 potential areas of the city with heritage value (39 of which are Special Amenity Areas (SAMs) in the operative plan). Of this 90, 25 priority areas were identified (15 of which are SAMs) and 12 representative areas (8 of which are SAMs) were fully researched and assessed. These are: Englefield/Avonville, Linwood; Heathcote Village Centre, Heathcote Valley; Central City West, Central City; The Esplanade, Sumner; The Spur and Clifton Bay, Sumner; Macmillan Avenue, Cashmere; Heaton/Circuit Street, Merivale; Slater/Dudley Street, Shirley; Wigram Airbase, Hornby; Piko/Shand State Housing Subdivision, Riccarton; Wayside Avenue, Burnside; Brougham Village Block, Sydenham. These areas need to be reviewed post earthquakes. Some have incurred or have planned large scale demolition (Brougham Village), some are variable and some remain largely intact.

10.1.2.4. Akaroa Heritage Conservation Areas Study, 2009

This study identified 6 potential heritage areas for protection, which were fully researched and assessed. A similar heritage areas study for Lyttelton will need to be undertaken as future work. The potential heritage areas were identified following site visits to Akaroa and heritage research, with particular reference to the Akaroa Historical Overview (Wilson and Beaumont 2009), and confirmed through detailed evaluation against heritage criteria. The six areas identified are: Beach Road/Rue Jolie; Grehan Valley; Akaroa Cemeteries and Garden of Tane; Armstrong Crescent; Penlington Place; Rue Lavaud/Rue Balguerrie. This work was undertaken as part of a planned Variation to the Banks Peninsula District plan which did not proceed due to the earthquakes. The aforementioned study identified six discrete areas of significance considered to be defensible for identification and protection at the time.

None of the studies have yet been revisited post earthquakes to determine how the areas identified have been affected or compromised. A future work programme is required to review the existing studies and introduce heritage areas into the plan with a future plan change. The Council's activity management plan for heritage provides for a long term programme of establishing stakeholder relationships, development of criteria and methodology, identification, assessment and protection of heritage areas. Christchurch City Council's Heritage Protection Activity Management Plan, Long Term Plan 2015-2025 [23 September 2014], Table 4-1, 1.4.1.

10.1.3. Sites of Ngāi Tahu Cultural Significance

Six Papatipu Rūnanga represent Ngāi Tahu, the iwi which holds Mana Whenua rights over lands and waters within the takiwā from the Hurunui River to the Hakatere/Ashburton River and inland to Kā Tiritiri o Te Moana (the Southern Alps). There are many wāhi tapu and wāhi taonga of significance as a consequence of Ngāi Tahu's long-standing occupation of the region and use of natural resources. This extract from the CCRPS gives some insight into the nature of Māori heritage in the district :

"...Te Pātaka o Rākaihautū (Banks Peninsula) has traditionally been valued by tangata whenua as a rich source of mahinga kai (food supplies)... Te Pātaka o

Rākaihautū has a rich heritage of wāhi tapu (sacred places) which are held in reverence according to tribal custom. They provide a link to the past and by protecting them the mana of ancestors can be protected and remembered. Sacred places also include tuaranga waka (canoe landing sites), wāhi tapuketia (buried treasures), tuhituhi (rock drawing sites), tuua (sacred altars) and urupā. Sacred places may also include pa sites.” (CRPS Chapter 8).

Tangata Whenua heritage places and values are not comprehensively identified or consistently protected through current regulatory and non-regulatory measures. The operative District Plans have only a few heritage items listed that have particular significance to Māori, including the Rehua Marae Meeting House, Moa Bone Cave, St Luke’s Church Vicarage and setting, Port Levy Māori Church Site, Riccarton Bush, Onuku Church, Karaweko (Onuku Marae Meeting House) and Tautahi Pa/ The Bricks. More generalised sites of significance to tangata whenua are identified broadly and mapped in a separate appendix in the Christchurch City Plan. It is noted that many of the archaeological sites listed in the Banks Peninsula District Plan are sites of significance to tangata whenua.

Ngāi Tahu has undertaken significant identification and mapping of their sites of significance - the Ngāi Tahu Cultural Mapping Project is using the latest Geographical Information System (GIS) technology to record, map and transmit traditional Ngāi Tahu knowledge. With the aid of GIS technology the stories and place names that record Ngāi Tahu history in Te Waipounamu are being mapped onto a virtual landscape for future generations. Ngāi Tahu place names, traditional travel routes, Māori reserved land and other areas of cultural significance are examples of the knowledge that is being recorded on the GIS technology. <http://ngaitahu.iwi.nz/culture/cultural-mapping/> This information has not been made available to Council for this District Plan Review. It is important to recognise and protect wāhi tapu and wāhi taonga through subsequent plan changes in order to meet all statutory requirements.

There is extensive provision in legislation for Māori heritage, including the RMA requirement to have regard to any relevant entries on the Heritage New Zealand List (section 74 (2)(b)(iia)), which comprises historic places, historic areas, wāhi tapu, wāhi tapu areas and wāhi tūpuna. HNZPT have set as a standard that wāhi tapu and wāhi tapu areas registered under their Act are scheduled in the district plan schedule for protection (HNZPT National Assessment of RMA Policy and Plan Heritage Provisions 2013, p.17).⁶

Also of relevance is the RMA definition of ‘Historic Heritage’; Section 6(e) and 6 (f); and a number of S7 matters including 7(a) and 7(aa). The CRPS requires Council to identify and protect historic heritage items, places or areas of significance to Ngāi Tahu, including wāhi tapu, wāhi taonga and sites that may yield kōiwi tangata (Policy 13.3.1)

The Council intends to take a partnership approach for developing an approach to the identification and protection of Ngāi Tahu sites of significance through a future plan change. .

⁶ HNZPT currently lists 8 Wāhi tapu in the Christchurch and Banks Peninsula area (Oteauheke, Akaroa; Te Urupa o Kati Mamoe ki Onuku, Onuku, Akaroa; Onawe Pa, Onawe Peninsula, Akaroa Harbour; Tuhiraki, Banks Peninsula; Puari pa Urupa, Christchurch; Tautahi Rua Koiwi, Christchurch; Tautahi Pa, Christchurch; Omaru Puna Wai, Rapaki Bay, Lyttelton) and 2 Wāhi tapu Areas (Takapuneke, Red House Bay, Akaroa; Oruaka, Birdlings Flat, Banks Peninsula). Of these, only Tautahi Rua Koiwi and part of Tautahi Pa are recognised in the District Plans through protection in the schedule as heritage items rather than as wāhi tapu.

Other legislation of relevance includes the Ngāi Tahu Claims Settlement Act 1998 regarding Statutory Acknowledgement Areas⁷; the New Zealand Coastal Policy Statement 2010 (NZCPS 2010) - Policy 2; The Treaty of Waitangi/Te Tiriti o Waitangi; The Mahaanui Iwi Management Plan, 2013. Revealing tangata whenua values and celebrating the city's unique Māori and recognising Ngāi Tahu heritage and places of significance is part of The Christchurch Central Recovery Plan Te mahere 'Maraka Otautahi', 2012.

The Recovery Strategy for Greater Christchurch Mahere Haumanutanga o Waitaha, May 2012 includes "*acknowledging and celebrating the rich and diverse Ngāi Tahu, colonial and other heritages and connections...*" as a goal. Under the Cultural and Built Heritage Recovery Programme – Identification of Sites of Significance to Ngāi Tahu, Ngāi Tahu is the Lead Agency in a Project to raise awareness of Ngāi Tahu heritage, identify, record and acknowledge sites of significance to Ngāi Tahu and restore damaged significant sites. The ICOMOS New Zealand Charter, 2010⁸ and the 2003 UNESCO Convention on the Safeguarding of the Intangible Cultural Heritage also provide relevant guidance.

The Council aims to work with Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga to identify and assess sites of Ngāi Tahu cultural significance for listing in the District Plan, including, culturally significant landscapes, wāhi tapu and wāhi taonga. Direction will be sought from Ngāi Tahu regarding identification of sites of significance, appropriate rules and assessment matters and the identification and treatment of Silent Files in the District Plan. It is noted that not all Rūnanga are happy to have their information shared, and some places of significance may be of a nature that is not suitable for making publicly known – Council will be led by Ngāi Tahu in these matters. The Christchurch City Council's Heritage Protection Activity Management Plan, Long term Plan 2015-2025 [23 September 2014] has provision to address the gaps identified in current information on places of significance to Ngāi Tahu and take a partnership approach with the iwi to identify and assess sites for protection. Protection from earthworks, new buildings and additions to existing buildings, and the planting or removal of trees is necessary within silent file areas due to the potential impact of these activities on cultural values.

10.1.4. Archaeological Sites

Archaeological sites are vulnerable to adverse effects on their fabric and values through land use and subdivision. All archaeological sites are protected under the Heritage NZ Pouhere Taonga Act 2014 which makes it unlawful for any person to modify or destroy, or cause to be

⁷ There are three Statutory Acknowledgements created under the Deed of Settlement as part of the Ngāi Tahu Claims Settlement Act 1998 which are recognised in the Banks Peninsula District - Statutory Acknowledgement for Wairewa (Lake Forsyth); Topuni for Ripapa Island, Lyttleton Harbour and Statutory Acknowledgement for Te Tai O Mahaanui (Selwyn – Banks Peninsula Coastal Marine Area).

⁸ "The indigenous cultural heritage of tangata whenua relates to whanau, hapu, and iwi groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. The conservation of such places is therefore conditional on decisions made in associated tangata whenua communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected." (ICOMOS New Zealand Charter, 2010)

modified or destroyed, the whole or any part of an archaeological site⁹ without the prior authority of Heritage New Zealand. The requirements of the Heritage NZ Pouhere Taonga Act 2014 and the RMA (Archaeological qualities are one aspect of the definition of 'Historic Heritage' which Territorial Local Authorities are required to protect as a Section 6 Matter of National Importance) means that local authorities and Heritage New Zealand need to work together to avoid confusion and unnecessary regulatory duplication. The current District Plans take differing approaches to the identification and protection of archaeological sites. Current consenting requirements in the Banks Peninsula Plan essentially duplicate HNZPT processes without adding additional protection and Council must rely on NZHPT for archaeological advice on these consents. HNZPT has a key statutory role in protecting archaeological sites - co-ordination with them and the avoidance of any unnecessary duplication are required, in order to ensure processes are simple for affected owners.

Council is currently reliant on the NZAA data for archaeological information. There are inherent issues with the accuracy and defensibility of the data as well as the location and extent of sites, and future work is needed to more accurately identify archaeological sites. There are hundreds of Christchurch and Banks Peninsula archaeological sites recorded in the NZAA ArchSite database. These sites include both European and Māori sites and include many different types of 'physical evidence for human occupation or activity in the past'.

European archaeological sites include foundations/evidence of early buildings or structures, early infrastructure, or sites where individual items have been found. Māori sites include middens, urupa/burial sites and settlement sites. Not all site positions in ArchSite may still contain physical evidence, and even known destroyed sites remain recorded as archaeological sites in the database. Some locations have been identified with GPS co-ordinates – however the data doesn't delineate the extent of the archaeological site. The Quality Planning website (www.qualityplanning.org.nz) guidance encourages District Plans to list archaeological sites where accurate data is available and suggests that large lists of recorded archaeological sites, with little 'ground truthing', analysis or justification, should not be included. The CRPS states that territorial authorities should, when identifying historic sites, places or areas in district plans, have regard to sites registered in the New Zealand Archaeological Association (NZAA) Site Recording Scheme.

Heritage New Zealand Pouhere Taonga advises in their Sustainable Heritage Management Guidance Series that District plans should include archaeological sites in their historic heritage schedules. HNZPT consider that district plans can provide an additional layer of protection for significant and post-1900 archaeological sites, and ensure applicants and the public are informed about the archaeological authority process. HNZPT advises that local authorities engage a professional archaeologist and consult with the New Zealand Archaeological Association (NZAA).

Future work is required to introduce archaeological provisions into the District Plan. The Christchurch City Council's Heritage Protection Activity Management Plan, Long Term Plan 2015-2025 [23 September 2014] includes provision to develop an approach to identify post 1900 archaeological sites for protection in the District Plan. Post-1900 sites such as World War I or II gun emplacements or 20th century industrial sites such as gold mining sites,

⁹ The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) defines an archaeological site in Section 42 (3) as a place associated with pre-1900 human activity including any building or structure (or part of a building or structure), where there may be evidence relating to the history of New Zealand.

whaling stations, and sawmills are not currently protected under the HNZPT Act, unless they have been declared by Heritage New Zealand as an archaeological site. After a methodology to identify sites has been developed, an archaeologist will be employed to research and confirm the sites, and objectives, policy, rules will be developed as part of a plan change which will involve contact with affected owners.

11. Appendices

11.1.1. Appendix 1 Proposed District Plan Criteria compared with operative criteria and heritage qualities identified in Legislation and Conservation Charters.

Proposed Christchurch City Plan Criteria	Operative Christchurch City Plan Criteria	Operative Banks Peninsula District Plan Criteria	Heritage New Zealand Act	Resource Management Act	Canterbury Regional Policy Statement	ICOMOS New Zealand Charter 2010	Australian Burra Charter, 2013
Historical And Social Significance <i>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.</i>	Historical/ Social For its historic value or significance in terms of a notable figure, event, phase or activity, and whether it is an important reflection of social patterns of its time.	Historical The building, object or area has a strong association with significant people or events, or is important as a reflection of social patterns of its time.	the extent to which the place reflects important or representative aspects of New Zealand history: the association of the place with events, persons, or ideas of importance in New Zealand history: the potential of the place to provide knowledge of New Zealand history: the importance of identifying historic places known to date from an early period of New Zealand settlement:	Historic	Historic Social	Historical Social	Historic Social
Cultural and Spiritual Significance <i>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.</i>	Cultural/ Spiritual For its contribution to the distinctive characteristics of a way of life, philosophy, religion or other belief and/or the esteem in which it is held by a particular group or community, including whether it is of special significance to the Tangata Whenua.		the importance of the place to tangata whenua: the community association with, or public esteem for, the place: the symbolic or commemorative value of the place:	Cultural	Cultural Spiritual Traditional	Commemorative Spiritual Symbolic Traditional	Spiritual
Architectural and Aesthetic Significance <i>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.</i>	Architectural/ Artistic For its significance in terms of a design of a particular style, period or designer and whether it has significant artistic value.	Architectural The building, object or area is a notable example of a particular style of architecture or period or display of craftsmanship, artistry and/or technology of intrinsic interest or, by virtue of its design, conforms to a past or present sense of beauty.		Architectural	Architectural Aesthetic	Aesthetic Architectural	Aesthetic
Technological and Craftsmanship Significance <i>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.</i>	Technological and Craftsmanship The heritage items importance for the nature and use of materials, finishes and/or constructional methods which were innovative for the period or of noteworthy quality		the technical accomplishment, value, or design of the place:	Technological	Technological	Technological	
Contextual Significance <i>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.</i>	Group and Setting For its degree of unity in terms of scale, form, materials, texture and colour in relationship to its setting and/or surrounding buildings.	Group Individual buildings, objects or areas that combine to form an area of community importance or historical or architectural merit. Items within the group need not be significant in themselves but their significance is such that their loss or change would diminish the significance of the group.	the extent to which the place forms part of a wider historical and cultural area.		Contextual	Landscape	
Archaeological and Scientific Significance <i>Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.</i>	Landmark For its landmark significance in the community consciousness.	Landmark For its landmark significance in the community consciousness.					
	Archaeological The heritage item and its relevance in respect of important physical evidence of pre 1900 human activities.	Archaeological The heritage item and its relevance in respect of important physical evidence of pre 1900 human activities.		Archaeological Scientific	Archaeological Scientific	Archaeological Scientific	Scientific
			the potential of the place for public education:				
			the importance of identifying rare types of historic places:				
						Functional	
						Monumental	

11.1.2. Appendix 2 - Proposed New Historic Heritage listings

11.1.2.1. Christchurch (excluding Central City)

Number of new listings	Street Number	Address	Name	Notes	Heritage NZPT Listed
1	49	Bryndwr Road	St John's Bryndwr Lychgate		
2	58	Colenso Street	Dwelling and setting		Y
3	147R	Esplanade	Sumner Clock Tower and setting		
4	9	Evelyn Couzins Avenue	Cora Wilding Hostel/Avebury House and setting		
5	14	Fleming Street	Dwelling and Setting		Y
6	301	Halswell Road	Halswell War Memorial and setting		
7	329	Halswell Road	St Mary's Church cemetery and Lychgate		
8	509	Johns Road	Harewood Crematorium chapel and setting		
9	39	Kahu Road	Boys high war memorial and setting		
10	447	Linwood Avenue	Linwood Crematorium and setting		
11	663	Main North Road	Kaputohe Reserve		
12	76	Rutherford Street	Woolston Cemetery		
13	29	St Albans Street	Former St Albans Telephone Exchange and setting		
14	65	Sandwich Road	Beckenham Library and setting		
15	26	School Road	Dwelling and setting, Dudley House		
16	393	Riccarton Road	JR McKenzie Memorial Children's Library		
17	558	Wairakei road	Former Millers Factory and setting		

11.1.2.2. Banks Peninsula

Number of new listings	Street Number	Address	Name	Notes	Heritage NZPT Listed
1	19	Exeter Street	Former Parsonage and setting	Proposed re-listing - accidentally removed from the operative Banks Peninsula Plan.	19
2	155	French Farm Valley Road, Wainui	Dwelling and setting, French Farm		Y
3	427	Menzies Bay Road	Rehutai Homestead and setting		Y
4	2057	Summit Road	Sign of the Kiwi Grounds		2057
5	17	Winchester Street	St Saviours Church and setting	Proposed re-listing - Previously listed in the Christchurch City Plan at 26 Park Terrace, de-listed when relocated to Lyttelton.	

11.1.2.3. Central City

Number of new listings	Street Number	Address	Name	Notes	Heritage NZPT Listed
1	65	Cambridge Terrace	Office and Flat and setting		
2	23-25	Cashel Street	Dwelling and setting, Tait House		Y
3	527	Colombo Street	New City Hotel and setting		Y
4	66	Gloucester Street	Coca Gallery and setting		
5	183	Montreal Street	Williamsons Construction Co building and setting		

6	186	Tuam Street	Former Colonial Motor Company Garage and setting		Y
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11.1.3. Appendix 3 Listed Heritage Items Proposed for Removal

11.1.3.1. Christchurch

Street Number	Street Name	Other Addresses	Location	Description and/or Name	HNZPT register number	HNZPT registration type	Reason for removal
	Bridle Path Road		Heathcote	Ferrymead Wharf and setting			Archaeological site
53	Fendalton Road		Fendalton	Dwelling and Setting, Tirawai			Did not meet threshold for listing
14	Garden Road		Fendalton	Dwelling and Setting			Item has resource Consent to demolish
29	Glandovey Road		Fendalton	Dwelling			Did not meet threshold for listing
32C	Glandovey Road		Fendalton	Dwelling and Setting, Bryndwr			Did not meet threshold for listing
68	Greers Road		Ilam	Dwelling and Setting			Did not meet threshold for listing
75	Harakeke Street		Fendalton	Dwelling and Setting, Everswood			Did not meet threshold for listing
2	Hawthornden Road		Avonhead	Dwelling and setting, Hawthornden			Did not meet threshold for listing
24	Helmores Lane		Merivale	Dwelling and setting			Did not meet threshold for listing
39B	Holmwood Road		Fendalton	Stone Bridge and Setting			Did not meet threshold for listing
24A	Middlepark Road		Upper Riccarton	Dwelling and setting, Middlepark			Did not meet threshold for listing
101	Riccarton Road		Riccarton	Former City Cash Meat Company and Setting			Did not meet threshold for listing
5	The Spur			Dwelling			Demolished mid-2015
83	Walters Road			Colonial cottage			Did not meet threshold for listing

Street Number	Street Name	Other Addresses	Location	Description and/or Name	HNZPT register number	HNZPT registration type	Reason for removal
52	Wroxton Terrace		Fendalton	Dwelling			Did not meet threshold for listing

11.1.3.2. Banks Peninsula

Street Number	Street Name	Other Addresses	Location	Description and/or Name	HNZPT register number	HNZPT registration type	Reason for removal
13	Aylmers Valley Road		Akaroa	Dwelling and Setting			Did not meet threshold for listing
79	Bamfords Road		Governors Bay	Dwelling and Setting			Did not meet threshold for listing
20	Brittan Terrace		Lyttelton	Dwelling			Did not meet threshold for listing
11	Bruce Terrace		Akaroa	Dwelling and Setting			Did not meet threshold for listing
500	Camp Bay Road		Port Levy	Adderley Head Signal Station and Setting			Did not meet threshold for listing
14	Canterbury Street		Lyttelton	Dwelling			Did not meet threshold for listing
16	Canterbury Street		Lyttelton	Lyttelton Workingmen's Club			Did not meet threshold for listing
1	Charteris Bay Road		Diamond Harbour	Dr Moore's House ("The Chateau")			Did not meet threshold for listing
1	Coleridge Terrace		Lyttelton	Dwelling and Setting			Did not meet threshold for listing
44	Cornwall Road		Lyttelton	Dwelling			Did not meet threshold for listing
	Gebbies Pass Road			Waster Trough			Trough not able to be located.
175	Grehan Valley Road		Akaroa	Dwelling and Setting			Did not meet threshold for listing

192	Grehan Valley Road		Akaroa	Dwelling and Setting, Togidre		Did not meet threshold for listing
8	London Street		Lyttelton	Commercial building		Did not meet threshold for listing
16	London Street		Lyttelton	16 London Street and setting		Did not meet threshold for listing
29	London Street		Lyttelton	J D Bundy Former Butchery and Setting		Did not meet threshold for listing
48	London Street		Lyttelton	Former Changs Fruiterers and Setting		Did not meet threshold for listing
10	Norwich Quay		Lyttelton	Minister House		Did not meet threshold for listing
20	Norwich Quay		Lyttelton	Shipping agents building		Did not meet threshold for listing
1146	Okains Bay Road		Okains Bay	Slab Cottage		relocated to Okains bay Museum
43	Oxford Street		Lyttelton	Dwelling and Setting		Did not meet threshold for listing
45	Oxford Street		Lyttelton	Dwelling and Setting		Did not meet threshold for listing
49	Oxford Street		Lyttelton	Dwelling and Setting		Did not meet threshold for listing
57	Oxford Street		Lyttelton	Dwelling and Setting		Did not meet threshold for listing
	Puari Settlement, Port Levy		Pigeon Bay	Port Levy Maori Church Site		No fabric remains - archaeological site.
11	Robinsons bay Road		Robinsons Bay	Sawmill Site		No fabric remains - archaeological site.
51	Rue Balguerie		Akaroa	Bungalow		1950s block bach. Did not meet threshold for listing.
49	Rue Balguerie		Akaroa	Bungalow		Late 20th c bach. Listed in error.
17A	Rue Benoit		Akaroa	Dwelling and Setting		Did not meet threshold for listing
60	Rue Grehan		Akaroa	Libeau Cottage		Did not meet threshold for listing

155	Rue Jolie		Akaroa	Dwelling and Setting			Did not meet threshold for listing
10	Rue Lavaud		Akaroa	Dwelling and Setting	1729	Category 2	Did not meet threshold for listing (Integrity)
14	Rue Lavaud	Akaroa	Akaroa	Mon Desir			Did not meet threshold for listing
31	Rue Lavaud		Akaroa	Former Dwelling and Setting			Did not meet threshold for listing
54	Rue Lavaud		Akaroa	Commercial building and Setting			Did not meet threshold for listing
67	Rue Lavaud		Akaroa	Former Dwelling and Setting			Did not meet threshold for listing
18	St Davids Street		Lyttelton	Dwelling and Setting			Did not meet threshold for listing
21	St Davids Street		Lyttelton	Dwelling			Listed in the operative plan in error. No such address.
24	St Davids Street		Lyttelton	Dwelling and Setting			Did not meet threshold for listing
48	Selwyn Avenue		Akaroa	Dwelling			Did not meet threshold for listing
55	Selwyn Avenue		Akaroa	Cherry Farm			Wrong dwelling/legal description listed in operative plan
37	Ticehurst Road		Lyttelton	Dwelling			Did not meet threshold for listing
42A	Voelas Road		Lyttelton	Dwelling			Did not meet threshold for listing
45	Voelas Road		Lyttelton	Dwelling			Did not meet threshold for listing
30	Wharf Road		Pigeon Bay	Pigeon Bay Store			Did not meet threshold for listing
9	William Street		Akaroa	Dwelling and Setting			Did not meet threshold for listing
41	Winchester Street		Lyttelton	Dwelling			Did not meet threshold for listing
22	Woodills Road		Akaroa	Cottage (Former Borough Council Office)			Did not meet threshold for listing
70	Woodills Road		Akaroa	dwelling			Did not meet threshold for listing

11.1.3.3. Central City

Street Number	Street Name	Other Addresses	Location	Description and/or Name	HNZPT register number	HNZPT registration type	Reason for removal
211	Kilmore Street	153 Oxford Terrace, 71 Hereford Street, 2 Cambridge Terrace, 345 Cambridge Terrace, 159 Oxford Terrace, 283 Cambridge Terrace, 295F Madras Street, 311 Oxford Terrace, 230 Cambridge Terrace	Central City	Antigua Street Footbridge			Did not meet threshold for listing
120	Manchester Street		Central City	Excelsior Hotel Partial Façade and Setting	4390	Category 1	Did not meet threshold for listing (Integrity). HNZPT listing pre-dates earthquake damage and demolition of the whole building apart from a partial façade.
172	Peterborough Street		Central City	Dwelling			Did not meet threshold for listing
121	Worcester Street	109BAA, 109BY, 109BZ, 109BAJ, 109BAF, 109BAE, 109BAG,	Central City	Former Calder Mackay Store and Setting			Did not meet threshold for listing

		109BAH, 109BAM, 109BAK, 109BAL, 115A, 113, 61A/113, 30B/113, 20A/113, 10A/113, 115, 10B/113, 11A/113, 21A/113, 20B/113, 100A/113, 30A/113, 50A/113, 40A/113, 31A/113, 40B/113, 41A/113, 51A/113, 50B/113, 60A/113, 60B/113, 113B, 71/113, 70/113, 109BBB, 109BBE Worcester Street					
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11.1.4. Appendix 4 - ICOMOS New Zealand Charter 2010

ICOMOS New Zealand Charter

for the Conservation of Places of Cultural Heritage Value

Revised 2010

Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation** of **places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

Purpose of conservation

1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

Conservation principles

2. Understanding cultural heritage value

Conservation of a place should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a place and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording of the place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tino rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

5. Respect for surviving evidence and knowledge

Conservation maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

Conservation recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

Documentation includes information about all changes to the **place** and any decisions made during the **conservation** process.

Documentation should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

Documentation should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

Recording is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

Recording of the changes to a **place** should continue throughout its life.

13. Fixtures, fittings, and contents

Fixtures, fittings, and contents that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and contents may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

Conservation processes and practice

14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

15. Conservation projects

Conservation projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate use of the **place**;
- (viii) the implementation of any planned **conservation** work;
- (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

17. Degrees of intervention for conservation purposes

Following research, recording, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or **removal**;
- (iii) **reconstruction**; and
- (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a place of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

18. Preservation

Preservation of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

iii. Repair

Repair of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

Restoration is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

Restoration does not involve conjecture.

i. Reassembly and reinstatement

Reassembly uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

20. Reconstruction

Reconstruction is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

Reconstruction is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing use, or from a proposed change of use.

Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material.

Adaptation should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place of cultural heritage value**. New work should complement the original form and **fabric**.

22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places of cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible and intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible or intangible values**.

24. Risk mitigation

Places of cultural heritage value may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place of cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

Definitions

For the purposes of this charter:

Adaptation means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value of a place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Compatible use means a **use** which is consistent with the **cultural heritage value of a place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

Connected people means any groups, organisations, or individuals having a sense of association with or responsibility for a **place of cultural heritage value**.

Conservation means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

Conservation plan means an objective report which documents the history, **fabric**, and **cultural heritage value of a place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

Contents means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

Cultural heritage significance means the **cultural heritage value of a place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

Cultural heritage value/s means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

Cultural landscapes means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

Documentation means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

Fabric means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

Hapu means a section of a large tribe of the **tangata whenua**.

Intangible value means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

Integrity means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

Intervention means any activity that causes disturbance of or alteration to a **place** or its **fabric**. **Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for conservation purposes.

Iwi means a tribe of the **tangata whenua**.

Kaitiakitanga means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

Maintenance means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

Matauranga means traditional or cultural knowledge of the **tangata whenua**.

Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

Place means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscape and streetscape; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

Preservation means to maintain a **place** with as little change as possible.

Reassembly means to put existing but disarticulated parts of a **structure** back together.

Reconstruction means to build again as closely as possible to a documented earlier form, using new materials.

Recording means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

Reinstatement means to put material components of a **place**, including the products of **reassembly**, back in position.

Repair means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

Restoration means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

Setting means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

Stabilisation means the arrest or slowing of the processes of decay.

Structure means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

Tangata whenua means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

Tangible value means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

Taonga means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

Tino rangatiratanga means the exercise of full chieftainship, authority, and responsibility.

Use means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

Whanau means an extended family which is part of a **hapu** or **iwi**.

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