

HH – Historic Heritage

Section 6 of the RMA identifies 'the protection of historic heritage from inappropriate subdivision, use, and development' as a matter of national importance.

The Wairarapa's rich cultural and spiritual heritage is found in:

- *buildings*, features, and trees of historic heritage value;
- sites of archaeological importance;
- sites of significance to Māori, including wāhi tapu; and
- precincts – areas of buildings or other features that, collectively, have significant historic heritage value.

These historic resources are important as they represent linkages to the past and provide insights into the way the Wairarapa's communities and settlements have developed. They also contribute to the character and amenity values of localities, particularly where there are neighbourhoods containing relatively numerous historic heritage buildings and features.

Historic heritage includes sites where physical traces of past activity remain such as former *buildings*, sites of human occupation, burial, and archaeological sites. It also includes places that are significant for their spiritual or historical associations, such as places where historic events took place.

Historic resources are finite and can be vulnerable to disturbance, damage, or destruction from land use. Risks include inappropriate development or incompatible adjoining uses. While the protection of Wairarapa's historic heritage is important, it is also essential that properties with historic heritage values in private ownership can be used and upgraded by their owners.

Some areas of the Wairarapa have significant historic heritage as a consequence of the combined character and values associated with a number of *buildings* and *structures* within a locality, many of which individually may not be regarded as significant. These areas are identified as heritage precincts in Schedule 2.

Policy 21 of the Wellington Regional Policy Statement includes a list of criteria to ensure significant historic heritage resources are identified in district and regional plans in a consistent way. Potential heritage items are assessed against the following criteria and must meet at least one of the following criteria to have significant historic heritage values:

1. Historic values;
2. Physical values;
3. Social values;
4. Tangata whenua values;
5. Rarity; or
6. Representativeness.

This chapter provides for heritage buildings and items identified in Schedule 1, and heritage precincts identified in Schedule 2. Sites of significance to Māori are addressed in SASM - Sites of Significance to Māori chapter.

Archaeological sites

The plan does not identify or contain rules relating to archaeological sites. However, some sites of significance to Māori may also be archaeological sites.

Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage, or modify an archaeological site without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT) before you start work.

An archaeological site is defined in that Act as any place in New Zealand (including buildings, structures, and shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.

An archaeological authority is required in addition to any resource consents required by the Council.

If you discover a previously unknown archaeological site (e.g. when you are doing *earthworks*) you must stop any work that could affect it and contact NZHPT for advice on how to proceed.

Note: There may be a number of provisions that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

HH-O1	Recognising historic heritage
Historic heritage is recognised as important to the Wairarapa's identity.	
HH-O2	Protecting historic heritage
Historic heritage is protected from inappropriate subdivision, use, and development.	

Policies

HH-P1	Identifying historic heritage
Identify, map and schedule <i>buildings</i> , items, and precincts with significant historic heritage values.	
HH-P2	Protection of historic heritage
Protect scheduled historic heritage <i>buildings</i> and items and scheduled heritage precincts from inappropriate activities by: <ol style="list-style-type: none"> 1. Discouraging the demolition or relocation of scheduled historic heritage <i>buildings</i> and items; and 2. Requiring activities on, in, or surrounding scheduled historic heritage <i>buildings and</i> items, or in heritage precincts, to avoid adverse effects on historic heritage values as much as practicable. 	
HH-P3	Appropriate activities
Enable the following activities relating to scheduled historic heritage <i>buildings</i> and items, where they retain historic heritage values and contribute to the ongoing function and use of the <i>building</i> or item: <ol style="list-style-type: none"> 1. Maintenance and repair; 2. Seismic strengthening and building safety alterations; and 3. Demolition of non-scheduled <i>buildings</i> within a heritage precinct. 4. <u>Servicing of the building and items with network utilities, where new customer connections do not attach to a primary feature or front facade of the heritage building or structure.</u> 	
HH-P4	Additions, alterations, and partial demolition
Provide for additions and alterations to, and partial demolition of, scheduled historic heritage <i>buildings</i> and items where the work: <ol style="list-style-type: none"> 1. Promotes or enhances heritage values; 2. Is compatible with the form, proportion, and materials of the scheduled historic heritage <i>building</i> or item; 3. Does not result in significant loss of architectural features and details that contribute to the scheduled historic heritage <i>building</i> or item's heritage values; and 4. Supports the sustainable long-term use of the scheduled historic heritage <i>building</i> or item, including adaptive re-use; 5. Aligns with the guidance for heritage buildings and areas set out in the Residential Design Guide or Centres Design Guide as applicable. 	

HH-P5	Earthquake strengthening, fire protection, and accessibility
<p>Control earthquake strengthening, fire protection, and accessibility upgrades to scheduled heritage buildings and items so that works do not detract from heritage values, by:</p> <ol style="list-style-type: none"> 1. Protecting, as much as practicable, architectural features and details that contribute to the heritage values of the heritage building or item; 2. Retaining or reinstating original façade appearance as much as practicable; and 3. Minimising the visual impact of additions on the scheduled heritage building or item. 	
HH-P6	Buildings and structures in heritage curtilage of scheduled heritage buildings and items
<p>Provide for new <i>buildings</i> and <i>structures</i>, and <i>additions</i> or <i>alterations</i> to existing non-scheduled buildings or structures within the <i>heritage curtilage</i> where the work:</p> <ol style="list-style-type: none"> 1. Does not detract from the heritage values of the heritage <i>building</i> or item; 2. Is compatible with the form, proportions, materials, and setting of existing <i>buildings</i> within the scheduled heritage precinct as set out in the guidance for heritage buildings and areas as set out in the Residential Design Guide or Centres Design Guide as applicable; 3. Contributes to the long-term viability or ongoing use of the <i>building</i> or item. 	
HH-P7	Buildings and structures in scheduled heritage precincts
<p>Provide for new <i>buildings</i> and <i>structures</i>, and <i>additions</i> or <i>alterations</i> to existing non-scheduled buildings or structures within a scheduled heritage precinct, where the work:</p> <ol style="list-style-type: none"> 1. Is compatible with the form, proportions, materials, and setting of existing <i>buildings</i> within the scheduled heritage precinct; 2. Provides continuity and coherence with the heritage values and streetscape qualities within the scheduled heritage precinct; 3. Contributes to the long-term viability or ongoing use of the <i>building</i> or item; and 4. Aligns with the guidance for heritage buildings and areas set out in the Residential Design Guide or Centres Design Guide as applicable; 5. Is for a network utility building or structure, and there is a functional or operational need for the location of the building or infrastructure. 	
HH-P8	Relocation of heritage <i>buildings</i> and items
<p>Avoid the relocation of scheduled heritage <i>buildings</i> or items within the existing site, or onto another site, except where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. There are no reasonable alternatives to retain the heritage item in its current location; 2. The work is necessary to reduce risk from natural hazards; 	

	<ol style="list-style-type: none"> 3. The proposed site for relocation is appropriate and would not detract from identified heritage values of the scheduled heritage <i>building</i> or item; and 4. The work would enhance the physical condition of the scheduled heritage <i>building</i> or item and its heritage values.
HH-P9	Demolition of heritage <i>buildings</i> and items
	<p>Avoid demolition of scheduled heritage <i>buildings</i> and items unless it can be demonstrated that there are no reasonable alternatives, and having regard to the following matters:</p> <ol style="list-style-type: none"> 1. Effects on historic heritage values; 2. The importance attributed to the heritage item by the wider community; 3. Feasibility of adaptive re-use; 4. Cost of maintenance or repair; 5. Building safety; and 6. Appropriateness, compatibility, and appearance of any replacement building in relation to heritage values.
HH-P10	Public awareness of historic heritage
	<p>Increase public awareness of historic values and their importance and encourage the community to support the protection and conservation of historic heritage.</p>
HH-P11	Subdivision of land containing a heritage <i>building</i> or item
	<p>Only allow subdivision of sites containing scheduled heritage <i>buildings</i> or items, or of land within scheduled heritage precincts, where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The heritage values of the schedule heritage <i>building</i> or item, or scheduled heritage precinct, are maintained and protected; and 2. Sufficient <i>heritage curtilage</i> is provided to protect associated heritage values.
HH-P12	Archaeological sites
	<p>Consider the adverse effects on historic heritage values through the resource consent process, designation process, or plan change process, where the proposed subdivision, use, or development is located near known archaeological sites. Determine the significance of the historic heritage values of the archaeological sites and demonstrate how the adverse effects will be avoided, remedied, or mitigated.</p>
HH-P13	Demolition of non-scheduled building or item within a heritage precinct
	<p>Provide for demolition of non-scheduled heritage buildings and items within a heritage precinct with regard to be had to the following matters:</p> <ol style="list-style-type: none"> 1. Effects on historic heritage values;

2. Provides continuity and coherence with the heritage values and streetscape qualities within the scheduled heritage precinct;
3. Feasibility of adaptive re-use;
4. Cost of maintenance or repair;
5. Building safety; and
6. That any replacement building aligns with the matters listed is HH-P7.

Rules

Heritage buildings and items

HH-R1	<i>Maintenance and repair of a heritage building or item listed in SCHED1 Heritage Buildings and Items</i>
All zones	1. Activity status: Permitted

HH-R2	<i>Demolition of a non-scheduled building or structure within heritage curtilage of a heritage building or item listed in SCHED1 Heritage Buildings and Items</i>
All zones	1. Activity status: Permitted

HH-R3	<i>Additions, alterations, and partial demolition of a heritage building or item listed in SCHED1 Heritage Buildings and Items</i>
All zones	1. Activity status: Permitted Where: a. The alterations are only undertaken in the interior of the scheduled heritage <i>building</i> or item where the interior is not specifically listed in SCHED1 Heritage Buildings and Items.
All zones	2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with HH-R3(1). Matters of discretion: 1. The matters listed in HH-P3. 2. The matters listed in HH-P4. 3. The relevant heritage matters in either the Residential Design Guide or Centres Design Guide.

HH-R4	<i>Heritage upgrade works to a heritage building or item listed in SCHED1 Heritage Buildings and Items</i>
All zones	1. Activity status: Permitted Where:

		a. The work is not visible from the exterior of the scheduled heritage <i>building</i> or item.
All zones		2. Activity status: Controlled Where: a. Compliance is not achieved with HH-R4(1). Matters of control: 1. The matters listed in HH-P5. 2. The relevant heritage matters in either the Residential Design Guide or Centres Design Guide.

HH-R5	New or relocated <i>buildings</i> or <i>structures</i> within the <i>heritage curtilage</i> of a heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items	
All zones		1. Activity status: Restricted discretionary Matters of discretion: 1. The matters listed in HH-P6. 2. The relevant heritage matters in either the Residential Design Guide or Centres Design Guide.

HH-R6	Relocation of any heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items within a site or to another site	
All zones		1. Activity status: Discretionary

HH-R7	Demolition of any heritage <i>building</i> or item listed in SCHED1 Heritage Buildings and Items	
All zones		1. Activity status: Discretionary

Scheduled heritage precincts

HH-R8	<i>Maintenance and repair of a building or structure within a heritage precinct listed in SCHED2 Heritage Precincts</i>	
All zones		1. Activity status: Permitted

HH-R9	Additions, alterations, and partial demolition of a <i>building</i> or <i>structure</i> within a heritage precinct listed in SCHED2 Heritage Precincts
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The alterations are only undertaken in the interior of the <i>building</i> or <i>structure</i>.
All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with HH-R9(1).

HH-R10	Demolition or removal of <i>buildings</i> or <i>structures</i> within a heritage precinct listed in SCHED2 Heritage Precincts
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on historic heritage values; 2. Provides continuity and coherence with the heritage values and streetscape qualities within the scheduled heritage precinct; 3. Cost of maintenance or repair; 4. Building safety; 5. That any replacement building aligns with the matters listed in HH-P7; and 6. That any visual effects of vacant lot(s) are minimised or mitigated.

HH-R11	New or relocated <i>buildings</i> or <i>structures</i> (excluding street furniture) within a heritage precinct listed in SCHED2 Heritage Precincts
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters listed in HH-P7.

HH-R12	New customer connections to a heritage building or item listed in SCHED1 Heritage Buildings and Items
<p>All Zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Customer connections a heritage building, or item listed in SCHED1 Heritage Buildings and items where the customer connection shall not be attached to a primary feature or front facade of the heritage building or structure.
<p>All Zones</p>	<p>2. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with HH-R12(1). <p>Matters of Control:</p> <ul style="list-style-type: none"> a. The matters listed in HH-P2 and HH-P3. b. The relevant heritage matters in either the Residential Design Guide or Centres Design Guide.