


 WAITAKI
DISTRICT
PLAN
REVIEW

Historic Heritage (HH)

What are the key issues we need to think about?

The Waitaki District has a wealth of historic heritage from several waves of settlement by Māori and Europeans. Heritage buildings, structures, and areas provide connections with our past and help shape the identity of communities across the district. Historic heritage creates special character, adds amenity to areas of the district and can provide future economic opportunities in heritage tourism. Without appropriate protection, historic heritage could degrade or be lost completely.

What are we suggesting in the Draft District Plan?

Our Historic Heritage would be classified as:

1. Historic Heritage Items;
2. Character Contributing Buildings; and
3. The Ōamaru Historic Area

We have reviewed our list of historic listed buildings and structures to address errors, gaps in information and outdated listings. We have combined our current appendices of heritage items and archaeological sites into one new schedule. This new schedule has 106 new buildings/items suggested by property owners and members of the community for protection. A heritage assessment has been prepared for each new listing. In addition, the Plan now contains the criteria used to determine whether items have highly significant heritage value (Category A) or significant heritage value (Category B).

Heritage Items are mapped and a setting around them is also now mapped. We have mapped the Ōamaru Historic Area, a remarkable concentrated and coherent collection of late nineteenth and early twentieth century Victorian commercial buildings and have identified Character Contributing Buildings within this Historic Area. These buildings and the Ōamaru Historic Area are mapped as overlays.



What does it mean for me?

If your property has an identified Historic Heritage Item or a Character Contributing Building, the District Plan will generally not affect you unless you are proposing to undertake activities that could damage the heritage values of the item, building or structure. This could include external additions and alterations or internal alterations that affect the heritage fabric, demolition or relocation of a Historic Heritage Item listed in Schedule 2, or a new, permanent building within the setting of a Historic Heritage Item, or demolition of a character contributing building (listed in Schedule 3). For these activities a resource consent will likely be required.

Repair and maintenance are able to be done without needing a resource consent, provided materials are replaced with the same or similar material. We're also suggesting making it easier to install modern servicing attachments, such as heat pumps (subject to a couple of standards).

You can view the draft heritage overlays here and the schedules of the Historic Heritage Items (SCHED2) and Character Contributing Buildings and non-contributing (SCHED3) on our website.

The key objective of the draft chapter is to ensure that the district's heritage is recognised, maintained and protected. Use and sympathetic adaptive re-use of our Historic Heritage Items is encouraged. Heritage Items are protected from certain activities by the need to obtain a resource consent. Activities that require a consent include

restoration, earthquake strengthening, alterations and demolition.

In addition to the regulatory methods included in the Draft District Plan, WDC also provides incentives, education and advocacy for the protection, maintenance and enhancement of heritage through the Heritage Fund, the waiving of resource consent fees for eligible projects and the employment of a specialist Heritage Advisor.

We are clarifying the rules for the land immediately around a Heritage Item (the setting). Earthworks for the repair and maintenance of existing tracks, driveways, yards and the like do not need a resource consent (subject to certain conditions) and nor do temporary buildings or small areas of carparking.

Key changes from the current rules

- The setting around Historic Heritage Items have been mapped.
- Rules relating to new buildings and structures within the setting of a Historic Heritage Item have been clarified.
- More activities are now suggested to be permitted for Historic Heritage Items, including sensitively installed attachments such as heat pumps. Other beneficial activities (restoration and earthquake strengthening) are being made easier, albeit with a consent still required
- Internal alterations to Category B Heritage Items only require a resource consent when the works are to heritage fabric.
- The draft chapter indicates where an application may be eligible for a waiver of resource consent fees.
- Updated draft objectives and policies to support the protection of the significant values and heritage streetscape of the Ōamaru Historic Area.
- Signage for both Character Contributing Buildings and non-contributing buildings would no longer require a resource consent, provided the standards around size, location and appearance are complied with.
- The protection of Notable Trees (previously called Heritage trees) is covered in a 'Notable Trees' chapter rather than forming part of the Historic Heritage chapter.

Summary of the Historic Heritage Item rules being considered

Permitted Activities that would not require a resource consent:

- Heritage maintenance where it is replacement with materials that are the same as or similar to the original.
- Animal grazing for vegetation maintenance.
- Temporary buildings within the setting of a Historic Heritage Item
- Earthworks for repair and maintenance of existing tracks, driveways and the like.
- Installation of attachments under certain conditions.

Activities that would require a resource consent:

- Restoration.
- Earthquake strengthening and flood protection measures.
- External heritage alterations or additions to Category B Historic Heritage Items.
- Internal alterations affecting heritage fabric of a Category B Historic Heritage Item.
- Heritage alterations or additions to a Category A Historic Heritage Item.
- Demolition or relocation of a Historic Heritage Item.

Summary of the Ōamaru Historic Area rules being considered for character contributing buildings and non-contributing buildings

Permitted Activities that would not require a resource consent:

- Exterior maintenance of character contributing buildings and non-contributing buildings (subject to standards).
- Maintenance, alterations, earthquake strengthening and restoration to the interior of a character contributing building or non-contributing building.
- Demolition of non-contributing buildings.
- Construction of new buildings or external alterations to existing building where not visible from a public place.
- Attachments to character contributing and non-contributing buildings (subject to standards).
- Signs attached to buildings (subject to standards).

Activities that would require a resource consent:

- Total or partial demolition of a character contributing building
- Relocation of a character contributing building out of the Historic Area.

Find out more

You can view the full draft chapter on our website

visit www.waitaki.govt.nz/district-plan-review

or scan for more info



More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at planreview@waitaki.govt.nz or call the District Plan Review hotline on 03 433 1661 and leave a message.

