

Section 2.5 Historic Heritage

The District has a wealth of historic heritage which encompasses archaeological, architectural, cultural, historic, scientific and technological qualities. It is both tangible, being physical traces of past activity and intangible being sites that have historical associations. Items of historic heritage value within the Southland District have been listed in Schedule 5.2 of the District Plan and are linked to the objectives, policies, rules and methods listed in this section. The Plan approach recognises that items of historic heritage and associated heritage values are vulnerable to modification, damage or destruction from inappropriate subdivision, use or development. Particular consideration should be given to earthworks at or about known archaeological sites and any activities which may alter the heritage fabric and form of heritage buildings and their curtilage. Historic heritage can also be vulnerable to natural processes such as flooding, sea level rise and coastal erosion. Whilst historic heritage must be actively managed to ensure protection, a balance must be achieved between protection and reasonable or necessary restoration, reuse and redevelopment.

Objective HH.1

Historic heritage is protected from inappropriate subdivision, land use and development.

Policy HH.1

Recognise and provide for the protection of historic heritage from inappropriate subdivision, land use and development.

Explanation: Historic heritage is finite and vulnerable and careful consideration should be given to subdivision, use and development to ensure that historic heritage and associated heritage values are protected from inappropriate modification, damage or destruction.

Policy HH.2

Recognise and provide for the restoration, adaptive reuse and redevelopment of historic heritage, while maintaining and enhancing heritage values.

Explanation: A balance should be achieved between protection of historic heritage and reasonable or necessary restoration, adaptive reuse or redevelopment including the strengthening of buildings to increase their ability to withstand future earthquakes and/or other hazards. Careful consideration should be given to any such restoration, adaptive reuse or redevelopment alterations to ensure they are complementary and sympathetic to the scale, detailing, style, materials and character of the historic heritage and associated heritage values.

Policy HH.3

Maintain or enhance the heritage values associated with the relationship between historic heritage and its curtilage.

Explanation: The curtilage of historic heritage can provide setting and context for the interpretation of heritage values. Typically heritage values are enhanced by the relationship between historic heritage and its setting, however often these are considered in isolation. Particular consideration should be given to subdivision, which can undermine the integrity of the setting of the historic heritage. Historic areas are a

key example of setting and demonstrate collective value, where the buildings or features alone may not individually have significant value.

Policy HH.4

Integrate subdivision, use and development with historic heritage, whilst avoiding, remedying or mitigating any adverse effects on historic heritage.

Explanation: Historic heritage should be integrated with subdivision, use and development. Careful consideration should be given to the design, scale and nature of subdivision, use and development to avoid, remedy or mitigate any adverse effects on historic heritage.

Policy HH.5

Recognise that relocation or demolition of historic heritage may be necessary where:

1. Its condition is likely to pose serious risk to human safety; or
2. Investigation of alternative options demonstrates it is unreasonable to restore, adapt or reuse the item of historic heritage.

Explanation: Historic heritage should be actively managed to ensure that potential restoration, adaption, reuse or relocation is identified and pursued at the earliest opportunity. The condition of some historic heritage may limit restoration, adaption, reuse or relocation and may pose health and safety risks.

Policy HH.6

Recognise and provide for the protection of sites and areas of significance to tangata whenua, in a manner which respects and accommodates tikanga Māori.

Explanation: A number of sites and areas of significance to the tangata whenua are listed in Schedule 5.2 - Archaeological Sites. Careful consideration should be given to any subdivision, land use or development located in the setting of a listed site or area of cultural significance, in particular any activities which involve earthworks.

Historic Heritage Rules

The Zone Sections of the District Plan apply in addition to any relevant district-wide rules such as those relating to Historic Heritage. If any of the Zone Rules detailed in the following sections are breached, the activity will require resource consent:

- Rural Zone - Section 3.1
- Urban Zone - Section 3.2
- Te Anau Residential B Zone - Section 3.3
- Industrial Zone - Section 3.4
- Fiordland/Rakiura Zone - Section 3.5
- Eweburn Zone – Section 3.6.

Rule HH.1 - Permitted Activities

The following activities are **Permitted Activities**:

1. The following works on an item of Historic Heritage (excluding archaeological sites) identified in Schedule 5.2 - Historic Heritage Items:

- (a) Restoration, maintenance and/or repairs that use the same or similar materials to that originally used that retain the original design, form and texture of the feature under restoration, repair or maintenance.
 - (b) Plumbing and electrical work.
 - (c) Earthquake strengthening works that retains the original design and form of the item and does not remove or obscure external decorative features.
 - (d) Signs permitted under Section 2.12 - Signage.
 - (e) The alteration and addition to buildings where the alteration or addition does not affect any part of the building listed as requiring protection in Schedule 5.2 - Historic Heritage Items.
2. Archaeological investigations where an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014 has been issued.

Note: Any design which alters an item of historic heritage for the purposes of earthquake strengthening, should be sympathetic to and minimise the adverse effects on the heritage values of the building. For example, the design and placement of components that are visible on the façade should, as far as reasonable, be chosen to retain original façade materials and reduce visual impact on individual features, details and the overall appearance of the building.

Rule HH.2 - Discretionary Activities

Any works on an item of Historic Heritage identified in Schedule 5.2 - Historic Heritage Items that is not provided for by Rule HH.1 or subject to Rule HH.3 are **Discretionary Activities**.

Rule HH.3 - Non-Complying Activities

The demolition, destruction or removal of any item of Historic Heritage identified in Schedule 5.2 - Historic Heritage Items is a **Non-Complying Activity**.

Note: Whether registered in the District Plan, or by Heritage New Zealand, recorded and unrecorded sites associated with human activity that occurred before 1900 are protected and cannot be destroyed, damaged or modified without an archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.

Historic Heritage Non-Regulatory Methods

Method HH.1 - Consultation

To consult and collaborate with Heritage New Zealand, Southland Regional Council, Iwi authorities, the Department of Conservation, the Southland Heritage Forum and affected landowners where appropriate, on matters relating to historic heritage.

Method HH.2 - Public Awareness

Promote public awareness and support of historic heritage and encourage landowners to actively manage in order to protect and enhance historic heritage.