

## Chapter 12: Historic Heritage

### 12.1 Introduction

A legacy of historic heritage items that reflect the lives and work of former residents has been left in the district and these items provide a valuable link to the past. It is important that these heritage items are protected so that the community can understand its past while it looks to its future. Some heritage items reflect the rich mining and dairy history in the district, while others provide a valuable insight into the pre-European history of both the Waikato and New Zealand. Several sites reflect Maori and Pakeha involvement in the New Zealand Wars.

### 12.2 Issue – Historic Heritage

Inappropriately managed activities can damage or destroy historic heritage, leading to the loss of tangible connections to the community's social, cultural and economic past.

OBJECTIVE	POLICIES
<p>12.2.1 Historic heritage is retained.</p>	<p>12.2.2 Buildings, sites, structures, places and areas that contribute to the historic heritage of the community should be restored, conserved and reused.</p> <p>12.2.3 Buildings, sites, structures, places and areas having heritage value, including architectural, archaeological, cultural, technological, historical, scientific, intrinsic or amenity values, visual appeal or other special character, should be protected from inappropriate subdivision, use and development.</p> <p>12.2.4 Relationships between heritage buildings, sites, structures, places and areas and their surrounds or setting, and views of identified places of historic significance (including redoubts and battlefields) should be maintained.</p> <p>12.2.5 Identified heritage items must not be demolished or removed unless:</p> <ul style="list-style-type: none"> <li>(a) the condition of the item poses a serious risk to human life, and</li> <li>(b) reasonable alternatives have been investigated and considered, including restoration or adaptation, reuse and relocation, and these alternatives have been found to be impracticable or uneconomic.</li> </ul> <p>12.2.6 Alterations to identified heritage items should:</p> <ul style="list-style-type: none"> <li>(a) be consistent with the scale, detailing, style, materials and character of the heritage item, and</li> <li>(b) retain cultural and heritage values.</li> </ul> <p>12.2.6A Additions within the curtilage of identified heritage items should:</p> <ul style="list-style-type: none"> <li>(a) be consistent in scale and materials with the heritage item, and</li> <li>(b) not mimic the heritage item, or have a design that competes with its heritage values.</li> </ul>

OBJECTIVE	POLICIES
	<p>12.2.7 Archaeological sites and areas, sites of significance to Maori (including waahi tapu sites and waahi tapu areas), and places of historic significance should be protected from adverse effects of development or activities on those sites.</p> <p>12.2.8 The design of new buildings and structures and external alterations or additions to buildings should be compatible with the scale, detailing, style, materials and character of the precinct and should protect heritage values within:</p> <ul style="list-style-type: none"> <li>(a) Raglan town centre</li> <li>(b) Matangi Heritage Precinct</li> <li>(c) Rangiriri Heritage Precinct</li> <li>(d) Huntly Heritage Precinct</li> </ul> <p>12.2.9 Removal of a notable tree with heritage values should only occur if the tree is in an unsafe condition and as a result there is a serious risk to human life or property.</p> <p>12.2.10 Land use or work on or near any notable tree with heritage values should not affect the form or health of the tree.</p>

### 12.3 Reasons and Explanations

The Resource Management Act provides that the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. The district plan is the primary means of protecting historic heritage. The New Zealand Historic Places Trust also has a responsibility to establish and maintain a Register of Historic Places, Historic Areas, Waahi Tapu and Waahi Tapu Areas for the purposes of informing the public, notifying owners and assisting protection under the Resource Management Act.

“Keep the treasures handed down by the ancestors as an adornment for the descendants yet to be born in New Zealand.

Puritia nga taonga tuku iho a nga tupuna hei tiki huia ma nga uri whakatupu a Aotearoa.” (Historic Places Trust)

Heritage resources are often fragile and may be adversely affected by activities, development or lack of care and maintenance. There is a need to allow communities to alter and grow, while ensuring that significant heritage resources are retained for both present and future generations. The origins and location of the Waikato District have given it heritage resources that have a distinctive character, and as such are a reminder of the district’s past. This heritage includes sites associated with events or experiences and those objects, sites and places that are valued and which the community wishes to pass on as a gift to future generations.

#### 12.3.1 Restoration and Conservation

Heritage is under pressure from growth and the needs of landowners. There is a need to recognise the contribution that heritage items make to the community and to encourage their restoration, conservation and continued use.

### **12.3.2 Adverse Effects on Historic Heritage**

The value and appreciation of any heritage item can be affected by its surroundings. A heritage item does not exist in isolation from its surrounding area and, as such, can be adversely affected by land use and subdivision and the resulting rate or scale of physical change. The original relationship of a heritage building with a site can be lost through the reduction of surrounding space. Development on the site or a site surrounding a heritage item should not downgrade the heritage value of the item itself, or the amenity value of the immediate area where this is dependent on retaining an historic flavour.

### **12.3.3 Relationships**

Context or setting of a heritage item can make an important contribution to its heritage value. In some cases, the grounds on which a historic home sits add value to the item e.g. Woodlands Homestead and gardens. In other cases the value is in the item remaining in its original location e.g. the former flourmill at Ngaruwahia, which would have relied on the Waikato River for delivery and transport of goods.

Specific views of and within sites of historical significance, for example the views between redoubts and between redoubts and the river, enable appreciation of the link between the site and the event that occurred there. Battles rarely leave visible signs but the visual link between redoubts within battlefields, such as those involved in the 1860s land conflicts, are important.

### **12.3.4 Demolition or Removal**

Heritage buildings, sites and objects may be threatened with demolition or removal in response to development pressures. The need for growth and new development must be weighed against the need for the retention of heritage items.

Protection of heritage items is a high priority. However, it is recognised that there may be circumstances under which demolition, partial demolition or removal of such items may be acceptable, but only after all other alternatives have been investigated.

### **12.3.5 Additions and Alterations**

Additions or alterations can detract from the character of a heritage item and so need to be done with care and sensitivity. These actions must not compromise the values for which the item has been listed, by either design, scale or in some cases, materials. Regard must be had to the category of protection and why the item was listed. If protection is for streetscape reasons, then regard would need to be had to how visible the changes to the item are, where they are visible from and how well the changes fit with the heritage item. It is recognised that even major changes can successfully be made to heritage items provided that those changes are carefully designed and implemented to avoid destroying the heritage values and fabric of the building. In implementing this policy, stricter standards apply to Group A items than to Group B items.

### **12.3.6 Archaeological Sites and Significant Places**

There are a number of archaeological sites and areas, sites of significance to Maori (including waahi tapu sites and waahi tapu areas), and significant places (eg redoubts) identified in the plan. Key impacts on these sites arise from earthworks (including quarrying), and the placement of inappropriate structures within their vicinity. There is a need to ensure protection of the actual form of the sites and their integrity in terms of heritage values. This protection involves consideration of the way a site might be modified and the extent of any proposed modification. Protection measures might also include relocation of artefacts, objects, or structures as a planned response. The Historic Places Act 1993 provides additional protection to archaeological sites and areas and it is important that the Historic Places Trust is consulted at the early stages of any potential development. Any work that may modify, damage or destroy an archaeological site associated with pre-1900 human activity will require an authority from the Historic Places Trust.

### **12.3.7 Precincts**

Precincts are areas within which the combination of the buildings and the spaces defined by the buildings has resulted in a heritage character or appearance, which allows the area to be recognised as an entity. The identified precincts are of special value as they reflect the character of the district at different times in history. There are several precincts in the district identified as having special streetscape and heritage significance.

### **12.3.8 Trees**

Historic trees have been identified for the contribution they make to marking the history of the district. Trees may have been planted to commemorate an historic event or were planted by a person of importance. Trees may also have a spiritual or cultural value, and represent continuity between the past, present and future generations. Policies ensure that any work undertaken on or near identified trees does not affect the tree's health or integrity. It is recognised that there may be circumstances where a tree represents a risk to life or property and, therefore, should be removed.

## **12.4 Methods of Implementation**

### **12.4.1 Regulatory Methods**

- (a) Identification and ranking of heritage buildings, sites, objects and trees, and their values.
- (b) Indication on planning maps of identified heritage items, precincts, trees, archaeological sites, identified places of historic significance and views.
- (c) Rules controlling subdivision, use and development of land associated with heritage items and trees.
- (d) Rules controlling demolition, removal, restoration, additions and alterations of identified heritage items and trees.

### **12.4.2 Deleted**

### **12.4.3 Council Works and Services**

- (a) Preserve heritage items and trees on council land.
- (b) Liaise with heritage consultants, architects and arboriculturists to make information available to the public.
- (c) Develop heritage protection plans for communities.
- (d) Community heritage mapping.
- (e) Work with owners and external sources to create heritage trails.
- (f) Plaques identifying heritage items and trees.
- (g) Community awards for protection or enhancement of heritage items.
- (h) Negotiate acquisition of reserves containing historic sites and items.

### **12.4.4 Information, Education and Advocacy**

- (a) Consultation with owners of heritage items and trees relating to public and council responsibilities towards preservation.
- (b) Provision of technical advice regarding the preservation, conservation, additions or alterations of heritage items or trees.
- (c) Brochures to promote heritage items and trees in the district.
- (d) Encourage community awareness of heritage items and trees.
- (e) Public information on advice and financial assistance available from the Council and external agencies.
- (f) Advocate to agencies for funds to assist in the protection or purchase of heritage items.

### **12.4.5 Economic Instruments**

- (a) External funding assistance for maintenance and restoration.

## 12.5 Reasons for Methods

### 12.5.1 Regulatory Methods

Protection is required for heritage items or trees that may come under threat in the future. The regulatory approach uses rules to control the demolition or removal of a heritage item or tree, or any inappropriate subdivision, use or development of, or adjacent to, heritage items or trees. Rules will ensure that additions or alterations are carried out in a manner sympathetic to the characteristics and consistent with the heritage values of the item. Group A heritage items are the most significant heritage items in the district and the rules controlling these items will be stronger than those rules controlling Group B heritage items. Heritage precincts reflect the history and character of the district. Rules will control new development, external alterations and additions to ensure that the character contributing to a precinct is not lost. External documents, such as the Historic Places Trust register and “Heritage Guidelines”, the ICOMOS NZ Charter, and the Waikato Regional Policy Statement, and any relevant iwi management plans, provide guidance for assessment purposes.

The Historic Places Trust compiles a register of New Zealand’s most important historic heritage items. The district plan is able to provide legal protection for those items on the register. The Waikato District Heritage Strategy will provide the Council with direction from the community on heritage protection.

### 12.5.2 Deleted

### 12.5.3 Council Works and Services

Every community has its roots in historic heritage and, while much of this heritage is privately owned, the public look towards the Council to promote heritage, especially protection of items owned by the Council.

### 12.5.4 Information, Education and Advocacy

The protection of the district’s heritage is reliant on the cooperation and involvement of the public who need to recognise heritage issues and values and become involved in their protection. Information collected and distributed to the community enables it to play a meaningful role in the protection of heritage items and reduces the risks of heritage items being destroyed through ignorance. The Council can work in conjunction with external agencies to make information on heritage values available.

### 12.5.5 Economic Instruments

Owners of heritage buildings who find the maintenance burden too high are likely to allow the buildings to become run down. Owners can be encouraged to protect their heritage item by the use of financial incentives. Financial incentives do not necessarily need to be funded by the Council but may also be available through grants from agencies that are set up for the specific purpose of preserving historic heritage. The Council has a Heritage Fund available to support owners of heritage buildings.

## 12.6 Anticipated Environmental Results

ISSUE	ANTICIPATED ENVIRONMENTAL RESULTS
12.6.1 Heritage items	(a) Protection of heritage resources. (b) Retention of the range and qualities of heritage items in the district. (c) Recognition and retention of the heritage resources of specific areas. (d) Recognition, respect and care of heritage resources by the community.