

11. Heritage

Explanatory Statement

The District Plan aims to protect and preserve a wide range of items. Protective action will not be restricted to buildings and trees. Structures, sites and landmarks may be of equal importance. Council shall consider items with historic associations, educational value, uniqueness, prominence/landmark and spiritual associations. All registered items require the landowners consent and qualified factual information as to the significance of the item. The District Plan includes a Schedule of protected items and may also implement Heritage Protection Orders. The latter type of protection is likely to be provided to items of national significance. In addition Council has further information stored on the geographical information system and other records. This information is available to the public and may be referred to for resource and building consents. The information will also be available for use in public brochures.

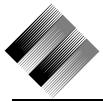
The list of items has been prepared in consultation with Iwi, New Zealand Historic Places Trust and the community generally.

Council wishes to encourage the continued reasonable use of registered buildings as a means of ensuring the ongoing preservation of the structure to the public's benefit. Reasonable and often alternative use of registered buildings is acceptable provided that there are no adverse effects and all interested persons and groups consent to the development.

Council will also be supportive of heritage protection and preservation using methods outside of the District Plan.

11.1 Significant Issues

- 11.1.1 There is very little quality information documenting important heritage items and this hinders their protection particularly archaeological sites.
- 11.1.2 Many heritage features are under threat of destruction or deterioration.
- 11.1.3 Public access to heritage items can compromise the integrity of the items.
- 11.1.4 The current lack of knowledge and understanding of Maori culture, etiquette and protocol often produces inappropriate activities in localities of significance to the iwi with the result, in many cases, that there are adverse effects which destroy or damage the heritage feature or its spirituality.
- 11.1.5 Lack of public funding for the purchase and protection of significant items particularly where the rights of individual property owners are unreasonably limited.



11.2 Objectives and Policies

11.2.1 Objective

Protection and preservation of a unique or representative range of heritage items of value to the community and to the nation.

11.2.2 Policies

- (a) Avoid, remedy or mitigate the adverse effects of activities on identified heritage items.
- (b) Increase public awareness and appreciation of heritage resources to minimise adverse effects on the heritage feature or on the spirituality associated with the site or feature.
- (c) Public access to heritage sites should not jeopardize the integrity of the item or the reasonable operation of activities on the parent property.

11.3 Rules

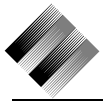
These rules apply to identified features of heritage significance. Refer to the Planning Maps for location and Appendix III for further details.

11.3.1 Permitted Activities

The maintenance, restoration or repair of any identified significant heritage feature to the design of and using the same or equivalent materials and appearance to those originally used.

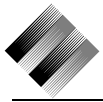
11.3.2 Discretionary Activities

- (a) Alterations, additions or reconstruction of buildings or structures not complying with 11.3.1.
- (b) Subdivision
- (c) Excavation, construction or any other work on or adjoining the scheduled feature including the use of heavy machinery and the planting of trees on or adjoining an archaeological site.
- (d) Trimming, polling or surgically treating a scheduled tree.



11.3.3 Activity Performance Standards – Discretionary Activity Criteria

- (a) In considering an application for a discretionary activity Council shall have regard to the following matters:
 - (i) The nature of the item and the reasons why the item is registered.
 - (ii) The nature, form, character and extent of the alteration, addition, reconstruction, excavation, construction or work.
 - (iii) The effect of the proposed activity on the character and integrity of the Registered Item.
 - (iv) The reasons why the activity is necessary.
 - (v) Comments and recommendations from the tangata whenua (for Maori heritage features) and the Historic Places Trust.
 - (vi) The removal, significant pruning or inappropriate planting of trees or vegetation associated with and on the site of a registered item will generally be discouraged.
 - (vii) The conservation principles contained within the ICOMOS New Zealand Charter (1993) and any amendments or additions for the conservation of places of heritage value.
- (b) Council in determining an application may grant consent subject to conditions including:
 - (i) architectural design and appearance of alterations.
 - (ii) the location of vehicle access points and parking areas.
 - (iii) landscaping including fences, gates and driveways.
 - (iv) signs, exterior lighting, banners and flags.
 - (v) methods of workmanship associated with cleaning, surface preparation, repairs and construction methods, and structural design solutions.
 - (vi) on-site farming activities.
 - (vii) the scale and form of excavation or construction.



- (viii) restriction on hours of operation.
- (c) Council may consent to the redevelopment of Scheduled Heritage items (except trees) not in conformity with the District Plan's performance standards but consistent with the objectives and policies for the zone in the following circumstances:
 - (i) where conformity with the zone standards and terms would change the intrinsic value and character of the heritage item, and
 - (ii) the proposed activity will positively encourage the protection and preservation of the Scheduled Item.

11.4 Other Methods

11.4.1 Council Fees and Advice

- (a) Application fees shall be waived for resource consents for works on scheduled heritage items including applications to trim, poll or surgically treat any scheduled tree and Council shall apply a 50 percent reduction on building and other fees associated with preservation works on scheduled heritage sites.
- (b) Council shall provide technical advice on the maintenance of scheduled trees.

11.4.2 Archaeological Sites

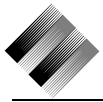
The wilful modification, damage or destruction of any archaeological site, whether registered or unregistered sites, requires the prior consent of the New Zealand Historic Places Trust under the Historic Places Act 1993.

11.4.3 Building Act Flexibility

Council may consider more creative solutions to building consent issues through Section 47 of the Building Act.

11.4.4 Education and Information

- (a) In addition to those features identified on the planning maps, other features that have been identified and documented are contained on Council's Geographic Information System. This data base will be maintained and referred to for resource consents, monitoring, and land information systems.



- (b) Council in conjunction with agencies may produce and distribute pamphlets on the District's heritage.
- (c) Council shall provide information plaques in conjunction with the New Zealand Historic Places Trust for all Registered Heritage Items.

11.4.5 District Council Grants

Grants may be payable for covenanted items (see Section 8.6).

