

HH

Historic Heritage

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Historic Heritage

Introduction

The Waitaki District has a wealth of historic heritage from several waves of settlement by Māori and Europeans. Heritage buildings, monuments and memorials, structures, sites and areas provide connections with our past and help shape the identity of communities across the District. Alongside shaping identity, historic heritage creates special character and adds amenity to areas of the District. Maintaining sites, buildings and areas with heritage values can also provide future economic opportunities in heritage tourism.

WDC has a responsibility to recognise and protect heritage from inappropriate subdivision, use and development. Without appropriate protection, historic heritage could degrade or be lost completely. There is a duty to pass on our heritage to future generations.

This chapter of the District Plan includes provisions relating to:

1. Historic Heritage Items

This chapter contains objectives, policies, and rules relating to the schedule of Historic Heritage Items. The Plan regulates the alteration or demolition of both the exterior and interior of the heritage buildings and items identified in SCHED2 – Historic Heritage Items. SCHED2 – Historic Heritage Items contains buildings, structures, memorials, heritage sites and other features. The Plan also manages the setting of Historic Heritage Items. All building interiors are regulated unless specifically noted as being excluded in SCHED2 – Historic Heritage Items.

2. Ōamaru Historic Area

The District Plan identifies and maps a historic heritage area in the Ōamaru town centre. The Ōamaru Historic Area contains a concentration and continuity of buildings and structures with similar heritage values. Many buildings are individually listed as Heritage Items with specific controls contained in Part A of this Historic Heritage Chapter. However, the Historic Area also has many buildings that have not been listed in SCHED2 – Historic Heritage Items, but that have significant heritage value when considered as a collection and whose appearance and character contributes significantly to the high heritage streetscape values. Objectives, policies and rules relating to these character contributing buildings are found in Part B of this chapter. Character contributing buildings along with a small remaining number of buildings classified as non-contributing buildings are all listed in SCHED3 – Character Contributing Buildings and non-contributing buildings. The Ōamaru Historic Area is an overlay over the various underlying zones.

Sites and Areas of Significance to Māori

Waitaki's heritage includes sites and places of cultural and heritage value and often these sites, whether pa, midden, rock art sites or others, sit within a Wāhi Tūpuna area which recognises a wider cultural landscape. These cultural landscape areas are managed in this Plan through provisions in the Sites and Areas of Significance to Māori Chapter.

Objectives

HH-O1 Protection of heritage

The District's historic heritage is recognised, maintained and protected in order that the heritage of the District be retained.

HH-O2 Use and adaptive re-use of historic heritage

Historic Heritage Items and their settings are sympathetically used, adaptively re-used and retained.

HH-O3 Enhancement and restoration

The heritage values of Historic Heritage Items are enhanced, or restored where possible.

Policies

HH-P1 Recognise historic heritage

Identify Historic Heritage Items and their associated settings throughout the Waitaki District that warrant protection in SCHED2 – Historic Heritage Items, and are significant in terms of one or more of the following values:

1. historic;
2. cultural;
3. architectural and aesthetic;
4. archaeological;
5. setting, context and townscape;
6. technological, construction and craftsmanship;
7. scientific;
8. social, spiritual, symbolic, commemorative and traditional;
9. identity, sense of place (the feelings people have for a particular place and the meaning they take from their relationship with it) and continuity (this refers to an unbroken sense of connection); and
10. the rarity, representativeness and authenticity of the Item or site.

HH-P2 Historic heritage scheduling

Classify Historic Heritage Items and their associated settings using the values in HH-P1 in SCHED2 – Historic Heritage Items, according to their relevant significance, as follows:

1. Category A Items (Exceptional Significance), which:
 - a) meet at least one of the heritage values in HH-P1 at an exceptionally significant level; and

- b) are of exceptional significance to the Waitaki District (and may also be of significance regionally, nationally or internationally), because they convey important aspects of the Waitaki District’s historical and cultural themes and activities, and thereby make a strong contribution to the Waitaki District’s sense of place and identity; and
 - c) have a high degree of authenticity and integrity, with particularly intact or whole heritage fabric and heritage values.
2. Category B Items (Significant), which:
- a) meet at least one of the heritage values in HH-P1 at significant level; and
 - b) are of significance to the Waitaki District (and may be also of significance regionally, nationally or internationally), because they convey aspects of the Waitaki District’s historical and cultural themes and activities, and thereby contribute to the Waitaki District’s sense of place and identity; and
 - c) have a moderate degree of authenticity and integrity that clearly demonstrate it is of significance to the Waitaki District.

HH-P3 Benefits of active use, adaptive re-use, and protection of historic heritage

Recognise the social, cultural, and economic benefits of the ongoing protection and use, including re-use, of Historic Heritage Items and their settings.

HH-P4 Heritage maintenance

Enable the use and heritage maintenance of the Historic Heritage Items included in SCHED2 – Historic Heritage Items where:

1. work is done in accordance with the International Charter for the Conservation and Restoration of Monuments and Sites (ICOMOS) New Zealand Charter for the Conservation of places of Cultural Heritage Value (Revised 2010), including the use of appropriate materials and methods; and
2. the heritage value of the Historic Heritage Item and its setting is maintained; and
3. any animal grazing, as a means of vegetation maintenance, maintains identified heritage values of the Historic Heritage Item and its setting.

HH-P5 Modern service attachments

Enable attachments to Historic Heritage Items included in SCHED2 – Historic Heritage Items where:

1. the attachments are for modern services that support the enduring use, adaptive re-use and retention of the Historic Heritage Item; and
2. the location of any attachment is sympathetically integrated and takes into account the values to the Historic Heritage Item; and
3. any attachment is not visible from any adjoining public place and, if on a roof, is aligned with the plane of the roof.

HH-P6 Restoration

Control the restoration of Historic Heritage Items included in SCHED2 – Historic Heritage Items to ensure that the works, including the design and materials used, reflect the heritage form, fabric and values of the Heritage Item, having regard to:

1. how the works are undertaken, including the design and materials; and
2. the impact on heritage values.

HH-P7 Retaining historic heritage – earthquake and flooding resiliency

Encourage earthquake strengthening and flood protection measures to Historic Heritage Items, or their settings, for the purpose of natural hazard mitigation where the measures:

1. are for the purpose of providing for the ongoing use and longevity of the Historic Heritage Item; and
2. are located and/or screened to be as unobtrusive as practicable; and
3. use materials and designs that reflect the values of the Historic Heritage Item or its setting; and
4. protect, as far as possible, any architectural features and details that contribute to the Item's heritage values; and
5. are visually indistinguishable when viewed from street level for the feature being replaced or where elevated features on façades or roofs are being replaced.

HH-P8 Protecting historic heritage from inappropriate heritage alterations and heritage additions

Provide for additions or alterations to Historic Heritage Items where these avoid, remedy or mitigate adverse effects on the heritage fabric and heritage values of the Item identified in SCHED2 – Historic Heritage Items, having regard to:

1. the extent the proposal is sympathetic to the original design, proportions, floorplans, materials, fabric, finishes and setting; and
2. the extent that the visual impact of additions and alterations is minimised as far as practicable; and
3. the extent to which the loss or obstruction of architectural features and details and significant original features that contribute to the heritage values is avoided, remedied or mitigated; and
4. the extent to which the works are reversible; and
5. the Item's sensitivity to change or capacity to accommodate change without compromising the historic heritage values of the Item; and
6. the cumulative effects of use and development on heritage fabric and values; and
7. whether the proposal is consistent with the conservation principles of the ICOMOS New Zealand Charter (2010).

HH-P9 Relocation of Historic Heritage Items within or beyond their setting

Allow the relocation of Historic Heritage Items within or beyond their heritage setting where it can be demonstrated that:

1. relocation is necessary due to risk to the Historic Heritage Item from natural hazards; or
2. the physical condition of the Historic Heritage Item and its values will be enhanced; or
3. adequate measures are in place to minimise risk of damage to the Historic Heritage Item; and
4. the new location of the Historic Heritage Item is as close to the original location as practicable.

HH-P10 Demolition or destruction of Category B Historic Heritage Items

Only allow the demolition or destruction of Category B Historic Heritage Items where it is demonstrated that:

1. the extent of the work required to retain and/or repair the Item is of such a scale that the values and integrity of the Item would be significantly compromised; or
2. there is a significant risk to public safety or property which cannot be removed or reduced through interim protection measures; or
3. there is no reasonable alternative to demolition, including, but not limited to, the consideration of the following options:
 - a) remedying the risk;and/or
 - b) repair;and/or
 - c) adaptive re-use;and/or
 - d) relocation;and/or
 - e) stabilising the building for future repair;and/or
 - f) partial demolition with minimal effect on the heritage values for which the Item was scheduled; and/or
 - g) façade retention; or
4. the cost of remedying any disrepair or threat to life and/or property is prohibitive.

HH-P11 Demolition or destruction of Category A Historic Heritage Items

Avoid the demolition or destruction of a Category A Historic Heritage Item unless it can be demonstrated that it is in a state which poses an imminent threat to life.

HH-P12 Buildings and structures within Historic Heritage settings

Only allow buildings and structures within the setting of a Historic Heritage Item listed in SCHED2 – Historic Heritage Items, where the heritage significance of the Item and its setting is maintained, by having regard to:

1. the Item's values and significance, including when the Item is a building that is part of a group of similar buildings; and

2. whether the form, scale, design, and appearance (including materials and colour) of the development are compatible with the style, character and scale of the Historic Heritage Item; and
3. ensuring no visual domination of either the setting or the Historic Heritage Item occurs; and
4. the Item and setting's capacity to accommodate change without compromising the historic heritage values of the Item; and
5. the maintenance of existing views of the Item from adjoining public places, or publicly accessible places within the setting, as far as practicable; and
6. the extent to which any services and utilities are located, designed, or screened to be as unobtrusive as practicable; and
7. the extent to which any earthworks avoid or minimise any adverse effects on the heritage values of the Item; and
8. ensuring that cumulative effects of use and development on the heritage values are considered.

HH-P13 Subdivision of sites containing Historic Heritage Items

Only allow subdivision of a site containing a Historic Heritage Item listed in SCHED2 – Historic Heritage Items where the subdivision protects the heritage values of the Heritage Item, or its setting, by considering:

1. whether the subdivision will result in better outcomes for heritage values than would otherwise exist; and
2. whether a consent notice identifying a building platform for any future development has been proposed, and where the building platform location will avoid adverse effects on the Historic Heritage Item and its setting; and
3. whether sufficient curtilage is provided around the Historic Heritage Item to protect heritage values; and
4. the extent to which existing views of the Historic Heritage Item from adjoining public places will be maintained as a result of future development of the site, as far as practicable.

HH-P14 Planning incentives to encourage the sustainable use of Historic Heritage Items

Assist the retention of historic heritage and the sustainable use of historic heritage buildings, items and places, through financial support and other measures including:

1. rates rebates or similar;
2. the waiver of resource consent fees for resource consent applications where the proposal is for works that maintain, support or improve the heritage values or protect the longevity of the Historic Heritage Items;
3. the Waitaki Heritage Fund; and
4. an awards scheme.

HH-P15 Future consideration of historic heritage

Council continues to investigate the identification and management of historic heritage areas, historic heritage landscapes, archaeological sites and heritage interiors.

Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

Other requirements outside of the District Plan:

1. An archaeological authority is required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site. This is the case regardless of whether resource consent for the activity has been obtained under this rule. If you wish to do any earthworks that may affect an archaeological site, you must first obtain an authority from Heritage New Zealand. This is the case regardless of whether the site is designated, or the activity is permitted under the District Plan or Regional Plan, or a resource or building consent has been granted.
2. The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol (APP2 – The Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol) manages archaeological sites that may be discovered as a result of earthworks. The protocol applies to any area, not just scheduled archaeological sites.
3. Heritage New Zealand Pouhere Taonga should be consulted regarding any activity which would result in modification, damage or destruction of any item registered with Heritage New Zealand Pouhere Taonga.
4. SCHED2 – Historic Heritage Items contains a number of items that are also archaeological sites. However, archaeological sites may also be found elsewhere across the District.

PERMITTED ACTIVITIES

HH-R1 Heritage maintenance on Historic Heritage Items listed in SCHED2 – Historic Heritage Items		
All zones	<p>Activity status: Permitted</p> <p>Where: PER-1 Where the heritage maintenance works involve replacement materials, the materials are the same as, or similar to, the original material's, colour, texture, form, and design as the original it replaces.</p>	<p>Activity status when compliance is not achieved: Controlled</p> <p>Where: CON-1 Compliance is not achieved with PER-1</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the manner in which the works are undertaken, including materials used and design; 2. the level of intervention needed to carry out the works, including to meet the requirements of the Building Act 2004 and Building Code, and alternative solutions considered;

		<ol style="list-style-type: none"> 3. any adverse effects on heritage values; 4. whether the proposal is supported by a conservation plan or expert heritage report; 5. any mitigation measures and the anticipated effectiveness of any mitigation measures; and 6. the extent of photographic recording proposed to document changes to the heritage item and setting, including prior to, during and on completion of the works.
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HH-R2	Animal grazing for vegetation maintenance on sites and their setting identified in SCHED2 – Historic Heritage Items	
All zones	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

HH-R3	Earthworks within the setting of a Historic Heritage Item listed in SCHED2 – Historic Heritage Items	
All zones	<p>Activity status: Permitted</p> <p>Where: PER-1 Earthworks undertaken for the repair and maintenance of existing and lawfully established:</p> <ol style="list-style-type: none"> 1. farm tracks; 2. yards; 3. irrigation infrastructure; 4. fences; 5. dams; 6. walking tracks; 7. cycling tracks; or 8. driveways and access; and <p>PER-2 The width, length and materials used are the same to that which existed prior to the repair and maintenance being required.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

HH-R4 Installation of attachments to Historic Heritage Items listed in SCHED2 – Historic Heritage Items		
All zones	<p>Activity status: Permitted</p> <p>Where: PER-1 The attachment is not to a wall or roof plane where it is visible from any adjacent road, footpath or public reserve; and</p> <p>PER-2 The attachment is not to any architectural feature or detail.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

HH-R5 New buildings and structures within the setting of a Historic Heritage Item in SCHED2 – Historic Heritage Items		
All zones	<p>Activity status: Permitted</p> <p>Where: PER 1 Any building is:</p> <ol style="list-style-type: none"> 1. temporary; and 2. associated with a temporary event; and 3. is within the heritage setting no longer than 14 calendar days per year; <p>or</p> <p>PER 2: Any carparking area is:</p> <ol style="list-style-type: none"> 1. less than 15m² when within view from a public road; or 2. less than 40m² and not visible from a public road. 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

CONTROLLED ACTIVITIES

HH-R6 Restoration of Historic Heritage Items listed in SCHED2 – Historic Heritage Items		
All zones	<p>Activity status: Controlled</p> <p>Where: CON-1 The proposed plans match the original plans or images.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the manner in which the works are undertaken, including materials used and design; and 2. any adverse effects on heritage values; and 3. the visual impact on heritage values. <p><i>Note: <u>Section 88 Information Requirements for Applications:</u> Pursuant to s88 of the RMA, any application for activities made under this provision must provide, in addition to the standard information requirements, photographs or plans that show the original form of the item.</i></p> <p><i>Note: Restoration resource consents are eligible for a waiver of resource consent fees.</i></p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with CON-1</p>

RESTRICTED DISCRETIONARY ACTIVITIES

HH-R7 Earthquake strengthening and flood protection measures to Historic Heritage Items and their settings listed in SCHED2 – Historic Heritage Items		
All zones	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters in HH-P7. <p><i>Note: Resource consents improving the resiliency of a Historic Heritage Item to</i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

	<i>natural hazards are eligible for a waiver of resource consent fees.</i>	
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DISCRETIONARY ACTIVITIES

HH-R8	Any external heritage alterations or heritage additions to a Category B Historic Heritage Item listed in SCHED2 – Historic Heritage Items, except where specifically provided for as a permitted, controlled or restricted discretionary activity	
All zones	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

HH-R9	Any internal heritage alterations affecting the heritage fabric of a Category B Historic Heritage Item listed in SCHED2 – Historic Heritage Items, except where specifically provided for as a permitted, controlled or restricted discretionary activity	
All zones	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

HH-R10	Any demolition of a Category B Historic Heritage Item listed in SCHED2 – Historic Heritage Items	
All zones	Activity status: Discretionary <i>Note: <u>Section 88 Information Requirements for Applications:</u></i> <i>Pursuant to s88 of the RMA, any application for activities made under this provision must provide, in addition to the standard information requirements, financial evidence of alternatives to support the proposal for demolition.</i>	Activity status when compliance is not achieved: Not Applicable

HH-R11	Relocation of a Category B Historic Heritage Item listed in SCHED2 – Historic Heritage Items	
All zones	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

HH-R12	Any activity not otherwise listed as permitted, controlled, restricted discretionary or non-complying activity	
All zones	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

HH-R13	Any heritage alterations or heritage additions to a Category A Historic Heritage Item listed in SCHED2 – Historic Heritage Items, except where specifically provided for as a permitted, controlled or restricted discretionary activity	
All zones	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

HH-R14	Any demolition of a Category A Historic Heritage Item listed in SCHED2 – Historic Heritage Items	
All zones	Activity status: Non-Complying <i>Note: <u>Section 88 Information Requirements for Applications:</u></i> <i>Pursuant to s88 of the RMA, any application for activities made under this provision must provide, in addition to the standard information requirements, financial evidence of alternatives to support the proposal for demolition and a conservation assessment, prepared by a suitably qualified person, demonstrating why demolition is the preferred option.</i>	Activity status when compliance is not achieved: Not Applicable

HH-R15	Relocation of a Category A Historic Heritage Item listed in SCHED2 – Historic Heritage Items	
All zones	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

Note: If a Heritage Item is completely or largely destroyed, by fire, natural hazard or similar, its heritage is lost and replacement or replication is not required or expected.

NON-REGULATORY METHODS:

WDC will:

- HH-M1 Maintain a comprehensive schedule of items of historic heritage significance to the Waitaki District Council and supporting assessments of the values of each Historic Heritage Item.
- HH-M2 Ensure relevant information on sites of built heritage significance is entered into the schedule for Land Information Memoranda and Project Information Memoranda.
- HH-M3 Encourage owners or developers to consult with Heritage New Zealand or other design experts.
- HH-M4 Develop a heritage incentives policy that could include the waiver of any fees or remission of rates, annual funding of the Waitaki Heritage Fund and the set-up of an annual heritage awards scheme.
- HH-M5
 - i. adopt a leadership role to co-ordinate and facilitate historic heritage protection; and
 - ii. demonstrate leadership when having regard to heritage values; and
 - iii. promote public awareness and support for conservation of historic heritage in the District.

Part B: Historic Heritage - Ōamaru Historic Area (HH(ŌHA))

Historic Heritage - Ōamaru Historic Area (HH(ŌHA))

Introduction

Ōamaru's Historic Area has a remarkably concentrated and coherent collection of late nineteenth and early twentieth century Victorian commercial buildings located south of Coquet Street and east of Severn Street, down to Wansbeck Street. The buildings are constructed with Ōamaru stone (locally-quarried limestone) in the neo-classical style of architecture with significant ornamentation. The majority were built between 1870 and 1885 and originally served a variety of commercial functions ranging from warehouses, mills and grain stores, to banks, hotels, and civic uses.

The Historic Area coincides with the Heritage New Zealand Ōamaru Historic Area (List number 7064) which recognises the architectural, historical and aesthetic values that are present. The concentration of significant heritage buildings is rare in New Zealand and is one of New Zealand's best-preserved historic townscapes. The Historic Area is an important historic heritage resource of the District and New Zealand. Ōamaru's special heritage character attracts visitors to the District and the Historic Area provides retailing and business for locals and visitors, often at a boutique scale.

It is important that development in the Historic Area is managed in a way that maintains and enhances the character, visual continuity, architectural integrity and coherence of the heritage streetscape. The Historic Area controls external alterations and changes of appearance, signage, and construction of new buildings as well as demolition of character contributing buildings. The focus is on managing the collective heritage streetscape values and character and as such, the rules only apply to the parts of the buildings visible from the street or other adjoining public places.

For the avoidance of doubt:

1. Works to any Heritage Item that is also located within the Ōamaru Historic Area will be assessed against the provisions for Heritage Items and not the Historic Area provisions. However, the resource consent assessment will also consider the values of the Historic Area, including the extent of accord with the Ōamaru Town Centre Design Guidelines.
1. Works to any Heritage Item (where only specific features are protected) that is also located in the Ōamaru Historic Area (and the work also affects those parts of the building not specifically scheduled) will be assessed against the Historic Area provisions.
2. Works to buildings and structures located adjacent to the Ōamaru Historic Area, but not within, are not assessed against the provisions of this chapter.

Objectives – HH(ŌHA)

HH(ŌHA)-O1 Historic heritage values of the Ōamaru Historic Area

Historic heritage values and character of the Ōamaru Historic Area, including the heritage streetscape and other values identified in HH(OHA)-APP1 - Ōamaru Historic Area Statement of Significance, are maintained or enhanced.

Policies – HH(ŌHA)

HH-ŌHA-P1 Identifying the Ōamaru Historic Area

Identify that part of the town centre that comprises the Ōamaru Historic Area and identify its significant values in HH(OHA)-APP1 - Ōamaru Historic Area Statement of Significance.

HH-ŌHA-P2 Maintenance and earthquake strengthening in the Ōamaru Historic Area

Enable the maintenance, internal alterations, restoration and earthquake strengthening of character contributing and non-contributing buildings in the Ōamaru Historic Area, provided it does not compromise the heritage streetscape values of the Area.

HH-ŌHA-P3 Demolition or removal of non-contributing buildings in the Ōamaru Historic Area

Allow demolition of non-contributing buildings within the Ōamaru Historic Area.

HH(ŌHA)-P4 Form of development and heritage streetscape character

Require development within the Ōamaru Historic Area to maintain or enhance heritage streetscape character, by:

1. ensuring that building height, scale, boundary setbacks and appearance achieve a built form that reflects and complements the heritage streetscape values; and
2. ensuring that appropriate design, materials and siting are utilised for any additions or alterations that are visible from a public place; and
3. ensuring that windows and areas of transparent glazing strike an appropriate balance between the amenity of the streetscape for the pedestrian users and the heritage values of the buildings within the Ōamaru Historic Area; and
4. ensuring attachments and network utilities are designed and located to minimise, as far as practicable, any adverse effects on heritage streetscape values; and
5. ensuring any off-street car parking is located to the rear of buildings and vehicle crossings are kept to a minimum; and
6. ensuring that outdoor storage areas are appropriately located and screened to minimise adverse visual effects and to be consistent with the heritage streetscape and amenity values of the Ōamaru Historic Area; and

7. acknowledging that new buildings do not need to replicate historic building styles but must blend in with, and contribute to, the established character and heritage streetscape values of the Ōamaru Historic Area; and
8. ensuring consistency with the Ōamaru Town Centre Design Guidelines; and
9. minimising the cumulative effects on the heritage streetscape values; and
10. requiring applicants consult the Ōamaru Heritage Design and Appearance Advisory Panel/Committee and have regard to the outcome of that consultation; and
11. requiring applicants consult with Heritage New Zealand Pouhere Taonga and have regard to the outcome of that consultation.

HH(ŌHA)-P5 Signage

Provide for signs within the Ōamaru Historic Area where their location and design avoids or minimises adverse effects on heritage streetscape character, having regard to:

1. the design, including letter design, colours and materials; and
2. the number, size and height of signs; and
3. the method of attachment; and
4. the location of the sign on the building, including the relationship of the sign to any architectural features of the building; and
5. any design guidelines or standards; and
6. the benefit of the sign; and
7. the purpose of the sign; and
8. the cumulative effects caused by sign proliferation.

HH(ŌHA)-P6 Appropriate effects of signage

Only allow for signs attached to buildings that exceed the sign size or dimension limits where the sign:

1. is well integrated with the overall building design; and
2. is compatible with the character of development in the wider surrounds; and
3. is consistent with the Ōamaru Town Centre Design Guidelines; and
4. does not create adverse effects on the quality of the heritage streetscape values or a public place, including creating visual dominance; and
5. is visually compatible with the wider surrounding environment.

HH(ŌHA)-P7 Demolition and relocation

Only allow total demolition or relocation out of the Ōamaru Historic Area of a character contributing building where it is demonstrated that:

1. other reasonable alternatives have been shown to be impractical; and
2. there is a significant risk to public safety or property if the building, or part of it is retained; and

3. the character contributing building is unable to serve a productive use, or its retention would impose an unreasonable financial burden on the building owner; and
4. there is reasonable certainty that within an acceptable timeframe:
 - a) a replacement building will be constructed; or
 - b) the land will be put to an acceptable alternative land use that will make a positive contribution to the amenity of the streetscape.

Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

PERMITTED ACTIVITIES – HH(OHA)

HH(ŌHA)-R1 Maintenance of character contributing buildings and non-contributing buildings listed in SCHED3 – Character Contributing Buildings and non-contributing buildings		
Ōamaru Historic Area	Activity status: Permitted Where: PER-1 For character contributing buildings, heritage maintenance of the exterior fabric is limited to: <ol style="list-style-type: none"> the replacement with materials that are the same as, or similar to, the original materials, colour, texture, form and design; and painting provided there is no discernible change in colour scheme from the existing colour scheme of the building, where any painting is visible from an adjacent public place. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> design and appearance of any external changes; and effects on heritage streetscape values, including cumulative effects.
HH(ŌHA)-R2 Maintenance, alterations, earthquake strengthening or restoration to the interior of a character contributing building and non-contributing building listed in SCHED3 – Character Contributing Buildings and non-contributing buildings		
Ōamaru Historic Area	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
HH(ŌHA)-R3 The demolition or removal for relocation of non-contributing buildings listed in SCHED3 – Character Contributing Buildings and non-contributing buildings		
Ōamaru Historic Area	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

HH(ŌHA)-R4 Construction of new buildings or external alterations to existing building(s)		
<p>Ōamaru Historic Area</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 The building activity is not visible from a public place.</p> <p><i>Note: NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</i></p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. external appearance (form, colour, materials, lighting and signage); and 2. impact on the heritage-streetscape character and values (to be guided by the HH(OHA)-APP1 - Ōamaru Historic Area Statement of Significance; and 3. whether new structures reflect the original architectural style, character and scale of the Historic Area; and 4. consistency with Ōamaru Town Centre Design Guidelines; and 5. whether the Ōamaru Heritage Design and Appearance Advisory Panel/Committee has been consulted and the outcome of that consultation; and 6. whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation; and 7. cumulative effects on the building and its setting; and 8. cumulative effects on the Ōamaru Historic Area and its values.

HH(ŌHA)-R5 Building activity involving earthquake strengthening of character contributing buildings and non-contributing buildings listed in SCHED3 – Character Contributing Buildings and non-contributing buildings		
Ōamaru Historic Area	<p>Activity status: Permitted</p> <p>Where: PER-1 The building activity is external to the building and is not visible from any adjoining public place.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. design and appearance of any external changes; and 2. effects on heritage streetscape values; and 3. cumulative effects on the building and its setting, including the Ōamaru Historic Area.

HH(ŌHA)-R6 Attachments to character contributing buildings and non-contributing buildings		
Ōamaru Historic Area	<p>Activity status: Permitted</p> <p>Where: PER-1 The attachment is not attached to a frontage of a building that faces the streets included in the Historic Area; and</p> <p>PER-2 The attachment is not to a wall or roof plane where it is visible from any adjacent road, footpath or public reserve; and</p> <p>PER-3 The attachment is not to any architectural feature and/or detail that contributes to the building's character values.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1, PER-2 or PER-3</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. design and appearance of any external changes; and 2. effects on heritage streetscape values; and 3. cumulative effects on the building and its setting, including the Ōamaru Historic Area.

HH(ŌHA)-R7 Signs attached to buildings		
Ōamaru Historic Area	<p>Activity status: Permitted</p> <p>Where: PER-1 The sign is not attached to a roof, including a veranda roof; or</p> <p>PER-2 The sign is made of a solid material and not in the form of a flag, banner, or other type of fabric sign; or</p> <p>PER-3 The sign is not for the purposes of third-party advertising; or</p> <p>PER-4 The Ōamaru Historic Area Sign Performance Standards (S1-S6) are complied with.</p> <p><i>Note: Please refer to the Signage Chapter for rules and standards for official, traffic and temporary signs. These rules are not exempt from the rules and standards found in this section.</i></p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1, PER-2 or PER-3</p> <p>Matters over which discretion is restricted:</p> <p>1. the matters identified in TCZ-PREC1-P5.</p> <p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-2 Compliance is not achieved with PER-4</p> <p>Matters over which discretion is restricted:</p> <p>1. the matters of discretion of any infringed standard.</p>

RESTRICTED DISCRETIONARY ACTIVITIES

HH(ŌHA)-R8 Total or partial demolition of a character contributing building		
Ōamaru Historic Area	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the impact on the heritage streetscape values, character, amenity, and the visual coherence of the Historic Area; and 2. the relationship with adjoining sites and buildings, including any recorded historic heritage values; and 	<p>Activity status when compliance is not achieved: Not Applicable</p>

3. the extent to which the proposal is consistent with the Ōamaru Town Centre Design Guidelines; and
4. whether the Ōamaru Heritage Design and Appearance Advisory Panel/Committee has been consulted and the outcome of that consultation; and
5. whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation; and
6. cumulative effects on the Ōamaru Historic Area and its values.

Note: Section 88 Information Requirements for Applications

Pursuant to s88 of the RMA, any application for activities made under this provision must provide, in addition to the standard information requirements, the following:

1. *a heritage impact assessment addressing the effect the demolition will have on heritage values, including a full discussion of the alternatives considered with quantified reasons why the alternatives are not reasonable and practical;*
2. *where demolition is proposed due to seismic risk, a detailed seismic assessment, fully quantified costs and an economic analysis of seismic upgrade (including a staged upgrade). This must be by a Chartered Professional Engineer who has demonstrated experience of assessment and seismic upgrade of buildings with the same or similar construction form and materials. The information should include the methods of strengthening considered;*
3. *where partial demolition is proposed, evidence of the structural feasibility of retaining that part of the building being proposed for retention.*

DISCRETIONARY ACTIVITIES

HH(ŌHA)-R9		
Relocation of a character contributing building out of the Historic Area		
Ōamaru Historic Area	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

HH(ŌHA) STANDARDS – SIGNS

HH(ŌHA)-S1 Ōamaru Historic Area veranda signs	
<ol style="list-style-type: none"> 1. There must be no more than one under-verandah and one verandah fascia sign per premises, except where a premise has more than one road frontage, in which case there may be one under-veranda and one veranda fascia sign for each road frontage; and 2. any under-veranda sign must: <ol style="list-style-type: none"> a) not exceed a maximum height of 0.6m and a maximum depth of 0.25m; b) not exceed a maximum area per display face of 1.5m²; c) be setback at least 0.5m from the front of the verandah; d) be positioned at least 0.5m from the ends of the verandah; e) be mounted at right angles to the kerb line; f) provide a clearance of at least 2.5m from the footpath to the bottom of the sign; and 3. any verandah fascia sign must be entirely contained within the verandah fascia and not exceed a maximum height of 0.5m. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. consistency with the Ōamaru Town Centre Design Guidelines, where relevant; and 2. the degree of visual intrusion the sign would have on the surrounding environment; and 3. whether the sign would be complementary to the proportions and design of the building; and 4. whether the additional sign will combine with existing signage on the building, or in the wider surrounding environment, to create visual clutter or a proliferation of signage.
HH(ŌHA)-S2 Ōamaru Historic Area hanging or projecting signs/signs attached at right angles	
<ol style="list-style-type: none"> 1. There must be no more than one hanging or projecting sign per tenancy, except where a premise has more than one road frontage, in which case there may be one per tenancy, for each road frontage; and 2. any hanging or projecting sign must: <ol style="list-style-type: none"> a) not project more than 0.9m from the face of the building; b) not exceed an area of 0.75m x 0.9m (0.675m²); and c) only be located at fascia level on a ground floor unit. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters listed in HH(OHA)-S1.

HH(ŌHA)-S3 Ōamaru Historic Area signs attached flat against buildings	
<p>1. There must not be more than one sign per site, except:</p> <ul style="list-style-type: none"> a) where a site has more than one road frontage, there must be no more than one sign per road frontage; b) a site may have one heritage interpretative sign per road frontage, where: <ul style="list-style-type: none"> i. the sign face area does not exceed 0.5m²; and ii. it is not located above ground floor level; and <p>2. a sign must:</p> <ul style="list-style-type: none"> a) not obscure windows or window sills; b) not cover or obscure any architectural details; c) not protrude out from the building further than a depth of 0.15m to 0.25m; d) not be located above ground floor level; e) not include any lettering that is over 0.75m in height. <p>3. 1. and 2. above do not apply to the historical name of the building which forms part of the façade.</p>	<p>Matters of discretion are restricted to:</p> <p>1. the matters listed in HH(OHA)-S1.</p>
HH(ŌHA)-S4 Ōamaru Historic Area illumination of signs	
<p>1. A sign must not:</p> <ul style="list-style-type: none"> a) be illuminated, whether intermittently or not; b) be digital (with an LED screen capable of displaying video, pictures, animations or text); c) contain intermittent flashing, revolving or moving parts. 	<p>Matters of discretion are restricted are to:</p> <p>1. the matters listed in HH(OHA)-S1.</p>
HH(ŌHA)-S5 Ōamaru Historic Area sign content	
<p>Other than interpretative signs, any sign content must be limited to the premises/business name and/or logo, street number, or menu.</p>	<p>Matters of discretion are restricted to:</p> <p>1. the matters listed in HH(OHA)-S1.</p>

HH(OHA)-S6 Ōamaru Historic Area sign colour and text style

1. A sign must be of a neutral, heritage or muted colour from the following palettes:
 - a) Resene Heritage Colour Palette (2006); or
 - b) Resene Whites and Neutrals (2001); or
 - c) British Standard BS 5252:1976 A01 to C40; and
2. text on signage must be of a serif or sans-serif font style.

Matters of discretion are restricted to:

1. the matters listed in HH(OHA)-S1.

HH(ŌHA)-APP1 - Ōamaru Historic Area Statement of Significance

The Ōamaru Historic Area provides insight into New Zealand's best preserved historic townscape, representing life and architecture from the 1860s into the mid-twentieth century.

The Ōamaru stone buildings and structures have a remarkable coherence and a range of styles but communicate a sense of grandeur and solidity as well as exuberance and solemnity. The Ōamaru Historic Area represents the historic heart of Ōamaru..

Within the Ōamaru Historic Area, the streetscapes are visually coherent and architecturally impressive in the use of Ōamaru stone that give the area a sense of grandeur and solidity. The views along Harbour Street, along the eastern side of Tyne Street, and from the west down Itchen Street in particular, provide long uninterrupted streetscapes of buildings looking very similar to their appearance in the nineteenth and early twentieth centuries. These views are possibly the best in New Zealand for understanding the atmosphere of the commercial and warehousing heart of a prosperous late nineteenth century colonial town.

Specific parts of the precinct have their own character - Harbour/Tyne Street's concentration of wool and grain stores and offices presents the face of business from a time of prosperity. At the same time, Thames Street developed as the civic heart of the town, with its grand civic and commercial edifices impressing with its grandeur. Tees Street's diminutive shops give a sense of small-scale businesses and have a strong visual coherence.

Architecturally, the Ōamaru Historic Area shows a lineage of architectural styles from Victorian to mid-twentieth century. Many of the buildings in the area were built between 1870 and 1885 and follow the prevailing Neo-Classical style. Two of the most striking aspects of the buildings are the degree of ornamentation they exhibit and the predominant use of limestone as a building material. The impressive architectural qualities are evidence of the town's late nineteenth century prosperity and also the special qualities of the local limestone. These factors, combined with the presence of capable architects, stonemasons and carvers united to produce a unique collection of commercial and industrial buildings. Such was the quality of Ōamaru's commercial area at the time that it was widely regarded as the "best built" town in New Zealand.

The sense of status continued with the twentieth century designs, which have continued the solidity and grandeur of earlier buildings in their modern styling. Forrester and Lemon, the practice which designed most of the buildings in the area employed a range Italianate styles which were pared-down and adapted to colonial conditions. The twentieth century buildings carry on the use of stone and the sense of architectural grandeur of the nineteenth century. The close architectural relationships of such a large group of buildings make this a particularly valuable part of New Zealand's built heritage. Together they form the most complete group of nineteenth century commercial and civic buildings in New Zealand.

Significant values to be maintained

The following features and characteristics have been identified as important to protect:

1. Streetscape coherence
2. The large number of scheduled heritage buildings and scheduled character contributing buildings in the area
3. A strong focus on architectural quality – rich in ornamentation and detail, and dominated by limestone
4. The use of rhythm and modulation in design
5. Buildings built to the front boundary