

## APPENDIX A - DRAFT CONDITIONS OF CONSENT

1. Except where varied by the conditions of this consent the development shall proceed in accordance with the information and plans submitted with the application, including the further information and plans submitted on 15<sup>th</sup> February 2021. The approved plans include the following plan pages in the Concept Design Report prepared by Athfield Architects Ltd dated 25<sup>th</sup> November 2020:

83-109

138-148

163-166

171-180

And the following plan pages in the RFI response dated 15 February 2021:

4-10

12-13

15-21

### General

2. The consent holder, and all persons exercising this resource consent, shall ensure that all personnel undertaking works in connection with this consent are made aware of the consent conditions, Heritage Temporary Protection Plan (TPP), Construction Management Plan (CMP) and the approved consent plans during the induction process and for the duration of the works. A copy of these documents shall remain on site at all times.
3. At least 10 working days prior to the commencement of works associated with this resource consent, the consent holder shall notify by email the Heritage Team Leader, Christchurch City Council (or nominee) of the commencement of works, to ensure that those conditions of consent that require prior agreement are certified in writing.

### Temporary Protection Plan (TPP)

4. At least 10 working days prior to the commencement of works associated with this resource consent, the consent holders Conservation Architect or Heritage Professional (as defined in the Christchurch District Plan) shall prepare and submit by email for certification to the Heritage Team Leader, Christchurch City Council (or nominee), a Temporary Protection Plan (TPP). See advice note below.
5. Prior to commencement of works associated with this resource consent, the consent holder's Conservation Architect or Heritage Professional (as defined in the

Christchurch District Plan) shall hold a site briefing of all lead contractors and supervising staff to communicate the significance of the building, the consent conditions and the Temporary Protection Plan (TPP). The consent holder shall notify by email the Heritage Team Leader, Christchurch City Council (or nominee) of the date and time of the meeting at least three working days before the meeting.

6. The consent holder's Conservation Architect or Heritage Professional (as defined in the Christchurch District Plan) will notify by email the Heritage Team Leader, Christchurch City Council (or nominee) that the initial setup of the Temporary Protection Plan (TPP) has been implemented and inspected on site including photos showing the protection in place before any other works commence. The consent holder's Conservation Architect or Heritage Professional shall then regularly monitor the TPP to ensure that appropriate measures are being taken by the contractors at each stage of construction and advise contractors if any additional protection is required.

### Scaffolding

7. Any scaffolding shall not be physically attached to heritage fabric of a **scheduled heritage item** and all scaffolding is to have protective caps in areas where it comes into contact with the fabric of the building. Scaffolding should be installed in accordance with the Temporary Protection Plan (TPP) which forms part of this consent.

### Monitoring

8. During the construction process the works are to be monitored by the Consent Holder in conjunction with the Council's Heritage Team. At least 10 working days prior to the commencement of works associated with this resource consent, a construction programme identifying key milestones for monitoring site visits is to be submitted by email to the Heritage Team Leader, Christchurch City Council (or nominee). The construction programme will need to be updated to reflect any changes as the work proceeds. The consent holder shall liaise with the Council Heritage Team leader (or nominee) to arrange site visits at key points in the process.

### Vibration Monitoring

9. The consent holder's suitably qualified and experienced Engineer, Geotechnical Engineer and Heritage Professional must monitor all heritage buildings on the site and those on adjoining sites (Christ's College and Rolleston Statue) for any effects or damage to heritage fabric caused by either settlement that may be associated with dewatering or any construction vibration generated by on-site construction or earthworks activities. If damage to the building's heritage fabric is resulting from settlement or vibration the consent holder's Engineer and Heritage Professional must prepare a methodology for mitigating any further effects from occurring as far as is reasonably practicable. The methodology must be provided to Council for certification via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz) prior to works continuing.

10. The maximum permitted vibrations outlined in the German Standard DIN 4150-3:1999 "Structural Vibration – Part 3: Effects of Vibrations on Structures" shall be adhered to. This would include activities such as the installation of piles or excavation works. In particular, piles shall be drilled and not driven.

### **Photographic Record**

11. That a photographic record of the affected areas of the heritage item or setting is to be undertaken prior to commencement of any work, during agreed key phases of the schedule and following the completion of the works and that this is lodged with the Council's Heritage Team for their records within three months of the completion of the work. [The consent holder's conservation architect or Heritage Professional (as defined in the Christchurch District Plan) will be responsible for undertaking, collating and producing this photographic record.] Images must be at least 1440 pixels by 960 pixels for a 4"x 6" print at a minimum resolution of 240 PPI. See advice note below.

### **Date stamping**

12. New fabric including reconstructed elements, or introduced old fabric, shall be recorded in the project documentation and date stamped to indicate the time of its installation. See advice note below.

### **Professionals**

13. All stone and brick deconstruction, reconstruction and making good shall be undertaken under the supervision of a suitably experienced stonemason.
14. All works on site shall for the duration of the proposed works be overseen and monitored by a suitably qualified CPEng structural engineer and Conservation Architect or Heritage Professional (as defined in the Christchurch District Plan) appointed by the consent holder. They will also be responsible for ensuring the conditions of consent are complied with at all times. At least 10 working days prior to the commencement of works associated with this resource consent, the consent holder shall provide the name and contact details for these people to the Heritage Team Leader, Christchurch City Council (or nominee) by email at least 10 working days prior to the commencement of works.

### **Methodologies, scope of works, specifications and plans**

15. The consent holder shall provide detailed documentation from the appropriate specialists (and with a statement in support from the consent holder's Heritage Professional), which shall include methodologies, scope of works, specifications and plans where relevant, to be submitted by email to [RCmon@ccc.govt.nz](mailto:RCmon@ccc.govt.nz) for certification by the Head of Resource Consents (or their nominee) at least 10 working days prior to works commencing on the following areas:

- a. All scheduled **items**

- i. Removal of fabric adjacent/fixed to scheduled heritage items/heritage fabric – this documentation shall demonstrate that damage to heritage fabric that is to remain is avoided as far as practicable.
- ii. Analysis of the existing mortar mix and proposed mortar mix specifications (location, composition and colour) – this documentation shall demonstrate that the new mortar will match the surrounding in terms of its colour and composition and that efflorescence will be avoided.
- iii. Creation of new openings and links – this documentation shall demonstrate that heritage fabric removal is minimised and that the finishing details are the least intrusive practicable.
- iv. Temporary propping – shall demonstrate that where propping connects to heritage fabric, that damage to that heritage fabric will be avoided.
- v. Base isolation works - shall demonstrate that damage to heritage fabric that is to remain will be avoided.
- vi. Removal of heritage fabric including details of storage, identification, retention, disposal, reinstatement and recording. This documentation shall demonstrate that heritage fabric is retained and reused as much as practicable; and where not being reused is retained and appropriately stored as much as practicable.
- vii. Additional buildings – this documentation shall demonstrate that where new buildings connect to heritage fabric there will be the minimum adverse impact upon heritage fabric practicable.
- viii. The details of the location, materials and appearance of the sliding/removable paver with compressible seals related to the base isolation – this documentation shall demonstrate that the pavers/seals will be the least visually and physically intrusive practicable.

*b. Mountfort Buildings*

- i. For uncovered fabric, and filling of later openings – methodology for repairs and making good, including: identification of damaged stones, identification of stones requiring replacement, details of the replacement pattern of the stones, details of the final dressing and cleaning of the stone. This documentation shall also demonstrate that the stone type, size, finish and way it is laid will be consistent with the original.
- ii. Design, location of fixings, details of connections and specifications for the canopy structure **where it connects to heritage fabric**. This documentation shall demonstrate that connections will be in the most sympathetic locations practicable and that the canopy design will not lead to maintenance issues that could result in future deterioration or damage to heritage fabric.
- iii. Fleche and chimney reconstruction – this documentation shall demonstrate that the design is in accordance with the documented original form and materials.

- iv. Repairs, including roof – this documentation shall demonstrate that this work falls within the scope of ‘repairs’<sup>1</sup> as defined in the District Plan and permitted under rule 9.3.4.1.1 P2 and is supported by the consent holder’s Heritage Professional.
- v. Seismic joints – this documentation shall demonstrate that where these connect to heritage fabric, that there is the least intrusion and impact upon heritage fabric practicable.

*c. Robert McDougall Gallery*

- i. Demolition of basement – this documentation shall demonstrate that heritage fabric will be retained as far as practicable and protected from damage.
- ii. Reuse/reconstruction of stair fabric in new basement – this documentation shall demonstrate that the stairs will match the original in terms of their materials and design.
- vi. Repair and restoration of the roof - this documentation shall demonstrate that this work falls within the scope of ‘repairs’<sup>2</sup> as defined in the District Plan and permitted under rule 9.3.4.1.1 P2 and is supported by the consent holder’s Heritage Professional.
- iii. Lighting, HVAC, fire upgrade – this documentation shall demonstrate that there is the least physical and visual intrusion **into** heritage fabric practicable.
- iv. Former engraving gallery – this documentation shall demonstrate that the configuration of the space will provide for the display of art as far as practicable.

*d. Centennial Wing façade*

- i. Finishing of the new opening – this documentation shall demonstrate that the new opening will be distinguished from the existing openings through the use of metal trim, date stamping and a subtly different finish to the stone.
- ii. Water feature – this documentation shall demonstrate that surrounding heritage fabric will not incur damage from exposure to moisture.

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<sup>1</sup> Repairs - in relation to a heritage item or heritage setting, means to replace or mend in situ decayed or damaged heritage fabric, using materials (including identical, closely similar or otherwise appropriate material) which resemble the form, appearance and profile of the heritage fabric as closely as possible. It includes:

1. temporary securing of heritage fabric for purposes such as making a structure safe or weathertight; and
2. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.

<sup>2</sup> Repairs - in relation to a heritage item or heritage setting, means to replace or mend in situ decayed or damaged heritage fabric, using materials (including identical, closely similar or otherwise appropriate material) which resemble the form, appearance and profile of the heritage fabric as closely as possible. It includes:

3. temporary securing of heritage fabric for purposes such as making a structure safe or weathertight; and
4. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.

iii. Finishing of the 'sliced' Centennial wing edge' – this documentation shall demonstrate that the edge is identifiably new but with minimal visual impact upon the Rolleston Avenue façade as far as practicable.

iv. ~~Finishing details of the slate roof – this documentation shall demonstrate that the roof will be consistent with the original in terms of materiality, laying pattern, colour and finish.~~

e. *Roger Duff Facades*

- i. Removal and reinstatement of panels – this documentation shall demonstrate that the panels will be removed without causing damage so as to maximise their re-use; and that they will be reattached without visible fixings on their exterior.

NOTE: Condition 15 only applies to heritage fabric contained in scheduled heritage items (ie: the external fabric of the 1870-1882 Museum Buildings, the Roger Duff Wing façade and Centennial Wing façade, and external and scheduled interior features of the Robert Macdougall Art Gallery building).

16. The heritage stonework adjacent to the water feature within the Centennial Wing shall be regularly monitored for any signs of deterioration or damage from exposure to moisture. Should any issues be detected, then steps shall be taken to prevent the risk of further of deterioration.

### Construction Management Plan

17. All proposed works shall be carried out in accordance with an accepted Construction Management Plan (CMP). The purpose of the CMP is to ensure that any potential effects arising from construction activities on the site are effectively managed. The CMP shall be prepared by a suitably qualified and experienced practitioner.

The CMP shall include, but not be limited to the following:

- a) Site description, topography, vegetation, soils and other reference information;
- b) Details of proposed works;
- c) Roles and responsibilities, including contact details for the site manager appointed by the Consent Holder;
- d) Site establishment;
- e) Timing of works (including any staging required);
- f) An Erosion and Soil Control Plan (ESCP), including drawings, specifications and locations of mitigation measures as necessary;
- g) Construction noise management measures;
- h) Site access and Traffic Management measures;
- i) Storage of fuel and/or lubricants and any handling procedures;
- j) Contingency plans (including use of spill kits);
- k) Protocols for the discovery of archaeological material;

- l) Construction traffic management measures, including measures to be adopted in accordance with the NZTA Code of Practice for Temporary Traffic Management;
  - m) Parking areas for construction staff;
  - n) Measures for identification and remediation of contaminated soil; and
  - o) Environmental compliance monitoring and reporting.
  - p) Demonstrating how adequate and safe public access to the Botanic Gardens from Rolleston Avenue will be provided for during the construction period.
  - q) Temporary protection for landscaping and trees within the adjoining Botanic Gardens adjacent to the site.
- The consent holder shall submit this CMP to the Council, Attention: Team Leader Compliance and Investigations for certification via email to [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz) at least 20 working days prior to the commencement of construction work associated with this consent. This CMP is to be certified by the Team Leader or their nominee as meeting the requirements of Condition 16 prior to the commencement of any construction work and, once certified, the CMP will thereafter form part of the Approved Consent Document.

*NOTE: The Team Leader (or their nominee) will either certify, or refuse to certify, the CMP within 10 working days of receipt. Should the Team Leader (or their nominee) refuse to certify the CMP, then they will provide a letter outlining why certification is refused based on the parameters contained in this condition.*

- Should the Team Leader *(or their nominee)* refuse to certify the CMP, the consent holder shall submit a revised CMP to the Resource Consents Manager for certification. The certification process shall follow the same procedure and requirements as outlined in condition 16.
- The CMP may be amended at any time by the Consent Holder. Any amendments to the CMP shall be submitted by the Consent Holder to the Council for certification. Any amendments to the CMP shall be:
  - a) for the purposes of improving the measures outlined in the CMP for achieving the CMP purpose (see condition 16), and;
  - b) consistent with the conditions of this resource consent.If the amended CMP is certified, then it becomes the certified CMP for the purposes of condition 16 and will thereafter form part of the Approved Consent Document.

**Advice notes:**

- i) The consent holder needs to ensure activities undertaken on land that is subject to the Robert McDougall Gallery Land Act 2003 occurs in a manner consistent with that Act. This resource consent does not authorise undertaking activities in breach of the Land Act (including the purpose stated in section 6(1) of the Land Act).

- ii) A separate landuse consent under the NES for disturbing potentially contaminated ground must be obtained where necessary prior to any earthworks occurring on site.
- iii) Any new signage on the buildings or site shall either comply with the District Plan or a further resource consent obtained.
- iv) If any dewatering is to occur separate consents may need to be obtained from Environment Canterbury.
- v) Any tree removal must comply with the conditions of global consent RMA/2018/2857 or a further consent or s127 amendment obtained.

### **Scope of work**

- vi) The applicant should not commence or should cease work on a given area if the works proposed in that area change from those in the approved consent document. Any variation should be discussed with the Christchurch City Council's Heritage Team Leader or nominee, who in consultation with Council's Resource Consents Unit will determine an appropriate consenting response. Five working days should be allowed for this process. Failure to discuss changes with the Council's Heritage Team or a Resource Consents Planner may constitute a breach of the conditions of this consent. Amended plans and information showing these changes, including any associated changes to the Temporary Protection Plan, may be required to be submitted to the Heritage Team Leader, Christchurch City Council (or nominee) for certification prior to work on that area commencing or resuming.

### **Submission of information**

- vii) Information being submitted in relation to conditions of this consent is to be sent by email to: [rcmon@ccc.govt.nz](mailto:rcmon@ccc.govt.nz). The current nominated Heritage team contact for this consent is Amanda Ohs, ph. 9418292 or email: [amanda.ohs@ccc.govt.nz](mailto:amanda.ohs@ccc.govt.nz), or [heritage@ccc.govt.nz](mailto:heritage@ccc.govt.nz). Alternatively please contact Gareth Wright ph. 941 8026 or email: [Gareth.wright@ccc.govt.nz](mailto:Gareth.wright@ccc.govt.nz), or Brendan Smyth, Heritage Team Leader, ph. 941 8934 or email: [brendan.smyth@ccc.govt.nz](mailto:brendan.smyth@ccc.govt.nz).

### **TPP**

- viii) A TPP sets out the risks to heritage fabric of the proposed works and how these risks will be managed to ensure no unwarranted damage occurs to heritage fabric proposed for retention. Detail should be included of how elements will be protected in situ and how elements proposed for removal are to be removed and stored for reinstatement. An example of a TPP is available from the Heritage team on request. Each plan needs to be customized to suit the heritage item, construction materials and scope of works.

### **Photographic Record**

- ix) The intention of the photographic record condition is to maintain a record of the works with a focus on the areas undergoing change rather than individual elements.



The same camera positions should be used for all photo sets before, during and after the works to enable comparison. Photographs should be of printable quality, at least 1440 pixels by 960 pixels for a 4"x 6" print at a minimum resolution of 240 PPI. They should be labelled with the position on site or in relation to the site, date and photographer's name, and submitted as individual image files, with a plan showing photograph locations. Photos should be submitted to the Council's nominated Heritage team contact electronically, either by email (noting that Council's email data transfer limit is 20MB per email), or via a file transfer website such as wetransfer.com or dropbox.com to rcmon@ccc.govt.nz.

### **Date Stamping**

- x) Date stamping is a term used in heritage conservation to mean marking with a date, not necessarily a stamp, and is important to clearly distinguish replicated or introduced old features from heritage fabric so changes to the heritage item can be readily understood in the future. The dating of new or introduced fabric may be undertaken by a number of permanent means. It is recommended that the date is written with a builder's pencil on masonry or timber. A small steel plate can be used on timber. A permanent marker pen may be used on steel elements, but not masonry or timber as the marking may deteriorate. Not all new fabric requires dating – where there are areas of new or introduced material, the date can be marked on examples, rather than on every piece. It should be noted that some treated timber and plasterboard is already dated. Marking should usually be in unobtrusive locations where elements are proposed for reinstatement. Dates may be prominent in some cases when used for commemorative purposes such as over the entrance to acknowledge major works to a building or a new wing.

### **Conservation Principles**

- xi) All work should be undertaken with consideration of the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).
- xii) All work to be undertaken on the replacement and repair of original fabric should be undertaken by tradespeople experienced in working with these materials and heritage fabric.
- xiii) Any reconstruction of original elements is to be undertaken in a manner that replicates the original form, size, design elements, structure and profiles and using materials sympathetic to the original to the greatest extent practicable.

### **Archaeology**

- xiv) Under the Heritage New Zealand Pouhere Taonga Act 2014, archaeological sites are defined as any place occupied prior to 1900 that may provide archaeological information on the history of New Zealand. An Archaeological Authority is required for any works that may modify or destroy an archaeological site. Heritage New Zealand therefore recommends that any proposed earthworks on this site are assessed by a consultant archaeologist. They will look at the extent of the occupation

of the section in the past and the scope of the proposed works. Their assessment will determine whether an authority will be required for the project and if so, will form the basis for an authority application.

A local consultant can be found in the New Zealand Archaeological Association directory: <https://nzarchaeology.org/membership/consultant-directory>. There are no costs for making an application or obtaining an archaeological authority. Any archaeological work required, including initial site assessment and as a result of any authority conditions, will incur costs and should be planned for within the project. Please contact the HNZPT regional archaeologist: [archaeologistcw@heritage.org.nz](mailto:archaeologistcw@heritage.org.nz) or 03 363 1880 before commencing any work on the land. For more information visit <http://archaeology.nz>

Except where an archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga, should any archaeological material or sites be discovered during the course of work on the site, work in that area of the site shall stop immediately and the appropriate agencies, including Heritage New Zealand Pouhere Taonga and the Mana Whenua, shall be contacted immediately. This is in accordance with the Accidental Discovery Protocol set out in Appendix 3 of the Mahaanui Iwi Management Plan: <http://mkt.co.nz/mahaanui-iwi-management-plan/>

## Monitoring

- xv) The Council will require payment of its administrative charges in relation to monitoring of conditions, as authorised by the provisions of section 36 of the Resource Management Act 1991. The current monitoring charges are:
- (a) A monitoring programme administration fee of \$102.00 to cover the cost of setting up the monitoring programme; and
  - (b) A monitoring fee of \$175.50 for the first monitoring inspection to ensure compliance with the conditions of this consent; and
  - (c) Time charged at an hourly rate if more than one inspection, certification of conditions, or additional monitoring activities (including those relating to non-compliance with conditions), are required.

The monitoring programme administration fee and initial inspection fee will be charged to the applicant with the consent processing costs. Any additional monitoring time will be invoiced to the consent holder when the monitoring is carried out, at the hourly rate specified in the applicable Annual Plan Schedule of Fees and Charges.

- xvi) This resource consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the Building Act 2004. Please contact a Building Consent Officer (ph: 941 8999) for advice on the building consent process.

xvii) This resource consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will need to obtain separate permission from the Council as owner of the land before you may carry out the proposed activity on this site. Please contact Joanne Walton, Policy Advisor Greenspace, Network Planning Team, on 941 8999.

iv) *Development Contributions*

Please note that a development contribution may be required under the Development Contributions Policy. The Council requires Development Contributions to be paid prior to the issue of a Code Compliance Certificate for a building consent, the commencement of the resource consent activity, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection.

The contributions are defined in the Council's *Development Contributions Policy*, which has been established under the Local Government Act 2002 and is included in the Council's Long Term Plan. Full details of the Policy are available at [www.ccc.govt.nz/dc](http://www.ccc.govt.nz/dc). If you have any queries in relation to this matter, please contact our Development Contributions Assessors on phone (03) 941 8999.