

Looking after Heritage Buildings

SUBDIVIDING LAND WITH A HERITAGE PLACE

Fact
Sheet



You should identify and understand a place's heritage values and significance before considering subdivision.

The setting of a place can be integral to its function and meaning. Design subdivisions to avoid degrading a place's values, setting, and curtilage. A heritage consultant can give you advice as a first step for any subdivision proposal.

Plan any subdivision or development to avoid elements that contribute to a place's heritage values and significance. Early when you're planning the subdivision consider the location of earthworks (driveways, services, fencing, building platforms, etc). Council will consider the physical management of a heritage place when assessing a proposed subdivision.

If there is an archaeological site within the proposed subdivision, get advice from a professional archaeologist and from Heritage New Zealand. You may require an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. Go to Heritage New Zealand's website to find out more: www.heritage.org.nz/protecting-heritage/archaeology.

Principles

When working with limestone, the damage salts/damp causes is a big factor in stone decay, here is some general advice:

- Subdivisions and developments should protect a heritage place and its setting
- Maintain the integrity of a heritage place so its values are protected
- Earthworks and infrastructure should be carefully planned to avoid heritage places

When considering subdivision think about:

- Respecting the form, scale, and setting of the original place
- Retaining the relationship of the place to its setting.
- Maintaining significant views. This may include any significant visual connection to the place from public spaces (such the street or parks) and from other viewing points
- Protecting important functional relationships with the heritage place
- Incorporating an appropriate buffer to protect the place from unsympathetic development
- Adopting appropriate consent conditions and provisions to protect places. Conditions should be based on advice from a heritage expert

Checklist

Does the subdivision consider the setting of the place?

Has the visual connection to the place been retained?

Has the place been protected from unsympathetic development?

