

## 7.9 Buildings, objects, properties and places of special value

The heritage buildings, objects, properties and places of special value in the islands are an important cultural link with the past. They are a unique, non-renewable resource that should be protected and preserved for present and future generations.

As part of its role in the preservation, protection and conservation of valued heritage items in the islands' physical environment, the Plan identifies and protects certain individual buildings, objects, properties and places of special value worthy of protection in the public interest.

### 7.9.1 Issue

How to prevent the potential loss of heritage buildings, objects, properties and places of special value which make an important contribution to the heritage of the islands.

### 7.9.2 Objective

To systematically recognise and protect buildings, objects, properties and places of special value valued as part of the islands' heritage.

#### Policies

1. By identifying, evaluating and scheduling buildings, objects, properties and places of special value that have heritage significance.
2. By avoiding the substantial demolition of scheduled buildings, objects, properties and places of special value.
3. By avoiding any modification of scheduled buildings, objects, properties and places of special value that detracts from the heritage values for which the item is scheduled.
4. By ensuring that land use and development does not detract from the values, or result in the damage or destruction of scheduled buildings, objects, properties or places of special value and their scheduled site surrounds.
5. By providing for the reuse of scheduled buildings, objects, properties and places of special value while ensuring that the heritage values and features for which they are scheduled are not impaired or destroyed.
6. By controlling activities and works in defined areas surrounding scheduled buildings, objects, properties or places of special value to ensure that they do not detract from the heritage values for which the item is scheduled.

### 7.9.3 Criteria for **evaluating-scheduling** buildings, objects, properties and places of special value

To determine whether a building, object, property or place of special value is worthy of protection in the Plan, potential items have been evaluated against the criteria listed in **appendix 4 - Criteria for scheduling heritage items**.

The evaluation criteria are also used to determine whether a building, object, property or place of special value is a category A or B item.

#### 7.9.3.1 Category A

This category includes heritage buildings, objects, properties or places of special value (or parts of these) which have architectural, historical and social significance well beyond their immediate environs. It is important that items listed in category A are protected from total or substantial demolition. Lesser work may be carried out as a discretionary activity subject to criteria. Category A classification gives protection to the interior and exterior of the building, object or place together with the site on which it is located, as noted in **appendix 1b - Schedule of buildings, objects, properties and places of special value - inner islands** or **appendix 2b - Schedule of buildings, objects, properties and places of special value - outer islands**. The total demolition of category A heritage items is a prohibited activity in the Plan. Category A items are expected to survive without significant or damaging visible changes.

#### 7.9.3.2 Category B

This category includes heritage buildings, objects, properties or places of special value (or parts of these) of such quality and character that, although less significant than category A items, they

should not be removed, damaged or altered unless there is a sound and proper reason having regard to the effect of the proposal on the heritage values of the scheduled item and the applicant's objectives and reasons for the proposal. A category B classification gives Plan protection to the exterior of the building or object together with such other elements (eg interior, site), as are particularly specified in the schedule.

## **7.9.4 Rules for buildings, objects, properties, and places of special value**

### **7.9.4.1 Permitted activities**

The following activities are permitted in relation to any category A and B scheduled buildings, objects, properties or places of special value.

1. Any of the following works undertaken with similar materials and appearance (including colours) to when the scheduled item was established:
  - redecoration
  - maintenance
  - repair.
2. Any change of use otherwise permitted on the site.
3. In relation to scheduled site surrounds, routine maintenance including all normal work required to use, maintain, and enjoy existing garden or landscape features or structures and to make minimal modifications or additions to these features or structures (but excluding substantial new structures, buildings or excavations).
4. In relation to a scheduled interior, routine maintenance including all normal work required to use, maintain and enjoy the existing fittings, decoration, trim, surfaces, materials or structures and to make minimal modifications or additions to these (excluding demolition or substantial new work).

### **7.9.4.2 Discretionary activities**

The following are discretionary activities:

1. Any alteration or modification to a category A item, where the work does not amount to substantial demolition as defined in clause 7.9.4.3.
2. The destruction, removal, addition to, alteration of, modification to, or damage to any part of a category B scheduled building, object, property or place of special value unless otherwise provided for as a permitted activity.
3. Any use or work within the site surrounds, unless otherwise provided for as a permitted activity. This includes:
  - a. Positioning, constructing or raising any structure above or below the ground.
  - b. Earthworks
    - i. exceeding a total volume of 10m<sup>3</sup>, or
    - ii. affecting a surface area greater than 10m<sup>2</sup>on any one site or in any one earthworks operation.

### **7.9.4.3 Non-complying activities**

The following are non-complying activities:

1. The substantial demolition of a category A item.

In this rule, the matters to be taken into account when considering whether proposed demolition constitutes "substantial demolition" include (but are not limited to):

  - a. The size of the part of the item which is to be demolished.
  - b. The relative proportion of the part of the item which is to be demolished, compared to the item as a whole.
  - c. The significance of the part of the item which is to be demolished and as identified in an approved heritage assessment or conservation plan. Demolition or removal of elements of exceptional significance is prohibited.

- d. The effect that demolishing part of the item will have on the nature and character of the item as a whole.
2. Any proposal which would result in the category A item being re-scored below the category A threshold.

This rule does not apply to the site surrounds (including buildings or structures in the site surrounds) of scheduled buildings.

#### **7.9.4.4 Prohibited activities**

The total demolition of a category A item is a prohibited activity and no application for a resource consent will be considered for such an activity.

#### **7.9.5 Assessment criteria for discretionary activities**

The council's assessment of an application for a discretionary activity will include consideration of the following matters:

1. The extent to which the removal of later unsympathetic additions will detract from the assessed heritage values for which the item was scheduled.
2. The degree to which the nature, form and extent of the proposed development, alteration or change will adversely affect the heritage values of the scheduled item. In considering this regard will be given to the category in which the heritage item is scheduled and the values for which it was scheduled.
3. Whether any alternative methods were considered to achieve the applicant's objectives.
4. Whether the application is consistent with the provisions of the ICOMOS New Zealand charter for the conservation of places of cultural heritage value (refer **appendix 5**).
5. Whether the proposal is consistent with a current conservation plan or heritage assessment and more particularly the stated conservation policies and strategies for the item. These policies and strategies will form the basis of the council's heritage approach.
6. The extent to which it is necessary to balance heritage objectives with other resource management issues.
7. The extent to which the form, mass, scale, proportion and materials of new work will be compatible with the original building and not ignore, detract from, compete with or dominate the character of the scheduled item.
8. The degree to which the colour and texture of new work detracts from, competes with or dominates the character of the scheduled item.
9. Whether the location of the new work on the site, detracts from, competes with or dominates the character of the scheduled item and site surrounds.
10. Whether any evidence has been presented by the owner(s) about the consequences to the owner(s) of the scheduling, or other compelling reasons indicating why the work is necessary.

#### **7.9.6 Conservation plans and heritage assessments**

All resource consent applications for category A buildings, objects, properties and places of special value must include a conservation plan. A conservation plan should collate the origins and history of a scheduled item, the cultural value of the item as a whole and its various parts. The conservation plan should propose policies to be observed before significant work or alterations are considered.

The conservation plan, and more particularly the stated conservation policies and strategies for the property, will form the basis of the council's heritage assessment of the effects on the heritage item.

Conservation plans must include:

- A statement of the significance of the heritage item.
- The physical condition and structural integrity of an item.
- The physical conservation, action and care necessary for retaining or revealing the heritage significance - this may include maintenance, reconstruction or restoration.

- Activities which may be compatible with the protection of the heritage item, and those which may be constrained by them.
- Policies and strategies to enable the cultural significance of a place to be retained.

In producing a conservation plan, applicants can be guided by the document "The Conservation Plan" by James Semple Kerr, National Trust, New South Wales - Fourth (Australia and New Zealand) Edition 1996. The NZ Historic Places Trust "Guidelines for preparing conservation plans (1994)" is an acceptable alternative guide to the Kerr model. The council will evaluate the completeness and quality of the conservation plan as a part of the information required for an application for resource consent.

Where resource consent is required for works to a category B scheduled item then, as an alternative to a conservation plan, a heritage assessment is acceptable. A heritage assessment includes a brief history and record of the building, and an assessment of the significance of the building and its parts.