

THINGS YOU SHOULD KNOW ABOUT...

Heritage buildings/ historic sites

If you are considering altering a historic site or place, you need to ensure you are aware of the District Plan provisions.



WHY THERE ARE RULES RELATING TO HISTORIC BUILDINGS AND SITES

Our district is undergoing rapid growth and development. It is anticipated that heritage resources may come under pressure as a result of this growth. The retention of these resources and the conservation of the heritage values of the sites, buildings, places and areas that are identified in the District Plan are important for providing links to the past. Identification and management of these seek to safeguard these items from inappropriate subdivision, development or destruction.

Do I need consent to alter my heritage building/site?

A Resource Consent is needed for any alteration, addition, relocation or demolition of any heritage structure, place, area or site listed in the District Plan.

The District Plan provides an exemption for minor alterations, defined as:

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

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

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

MORE INFORMATION

Visit waimakariri.govt.nz for more information about heritage buildings/historic sites , or contact Customer Services on 03 311 8900.

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

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

Is my site listed?

Chapter 28 of the District Plan provides a list of the heritage sites in our district, while Chapter 2 provides a list of wahi tapu/wahi taonga and silent file areas. Sites are listed with the criteria for listing. New Zealand Historic Places Trust can provide further information on their listed sites. Not all sites listed in the District Plan are listed with the New Zealand Historic Places Trust and vice versa.

What about subdividing?

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

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

Regulations

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

Consents

- Land Use Consent
- Building Consent
- NZHPT authorisation

Council

- District Plan Rules
- Consent process
- Building Consent
- Code Compliance Certificate



Consultants

- Architectural Design and Plans
- Prepare consent application

Considerations

- Recession planes
- Alteration type
- Building materials
- Colour

For more information on the Resource Management Act and its provisions: mfe.govt.nz/publications/rma/everyday/index.html

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