

## 10 HERITAGE VALUES

### ISSUE

There is growing public concern within the District at the loss of heritage sites and places, and of the need for the recognition and protection of heritage and cultural values associated with buildings, precincts, structures, objects, sites and waahi tapu.

#### *Explanation*

*There is a need for the recognition and preservation of those sites and structures of historical significance to the community. Some of the specific issues include: sites of archaeological and cultural importance, eg Maori rock art; the whale bones at the corner of Claremont and Taiko Roads; notable trees; early homesteads; public building; churches and the Victorian/Edwardian character of Stafford Street in Timaru.*

### OBJECTIVE

- (1) Identify and protect items of heritage importance which contribute to the character of the District.

#### *Principal Reason*

*The Historic Places Act 1993 provides guidance to the Council but has limited protection methods. The Resource Management Act requires the Council to "... have particular regard to ... (the) ... Recognition and protection of the heritage values of sites, buildings, places or areas:" (s7). Council is also required to recognise and provide for the "The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga" (s6(e)).*

### POLICIES

- (1) To promote public awareness of heritage and the sympathetic renovation and reuse of historic places and adjacent sites.

#### *Explanation and Principal Reason*

*Increased public awareness through education and information is the primary means by which the Council believes the enhancement and protection of historic places may be achieved.*

- (2) To protect those buildings in the District with higher heritage values through the District Plan.

### *Explanation and Principal Reason*

*Protection through the District Plan will give priority to those buildings with the highest heritage value. District Plan Rules will generally be used in preference to heritage orders.*

- (3) To ensure careful assessment of the character of heritage buildings of lesser significance and the effect of development proposals on those buildings.

### *Explanation and Principal Reason*

*The classification system used for historic places under previous legislation has changed with the review of the Historic Places Act in 1993. This change may mean some buildings of lesser significance become more vulnerable. Greater vigilance by the local community may be needed to ensure these buildings are protected from unsympathetic development. The Resource Management Act provides for groups, other than the NZ Historic Places Trust, including the Council, to take action to protect heritage resources by way of a heritage order (section 187, Resource Management Act).*

- (4) When assessing land use and subdivision applications for resource consents, to take into account and where practical avoid any adverse effects on archaeological sites within the District which contain evidence of early Maori or European settlement.

### *Explanation and Principal Reason*

*Council considers that such values should be protected unless there are very good reasons to the contrary. Disturbance of the sites themselves is addressed through the provisions of the Historic Places Act 1993. However, inappropriate development close to archaeological sites or subdivision across sites can cause adverse effects on the value of these sites.*

- (5) To ensure that, through the implementation of appropriate procedures within the Council's administration, all development and building proposals in close proximity to recorded waahi tapu and archaeological sites are notified to the Historic Places Trust and the Takata Whenua (where the site is associated with Maori history and culture).

### *Explanation and Principal Reason*

*Recorded archaeological sites are shown on the District Plan maps and as more sites are identified they can be added to the maps.*

*Notification assists the implementation of the archaeological authority provisions of the Historic Places Act 1993 and assists in recognising and providing for:*

*“The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga”, as is provided for as a matter of national importance (s6(e) of the Resource Management Act), and the*

*“Recognition and protection of the heritage values of sites, buildings, places, or areas” which is an “other matter” Council is required to have particular regard to under s7(e) of the Act.*

- (6) To use the following criteria in scheduling any Heritage items in this Plan:
- (a) whether a building, object or site is one of the few remaining from a particular period in history;
  - (b) the degree to which a building retains a high proportion of its original fabric and is generally unmodified, allowing for the alterations or additions that may be expected given its historical use or uses;
  - (c) whether a building, object or site has strong associations with significant events or notable people, or has strong public or cultural associations for any reason;
  - (d) whether the building, object or site has value in terms of landscape, streetscape or precinct values. In the Timaru Inner City area account will be taken of the Timaru Inner City Heritage Audit (1995);
  - (e) whether the building, object or site reflects past skills, technology, style or workmanship which makes it of educational, scientific or architectural value.

### *Explanation and Principal Reason*

*These criteria should be used in considering whether buildings, objects or sites are appropriate for scheduling in the District Plan to give guidance as to relevant matters. These criteria reflect what Council considers are the relevant criteria for buildings, objects, or sites to be scheduled.*

- (7) To assess applications which would affect scheduled items against the following criteria in addition to the other objectives and policies of the Plan:

- (a) the impact the proposal has on the integrity/value of the heritage item;
- (b) the importance attributed to the heritage item by the wider community;
- (c) the effect on the landscape, townscape or precinct value of the proposal;
- (d) the extent to which the proposal is consistent with any conservation plan or other strategy for the maintenance or enhancement of the heritage value of the building, object, site or area;
- (e) any recommendations made by the NZ Historic Places Trust;
- (f) any recommendations made by the Takata Whenua;
- (g) alternative or viable uses for the building, object or site;
- (h) public health or safety.

### *Explanation and Principal Reasons*

*These criteria give guidance to Council as to matters to take into account in making decisions on resource consent applications affecting scheduled items. Council has obligations under Part II of the Act to address heritage. The opportunity to make viable use of heritage buildings is an important consideration as is any risk to users of the building or to the public.*

### **METHODS**

- (1) Providing a range of measures to encourage sympathetic development of historic places, such as:
  - a special fund to finance heritage work
  - waivers of consent fees
  - awards
  - grants
  - covenants

### *Principal Reason*

*To use education and information to promote the recognition and enhancement of historic places.*

- (2) Within the District Plan, maintaining a Schedule of sites, objects, buildings, areas and items of heritage importance to which special conditions apply (see Volume II and General Rule 6.12).

*Principal Reason*

*Enables the heritage values of historic places to be identified and considered at the time any development proposal (other than basic maintenance) requiring a resource consent is received by Council. Any changes to these Schedules require a Plan Change.*

- (3) Assess “Streetscapes” in Timaru, and Temuka.

*Principle Reason*

*To establish baseline information, for example for revitalisation programmes.*

- (4) Enhancing the existing character of selected commercial areas through revitalisation programmes (Method provided through Long Term Council Community Plan).

*Principal Reason*

*Increases the opportunity for public enjoyment of their town centre.*

- (5) Identifying archaeological sites on planning maps to ensure attention is drawn to the protection these sites receive under the Historic Places Act 1993.

*Principal Reason*

*To reduce risk of unlawful development of those known sites. Many other archaeological sites are not recorded.*

- (6) Providing information to the public, landowners and developers to increase the awareness of heritage values associated with sites and structures in the District.

*Principal Reason*

*Increases public awareness of locally significant heritage values.*

- (7) Enabling historic buildings to be used for a wider range of activities provided they are in sympathy with the character of those buildings.

*Principal Reason*

*To ensure the viability of the historic places in the District.*

- (8) Establishing an advisory Committee with representatives nominated by the NZ Historic Places Trust and other interested groups, to advise the Council in situations where it requires specialist knowledge.

*Principal Reason*

*A wealth of local knowledge and expertise exists about the heritage values of local historic places.*

- (9) Providing guidelines to encourage sympathetic redevelopment of historic places, e.g. structural and colour information.

*Principal Reason*

*To use education and information to promote the sympathetic maintenance and enhancement of historic places.*

- (10) Consulting with the NZ Historic Places Trust over proposals affecting historic places and historic areas, and with Takata Whenua over proposals affecting wahi tapu and wahi tapu areas.

*Principal Reason*

*NZ Historic Places Trust and the Takata Whenua have the knowledge or expertise necessary to advise the Council in this situation. This will apply to land use and subdivision consents.*

- (11) Encouraging protective covenants of heritage features.

*Principal Reason*

*The Council may be a party to voluntary covenants where an owner wishes to provide a measure of protection for a property in perpetuity. To provide for increased protection to historic places in the District should this be deemed necessary by the Council.*

- (12) Consideration of Heritage Orders.

*Principal Reasons*

*As a heritage protection authority under s187 of the Resource Management Act Council can issue Heritage Orders for heritage sites, objects, buildings and areas. Council would prefer that other means of protecting buildings, objects, places and areas are used,*

*and where appropriate alternative uses for buildings are found, rather than have to use Heritage Orders.*

### **ANTICIPATED ENVIRONMENTAL OUTCOMES**

- (1) Improved care for historic buildings and places in the District.
- (2) Only minor loss of more significant historic buildings and sites in the District.
- (3) More consistent treatment of the District's heritage areas.
- (4) Greater public awareness of heritage values and how to enhance them.

### **MONITORING**

- (1) Monitoring of all applications to ensure conditions of consent are adhered to and production of an Annual Heritage Report to summarise findings.
- (2) Respond to complaints of abuse of heritage items.
- (3) Undertake further investigation of heritage items where existing information is found to be inadequate.
- (4) Review effectiveness of policy in seven years.