



7. Heritage

Explanatory statement

The history of pre and post European settlement within the District has provided a rich legacy of trees, buildings, objects and sites of cultural and heritage value to both Maori and non-Maori. Examples range from residential and commercial buildings of architectural and/or historic value through to trees of historic or botanical value and sites of sacred and cultural value to tangata whenua.

The identification and conservation of these identifiable elements of the District's cultural heritage therefore is a primary means by which their distinct values can be safeguarded from disturbance, unsympathetic use or development, or outright destruction.

The District Plan includes a Schedule of Identified Significant Heritage Features and Council 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 aims to work with tangata whenua to identify additional sites and objects of cultural and natural significance. Additional trees can also be considered for addition to the District Plan.

Council wishes to encourage the continued reasonable use of scheduled buildings as a means of ensuring the ongoing preservation of the structure to the public's benefit. Reasonable and often alternative use of scheduled 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.

7.1 Significant issues

1. Many heritage features are under threat of destruction or deterioration, placing them at risk to irreversible loss to the wider community.
2. Interference with wahi tapu (sacred sites), wahi tupuna (ancestral sites) and other sites of importance to tangata whenua.
3. Provision of public access to heritage items can compromise their integrity.
4. There is a potential conflict between encouraging the use of heritage buildings, having regard to the owner's objectives and having regard to objectives relating to the development of the District's town centres.



5. There is a lack of public funding for the purchase and protection of Significant Heritage Features particularly where the rights of individual property owners are unreasonably limited.
6. Each urban community within the District has prepared a community development plan that reflects the character of their area. Recognition needs to be given to the role heritage sites, buildings, items and features play in defining the unique character of the District's communities and the outcomes sought by these community development plans.

7.2 Objectives and policies

7.2.1 Objectives

1. Protection and preservation of a unique or representative range of heritage items of value to the community and to the nation.
2. The protection and conservation of buildings and objects of heritage value to the District.
3. That the Kaitiakitanga of tangata whenua in relation to sites and objects of cultural and natural heritage is respected.
4. To identify and provide for the retention and protection of scheduled trees within the District.

7.2.2 Policies

1. Public awareness and appreciation of heritage resources should be increased so as to minimise adverse effects on the heritage feature or on the spirituality associated with the site or feature.
2. Public access to heritage sites should not jeopardise the integrity of the item, nor the reasonable operation of activities on the parent property.
3. The demolition of scheduled buildings and objects should be discouraged.
4. The effects of activities and development which could damage or destroy the heritage values associated with scheduled buildings and objects should be limited.
5. The continued use or reuse of scheduled buildings while ensuring that their valued features are not damaged or destroyed should be encouraged.
6. Identified sites and objects of significant cultural and natural heritage value to tangata whenua should be protected



7. Tangata whenua should be consulted regarding the identification, protection and management of sites and objects considered to be of cultural and natural heritage value.
8. Ensure scheduled trees are removed only under exceptional circumstances, and where alternative options for the retention of the tree have been exhausted.
9. Ensure that the health, vigour and function of scheduled trees are not compromised by any development or activity.
10. Provide for the ongoing care and maintenance of scheduled trees.

7.3 Activity lists

These rules apply to Identified Significant Heritage Features. Refer to the Planning Maps for location and Appendix 3 for further details.

7.3.1 Permitted Activities

- (a) Routine maintenance, restoration or repair to the exterior of any scheduled building or object to the same design as and using the same or equivalent materials and appearance to those originally used.
- (b) Internal alteration of any scheduled building.
- (c) Removal of broken branches, deadwood or diseased vegetation, or minor trimming or maintenance of any scheduled tree or group of trees in order to maintain their state of health.
- (d) The removal of branches interfering with buildings, structures, overhead wires or utility networks, but only to the extent that they are touching those buildings, or structures, or interfering with those overhead wires or utility networks.
- (e) Destruction or removal of any scheduled tree by the Council or a recognised utility operator where this is required:
 - as an emergency work to maintain or restore existing power or telecommunication links; or
 - for the purpose of containing the spread of disease
- (f) Any activity within the dripline of a scheduled tree except for:
 - the destruction, removal or partial removal of the scheduled tree
 - the alteration of existing ground levels by excavation or deposition of soil including thrust boring and directional drilling
 - the covering of the ground by erection of any building or structure or the storage of goods, including the parking of vehicles



- the laying of any impervious surface
- the discharge of any toxic substance unless certified by a person with an appropriate level of expertise that the health of the tree will not be adversely affected.
- any earthworks

7.3.2 Controlled Activities

- (a) External alterations and additions to Category B Scheduled Buildings not complying with 7.3.1(a).

7.3.4 Discretionary Activities

- (a) Relocation of scheduled buildings and objects (not including scheduled trees)
- (b) External alterations and additions to Category A Scheduled Buildings not complying with 7.3.1(a)
- (c) Total or partial demolition of the exterior of any scheduled building or the destruction of any scheduled object.
- (d) Excavation, alteration, reconstruction or destruction of any scheduled site or object of cultural and natural heritage value to tangata whenua.
- (e) Any activity requiring resource consent located within 100m of any scheduled cultural heritage site or object of cultural value to tangata whenua.
- (f) Destruction or removal, in whole or in part, of any scheduled tree
- (g) Within the dripline of a scheduled tree
- the destruction, removal or partial removal of the scheduled tree
 - the alteration of existing ground levels by excavation or deposition of soil including thrust boring and directional drilling
 - the covering of the ground by erection of any building or structure or the storage of goods, including the parking of vehicles
 - the laying of any impervious surface
 - the discharge of any toxic substance unless certified by a person with an appropriate level of expertise that the health of the tree will not be adversely affected.
 - any earthworks
- (h) 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.
- (i) Subdivision of land on which exists any heritage feature



7.4 Matters of control - Controlled Activities

7.4.1 External alterations and additions to Category B Scheduled Buildings not complying with 7.3.1(a).

Matters over which Council will exercise control are limited to those relating to external design and appearance, including the following:

- (a) Whether the works are compatible with the original heritage fabric of the scheduled building, but visually distinct enough to be recognised as new work.
- (b) Whether the alterations and additions reflect the architectural style and character of the scheduled building.
- (c) Whether the alterations or additions respect the scale of the scheduled building and will not be visually dominant.
- (d) Whether alterations to street elevations are minimised.

7.5 Matters of discretion

7.5.1 General assessment criteria for all Discretionary Activities

In considering an application for any Discretionary Activity, Council shall have regard to but not limited to considering the following matters:

- (a) The nature of the item and the reasons why the item is scheduled.
- (b) The nature, form, character and extent of the alteration, addition, reconstruction, excavation, construction or work.
- (c) The effect of the proposed activity on the character and integrity of the scheduled item.
- (d) The removal, significant pruning or inappropriate planting of trees or vegetation associated with and on the site of a scheduled item will generally be discouraged.
- (e) The reasons why the activity is necessary.
- (f) Comments and recommendations from the tangata whenua (for cultural heritage features) and the Historic Places Trust.
- (g) The conservation principles contained within the ICOMOS New Zealand Charter (1993) and any amendments or additions for the conservation of places of heritage value.
- (h) Any relevant objectives and policies of the Plan.



- (i) In addition to the foregoing, 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:
- where conformity with the zone standards and terms would change the intrinsic value and character of the heritage item, and
 - the proposed activity will positively encourage the protection and preservation of the scheduled item.

7.5.2 Discretionary Activity Criteria for external alterations and additions to Category A Scheduled Buildings

- (a) Whether the external alterations and additions will be compatible with the original fabric of the scheduled building, but visually distinct enough to be recognised as new work.
- (b) Whether any alterations and additions reflect the architectural style and character of the scheduled building.
- (c) Whether any alterations and additions respect the scale of the scheduled building and are not visually dominant.
- (d) Whether alterations to street elevations are minimised.
- (e) Whether any alteration or additions will respect the setting in which the scheduled building is located.
- (f) Any other relevant assessment criteria covered in 7.5.1

7.5.3 Discretionary Activity Criteria for the relocation of scheduled buildings and objects

- (a) Whether relocation is the only means of saving the building.
- (b) Whether the new site will provide a setting compatible with the significance of the building or object.
- (c) Whether the relocation will enable the continuation and appreciation of the heritage values associated with the building or object.
- (d) Any other relevant assessment criteria covered in 7.5.1.

7.5.4 Discretionary Activity Criteria for scheduled trees

- (a) The extent that the proposed works will affect the root system of the scheduled tree.
- (b) The extent that the proposed activity will affect the longevity, health, vigour and stability of the scheduled tree.



- (c) Whether the proposed activity or works can occur in an alternative location that will reduce any actual or potential effects on the scheduled item.
- (d) The extent to which any proposed substitute or compensating tree planting or landscaping will mitigate the loss of the amenity or character.
- (e) Any other relevant assessment criteria covered in 7.5.1.

7.6 Other methods

7.6.1 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.

7.6.2 Archaeological sites

The 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.

7.6.3 Building Act flexibility

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

7.6.4 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.