

NELSON PLAN HERITAGE METHODOLOGY

**A REVISED METHODOLOGY FOR IDENTIFYING AND
ASSESSING THE HERITAGE SIGNIFICANCE OF
BUILDINGS, PLACES, AREAS AND OBJECTS**

REPORT PREPARED FOR NELSON CITY COUNCIL

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19 JUNE 2015



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EXECUTIVE SUMMARY

Nelson City Council commissioned Heritage Consultancy Services to prepare a revised heritage methodology to assess the heritage significance of buildings, places, areas and objects that are being considered for inclusion on Nelson's Resource Management Plan [NRMP]. The revised methodology may also be used to update and review built heritage items that are currently scheduled on the Plan. The assessments are expected to be used by council consent planners and consulted by property owners, members of the local heritage community and others with an interest in the city's built heritage.

Samples of the two assessment methodologies previously used by Nelson City Council indicate that the 'NCC Heritage Assessment Form', while predicated upon the assessment criteria contained within Appendix 1 of the NRMP, does not provide sufficient information to establish the history of the building, place, area or object. Nor does the numeric scale attached to each criterion communicate heritage values in a way that is either accessible for property owners or able to be defended by council staff through the resource management process. Conversely the draft 2009 'Heritage Building Inventory' forms provide a comprehensive history of the built heritage item, but fail to reiterate the NRMP's assessment criteria and thus cannot be directly linked to the city's principal heritage planning tool.

This project involved reviewing the current requirements of the Resource Management Act [RMA], referring to the assessment criteria used by Heritage New Zealand Pouhere Taonga [HNZPT], and analysing the built heritage assessment criteria of five other territorial authorities, in order to develop a best practice methodology for Nelson City Council.

The consultants determined that, by refining the existing assessment criteria (see NRMP Appendix 1, AP1.1.xii) and devising a new recording template with accompanying guidance notes, Nelson City Council can transition to a new heritage assessment methodology that will meet the demands placed upon it, whether as a resource consent tool, vehicle for communication with property owners, or as an educational and promotional resource for community heritage groups and others.

Feedback received from Heritage New Zealand staff and members of the Heritage Nelson forum supported the use of an assessment model that took into account HNZPT's List of Historic Places and acknowledged the value to the city of the 'Thematic Historical Overview of Nelson City' that was prepared for Nelson City Council in 2011.

Appended to this report are the proposed heritage recording template and guidance notes for its use, six examples of the new template recording the heritage features and values of currently scheduled heritage buildings, and a comprehensive suite of analytical tables detailing the approaches of Dunedin City, Marlborough, New Plymouth, Thames-Coromandel and Tasman District Councils' to heritage identification and assessment.

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AUTHORSHIP

Dr Ann McEwan is an independent heritage consultant with 25 years experience in the historic heritage sector. After working for Heritage New Zealand for a number of years, Ann lectured in Art and Architectural History at the University of Waikato for a decade before establishing Heritage Consultancy Services in 2006. Since then she has been engaged by government departments, territorial authorities, mana whenua and private property owners to provide heritage planning policy and management advice, and to peer review the work of other professionals in the field. Ann has served on the Auckland Council Heritage Advisory Panel since it was established in 2010 and is also an inaugural member of the Hamilton City Council Heritage Advisory Panel.

Dr Greg Mason is a resource management planner who specialises in historic heritage planning policy, implementation and monitoring. Greg has considerable expertise and experience in the area of integrated plan development based upon heritage outcome monitoring. He has prepared heritage monitoring strategies, carried out state of the environment monitoring, evaluated the effectiveness of heritage rules and non-regulatory methods, prepared section 32 reports to support plan changes, and redrafted district plan heritage provisions.

ACKNOWLEDGEMENTS

With thanks to Paul Harrington, Planning Adviser Nelson City Council, members of Heritage Nelson, and Jillian Kennemore and Alison Dangerfield, Central Regional Office, Heritage New Zealand. Thanks also to the staff at the case study councils who participated in phone interviews.



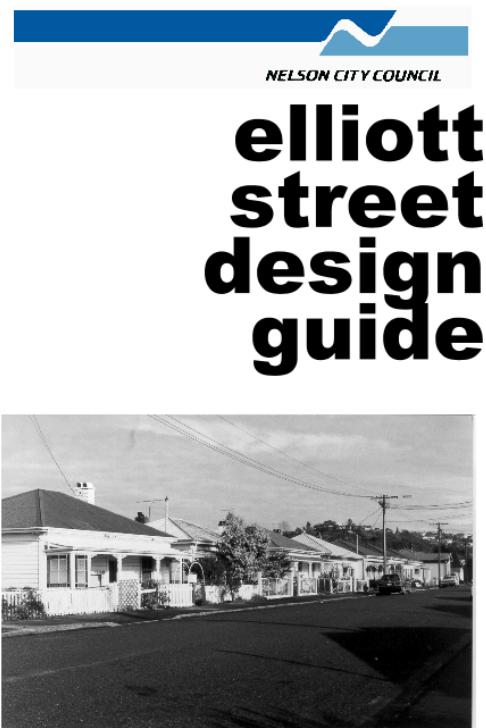
INTRODUCTION

Identification and assessment of historic heritage resources is a fundamental component of resource management planning and the sustainable management of historic heritage resources, which is a matter of national importance under section 6 of the Resource Management Act 2003.

The RMA characterizes historic heritage resources but does not provide criteria for their identification and assessment. Territorial authorities are therefore free to determine their own criteria and in this they can be guided by the criteria contained within the Heritage New Zealand Pouhere Taonga Act 2014 and consider the example of other authorities and earlier incarnations of local resource planning documents. By closely following the wording provided in the RMA definition of historic heritage [see below] councils are arguably best able to maintain internal consistency through their regional and territorial planning documents and establish a robust and defensible framework for heritage identification and assessment.

Of the councils sampled by the authors of this report, Nelson currently maintains a high standard of identification and assessment practice. Although the city's Regional Policy Statement does not contain assessment criteria for historic heritage identification and assessment it is noted that these are included in Appendix 1 of the NRMP. Nelson City Council does not provide significance statements about its scheduled heritage buildings, places and objects online, although the council's web site does provide a platform for this information [<http://nelson.govt.nz/recreation/history-heritage-2/>] and a link is provided to access information about the heritage buildings in the city that are listed by Heritage New Zealand.

Councils may choose to rank scheduled heritage buildings, places, areas and objects, just as HNZPT categorises the historic places on its List as either category 1 or 2. Nelson City Council currently has three rankings of heritage buildings, places and objects, although the consultants consider that the 'C' ranking may not have a place in the Plan in future, given that the permitted activity status for all alterations and demolition of 'C' ranked items means that the sustainable management of these historic heritage resources cannot be controlled or directed by Nelson City Council in any way. In future, adoption of the assessment methodology proposed here may lead to the migration of the three-tier built heritage schedule to a new two-tier schedule based upon an assessment of high significance [A ranking items] and significance [B ranking items] to Nelson.



March 2004

STATUTORY PROVISIONS FOR IDENTIFYING AND ASSESSING THE SIGNIFICANCE OF HISTORIC HERITAGE

Heritage Identification under the Resource Management Act 1991

The 2003 amendment to the RMA elevated protection of historic heritage from section 7 'Other Matters' to section 6 'Matters of National Importance'. Alongside this change, a definition for historic heritage was included in the Act:

historic heritage—

- (a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
 - (i) archaeological;
 - (ii) architectural;
 - (iii) cultural;
 - (iv) historic;
 - (v) scientific;
 - (vi) technological; and
- (b) includes—
 - (i) historic sites, structures, places, and areas; and
 - (ii) archaeological sites; and
 - (iii) sites of significance to Māori, including wāhi tapu; and
 - (iv) surroundings associated with the natural and physical resources.

The definition provides six criteria ((a)(i)-(vi)) for councils to use when assessing historic heritage for inclusion in their regional and district plans. It also specifies the types of heritage that can be considered for identification ((b)(i)-(iv)).

The RMA further requires councils to 'have regard to' any "relevant entry on the Heritage New Zealand List/Rārangi Kōrero" (section 66 for regional councils and section 74 for district councils). This provision links the protection mechanisms provided under the RMA with the heritage identification function carried out by Heritage New Zealand (HNZ) under the Heritage New Zealand Pouhere Taonga (HNZPT) Act 2014¹. Thus, a key purpose of the HNZ List is "to be a source of information about historic places, historic areas, wāhi tūpuna, wāhi tapu, and wāhi tapu areas for the purposes of the Resource Management Act 1991" (s65(3)(c)).

The provisions relating to the identification and assessment of historic places and areas are discussed below as these are of particular relevance to this project.

Heritage Identification under the Heritage New Zealand Pouhere Taonga Act 2014

In order to be included on the HNZ List, an historic place or area must have "aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value" (s66(1)). These values include the six qualities set out in the RMA definition above, as well as the values of aesthetic, social, spiritual, and traditional.

In addition, the HNZPT Act sets out criteria to assist HNZ in assigning either category I or II status to an historic place.² To this end, HNZ must be "satisfied that the place has significance or value in relation to 1 or more of the following criteria" (s66(3)):

- (a) the extent to which the place reflects important or representative aspects of New Zealand history;
- (b) the association of the place with events, persons, or ideas of importance in New Zealand history;

¹ Prior to the enactment of the HNZPT Act in 2014, Heritage New Zealand was formerly known as the Historic Places Trust, and the Heritage NZ List was referred to as the 'Register of Historic Places, Historic Areas, Wāhi Tapu and Wāhi Tapu Areas'.

² Category 1 are places of special or outstanding historical or cultural heritage significance or value; Category 2 are places of historical or cultural heritage significance or value (s65(4)(a)).

- (c) the potential of the place to provide knowledge of New Zealand history:
- (d) the importance of the place to tangata whenua:
- (e) the community association with, or public esteem for, the place:
- (f) the potential of the place for public education:
- (g) the technical accomplishment, value, or design of the place:
- (h) the symbolic or commemorative value of the place:
- (i) the importance of identifying historic places known to date from an early period of New Zealand settlement:
- (j) the importance of identifying rare types of historic places:
- (k) the extent to which the place forms part of a wider historical and cultural area.

These criteria provide additional guidance with which to assess the significance of historic places identified as having the necessary values set out in s66 of the HNZPT Act. While not a requirement of either the RMA or HNZPT Act, councils can (and do) utilise these criteria in their policy statements and plans, either as stated or in a modified form, to assess the significance of heritage identified as exhibiting the qualities set out the RMA definition.

The criteria in the HNZPT Act and the qualities identified in the RMA cover both a place and an area, so Nelson City Council can use or adapt the same criteria to identify and assess built heritage items and areas.

It is also worth noting that the ten heritage values identified in s66(1) are not entirely replicated in the more detailed criteria set out in s66(3) for assessing significance. These criteria place considerable emphasis on history [a, b, c & I], and a reasonably close look is needed to see that architectural/aesthetic values are addressed at (g).

Another point of note is that the criteria are arguably too detailed and could be simplified by conflating two or more of the values into one criterion. For instance, 'Aesthetic' is useful when it comes to buildings and structures that do not have 'architectural' values as such – the object being assessed might be a bridge, a memorial, a public statue etc. - but this could also be covered by a criterion 'Architectural/Aesthetic'. Similarly, 'Spiritual' is usually conflated with 'Cultural', with the latter arguably being more inclusive, and 'Social' values typically get addressed in tandem with 'Historic' values, as per patterns of social history etc. 'Traditional' is likely targeted at Maori cultural values as is therefore not relevant to this project.

In sum, it is recommended that the criteria used by Nelson City Council reference and expand upon the six historic heritage qualities itemised in the RMA definition. In other words, the criteria should make explicit the meaning and purpose of each of the qualities for assessing heritage significance. This will create a clear and simple pathway from identification, to assessment, to protection, which will always lead back to the RMA, thereby reflecting strong internal consistency.

As noted, the HNZPT Act criteria provide a useful guide for considering the robustness of the existing Nelson City District Plan assessment criteria. This is consistent with advice provided on the Quality Planning website with regard to identifying and assessing heritage significance:

Criteria and categorisation should align with criteria for the identification and classification of historic places to be entered onto the New Zealand Heritage List/Rārangi Kōrero. While there are some differences in the definition of historic heritage under the RMA and the criteria for inclusion in the Heritage New Zealand List/Rārangi Kōrero, essentially the same types of heritage places can be identified.³

³ www.qualityplanning.org.nz/index.php/planning-tools/heritage#identification_of_historic_heritage

REVIEW OF CASE STUDY COUNCILS' APPROACH TO HERITAGE IDENTIFICATION AND ASSESSMENT

Another source of information used in this project comes from a review of the criteria and assessment practices of other New Zealand councils. To this end, five case study councils were chosen – Dunedin City (DCC), Marlborough District (MDC), New Plymouth District (NPDC), Tasman District (TDC), and Thames-Coromandel District (TCDC). These councils were chosen as they represent a mix of unitary and district councils from the North and South Islands, they have had similar development patterns, and they face similar development pressures.

The tables at Appendix 4 set out the information gleaned from each of the councils. This includes relevant provisions from the district plans, as well as from the relevant regional policy statements.⁴ Information was also collected from the council's websites and from phone conversations with selected staff. The findings have been collated into tables so that they are easily accessible and presented in a consistent way to aid comparison. Following on from the five case study councils, a similar table addressing the same questions is set out for Nelson City Council.

The tables present the information under eleven specific questions/headings. A synthesis of the findings is provided for each question below. For full details of the approach used by each council refer to Appendix 4.

1. Does the relevant Plan contain criteria for assessing heritage significance?

Five out of the six councils' district plans contain criteria for assessing heritage significance. The Thames-Coromandel Proposed District Plan includes the RMA definition of historic heritage, but it does not include assessment criteria. Instead the Plan states "*Historic Heritage Items have been assessed as meeting the "Historic and cultural heritage assessment criteria" as set out in the Proposed Regional Policy Statement*".

2. Does the relevant Regional Policy Statement (RPS) contain criteria for assessing heritage significance?

First generation Regional Policy Statements have tended not to include heritage assessment criteria – the operative Otago, Marlborough, Nelson and Taranaki RPS fall into this category. In contrast, the Waikato and Tasman RPS do include criteria, as does the emerging second generation (draft) RPS prepared by the Otago Regional and Marlborough District Councils.

3. Do the Plan criteria 'give effect to' the RPS criteria?

Where they exist, the assessment criteria in the relevant RPS are given effect to in the councils' district plans, as required by the RMA. This is true for Dunedin (operative RPS), Marlborough and Tasman. The criteria in the draft Otago RPS and Waikato RPS are more detailed than that found in the Dunedin and Thames-Coromandel district plans.

4. Are the Plan criteria consistent with the RMA definition of historic heritage?

For the most part district plan criteria are consistent with the RMA definition of historic heritage – this is true for New Plymouth, Thames-Coromandel, Tasman and Nelson. For Dunedin and Marlborough the district plan criteria are partially consistent, largely because key qualities identified in the RMA definition are not referenced in the criteria (e.g. 'archaeological').

5. Are Plan criteria sufficient for identification and assessing significance?

Four of the district plans' assessment criteria are sufficient for the task of identifying and assessing heritage significance, namely Dunedin, New Plymouth, Thames-Coromandel, and Nelson. Some of Marlborough and Tasman's criteria may be difficult to substantiate and/or they invite subjective judgements, e.g. in relation to the scheduled item being 'unique or rare, or a work of art' (MDC), and having 'a past or present sense of beauty' (TDC).

6. Is information on the heritage significance of scheduled items accessible to the public on the Council's web site?

Only one of the six councils (Thames-Coromandel) provides information on the heritage significance of

⁴ Regional Policy Statements were reviewed because they sometimes include criteria for identifying and assessing heritage, which district councils are required to 'give effect to' in their district plans.

all scheduled items on the Council's website. In this case, the Thames and Coromandel Community Board scheduled items inventory forms can be accessed. While the DCC Heritage Register is available on the Council's web site information tends to be minimal, may lack a historic narrative and does not include a statement of significance. Marlborough provides a link to the heritage schedules and also a council map showing these resources, but items not listed by Heritage NZ do not have information. New Plymouth, Nelson and Tasman do not provide information on their websites.

7. Are different categories identified in the Plan and how are they determined from one another?

Four councils identify different categories of heritage in their district plans; Marlborough has two (A, B), New Plymouth has three (A, B, C), Tasman has two (I, II), and Nelson has three (A, B, C). Dunedin and Thames-Coromandel have a unitary list and do not differentiate between scheduled items.

8. Is the whole exterior of scheduled items identified?

All councils except Dunedin identify and protect the entire exterior of all scheduled items. Dunedin's schedule identifies a range of external features requiring protection, including façade only, the entire external building envelope, or bulk appearance.

9. Are the surroundings of scheduled items identified?

There are a variety of approaches to the identification of surroundings. Marlborough does not identify surroundings associated with a scheduled item. Dunedin does, but only for items that are also in heritage precincts in which case development of surroundings that can be seen from the street is managed. New Plymouth applies a subdivision rule for Category A listed sites, as well as a rule for the erection of buildings on the site of six specific items. The Proposed Thames-Coromandel district plan includes the 'curtilage' of all scheduled items, which is defined as "*land surrounding and integral to a historic heritage item, including the landscaping and planting area, which is relevant to retaining and interpreting the item's historical significance*". The rules in the heritage section of the Tasman only apply to physical changes to the scheduled building/structure itself although the resource consent assessment criteria include consideration of "*The importance of land surrounding the heritage building or structure*". Items on Nelson's heritage schedule explicitly identify when the surrounds are protected.

10. Are groups/areas of buildings/structures identified?

Marlborough and New Plymouth do not identify groups or areas of buildings/structures on the schedule. For Tasman, the district plan includes only a small number of sites with more than one building/structure identified, e.g. the Motueka Wharf and adjacent memorial. The Dunedin schedule includes buildings that have been assessed as being worthy of protection on the basis of their contribution to the character of a particular Townscape or Heritage precinct. Thames-Coromandel and Nelson also identify built heritage areas, which include items listed on the schedule.

11. Are interiors identified?

Marlborough does not identify interior features on the heritage schedule. The other five councils identify interiors to varying degrees. For instance, the Tasman schedule includes the interior of one Category I item, whereas New Plymouth identifies the interiors of eight scheduled items. The Dunedin, Thames-Coromandel and Nelson schedules identify items where whole interiors or specific features are protected.

RECOMMENDATIONS

The authors of this report offer the following recommendations to Nelson City Council. The Council is advised to:

- Refine the existing assessment criteria to better reflect the RMA heritage qualities, while at the same time maintaining a high level of continuity with the existing criteria (NRMP AP1.1.xii).
- Provide guidance notes outside the Plan to assist in the use of the assessment criteria, in order to help council staff, property owners, heritage professionals and members of the community understand the means by which an assessment of significance can be made and supported.
- Refer property owners, council staff, community groups, heritage professional and others to the 'Thematic Historical Overview of Nelson City', written by historian John Wilson for Nelson City Council in 2011, in order to guide the future identification and management of significant historic heritage resources in the city.
- Undertake a resource consent monitoring project of selected A, B & C ranked heritage items to determine the extent to which the presence, or absence, of regulatory protection and financial incentives has supported, or compromised, their heritage values. The results of this monitoring should be used to guide the development of the policy framework for historic heritage resources contained in the Proposed RMP.

Following on from the consent monitoring project:

- Review the current three-tier ranking system with a view to reducing the heritage buildings, places and objects schedule to two rankings (A & B), both offering a targeted level of regulatory protection to highly significant and significant historic heritage resources.
- Review the items currently ranked 'C' to see if they have sufficient significance to merit retention on the Plan as an 'A' or 'B' ranked item, or if they should be deleted and their contribution to the city's history recognized in some other way, for example inclusion in a heritage precinct or heritage trail.
- Review the existing objectives, policies and rules for built heritage items in the NRMP in light of the revised methodology that is proposed, in order to advise of any potential implications for planning rules and to support the Council in its efforts to identify and protect significant built heritage resources within its territory.



PROPOSED NCC HERITAGE ASSESSMENT CRITERIA AND GUIDANCE NOTES

The proposed assessment criteria for evaluating the heritage significance of Nelson's heritage buildings, places, areas and objects are as follows. One or more criteria must be satisfied in order for a building, place, area or object to be included in the Schedule.

- a) Historic and social significance** The heritage item has historic significance associated with a notable person, event, time period or activity. The building, place, area or object demonstrates an important reflection of the social patterns of its time.
- b) Cultural and spiritual significance** The heritage item contributes to the distinguishing characteristics of a way of life, religion, philosophy, custom, practice or other belief. A group or community holds the building, place, area or object in high esteem. The heritage item has special significance to the tangata whenua.
- c) Architectural and aesthetic significance** The heritage building, place, area or object is a significant example of a particular style, time period or designer.
- d) Technological and craftsmanship significance** The heritage building, place, area or object is a significant example of technological processes, developments or methods.
- e) Archaeological significance** The heritage building, place, area or object provides or has the potential to reveal important archaeological information and physical evidence of pre-1900 human activities.
- f) Scientific significance** The heritage building, place, area or object has important educational value and has the potential to provide further information through research.
- g) Group, landmark and contextual significance** The heritage building, place, area or object makes a significant contribution to its surroundings in terms of scale, space, structure, form, materials, texture and colour. The heritage building, place, area or object is an important landscape feature of a particular area and in the community consciousness.

Subject to a determination as to the status of the 'C' ranked items within the NRMP, it is proposed that heritage buildings, places, areas and objects scheduled in the NRMP shall be ranked as Group A or Group B heritage items. Group A heritage buildings, places, areas or objects shall be assessed as having a high level of historic heritage significance to Nelson. Group B heritage buildings, places, areas or objects shall be assessed as having historic heritage significance to Nelson. Heritage Areas will be assessed using the same criteria but will not be ranked. Heritage areas may include within their boundaries both Group A and Group B individual heritage buildings, places, or objects.

It is proposed that the following Guidance Notes would sit outside the Plan to assist in the identification and assessment of built heritage items and areas.

Proposed Guidance Notes:

- Each heritage item will be described and evaluated in relation to each assessment criterion.
- A determination of high significance or significance should be made for each criterion and then an overall assessment of significance reached in a summary statement.
- The assessment report [Built Heritage Inventory Record Form] for each heritage building, place, area or object will be accompanied by a research file. The report will reiterate the research in order to describe the item in sufficient detail to substantiate the assessment of significance under each criterion.
- The Built Heritage Inventory Record Form will not be an exhaustive record of all research information, nor provide a comprehensive history of the built heritage item.
- Where some value under a criterion is present but the threshold for significance or high significance is not reached this will be noted for information purposes.
- Peer review of Built Heritage Inventory Record Forms may be undertaken to determine whether the information and evaluation presented supports scheduling and the level of significance indicated.
- The heritage assessment may acknowledge the importance of the built heritage item in a national or

international context but a determination of significance and the level of significance [A or B ranking] will be primarily determined by the item's significance to Nelson.

- A determination of significance [B ranking] will arise from one or more criterion for significance being met, such that the evidence is credible, the item contributes to an understanding of Nelson's development and identity and it has a good degree of integrity.
- A determination of a 'high level' of significance [A ranking] will arise from one or more criterion for significance being met, such that the evidence is especially credible, the item is important to an understanding of Nelson's development and identity and it has a high degree of integrity.



WHERE TO FROM HERE? FURTHER ACTIONS THAT MAY BE TAKEN BY NCC

- Compilation of accessible historical information within council and in partnership with property owners, Heritage NZ, Heritage Nelson and others to support ongoing historic heritage identification, assessment and management in Nelson
- Preparation of new record forms for all currently listed built heritage items. As this work programme, which can be staged, is undertaken review heritage item ranking, incorporate additional historical information from all available sources, and take a suite of photographs that capture the current appearance and notable features of the item.
- Review of previous suggestions or nominations for listing using a triage approach, whereby an initial assessment is made in order to determine if a full heritage record form should be prepared and a ranking recommendation made for inclusion of the item in the Plan.
- Development of a nomination form for heritage buildings, places, areas and objects that is available, via the council web site, in a similar fashion to the 'New Heritage Tree Nomination Form' that is already available online [http://nelson.govt.nz/assets/About-nelson/downloads/nomination-form-heritage-trees-FOE_2.pdf].

APPENDIX 1 – PROPOSED HERITAGE BUILDINGS, PLACES, AREAS AND OBJECTS ASSESSMENT TEMPLATE

**NELSON CITY COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM**

HERITAGE ITEM NAME

ADDRESS

PHOTOGRAPH xx

[Insert date of photo]

DISTRICT PLAN ITEM NO. xx **HNZ LIST NO.** xx
(At time of assessment)

DISTRICT PLAN CATEGORY xx **HNZ LIST CATEGORY** xx
(At time of assessment)

LEGAL DESCRIPTION

NCI FILE NUMBER

DATE OF CONSTRUCTION

ARCHITECT/DESIGNER/ BUILDER

STYLE XX

PHYSICAL DESCRIPTION

۲۷

MATERIALS/STRUCTURE

xx

ADDITIONS/ALTERATIONS

xx

SURROUNDINGS & EXTENT OF SCHEDULING

xx

HISTORY

xx

HISTORIC AND SOCIAL SIGNIFICANCE

xx

CULTURAL AND SPIRITUAL SIGNIFICANCE

xx

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

xx

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

xx

ARCHAEOLOGICAL SIGNIFICANCE

xx

SCIENTIFIC SIGNIFICANCE

xx

GROUP, LANDMARK AND CONTEXTUAL SIGNIFICANCE

xx

SUMMARY OF HERITAGE SIGNIFICANCE

xx

RECOMMENDED CATEGORY IN WHAKAMAHERE WHAKATU NELSON PLAN

xx

REFERENCES

- (Append historic and current Certificate of Titles & Deposit Plans)
- (Append historic photographs, maps, plans etc)
- (Append contemporary photographs showing, where relevant, all elevations, notable exterior architectural details, contextual/streetscape appearance, notable interior fixtures and fittings)

REPORT COMPLETED **XX**

AUTHOR **XX**

REPORT UPDATED **XX**

AUTHOR **XX**

PEER REVIEWED **XX**

REVIEWER **XX**

**APPENDIX 2 – SELECTED SAMPLE OF LISTED HERITAGE BUILDINGS USING
THE PROPOSED TEMPLATE**

**NELSON CITY COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM**

HERITAGE ITEM NAME	former Mill Race		
ADDRESS	Queen's Gardens, 210 Bridge Street / 333 Hardy Street, Nelson		
PHOTOGRAPH	xx		
[Insert date of photo]			
DISTRICT PLAN ITEM NO. (At time of assessment)	xx	HNZ LIST NO.	7689
DISTRICT PLAN CATEGORY (At time of assessment)	C	HNZ LIST CATEGORY	2
LEGAL DESCRIPTION	The land comprising the Queens Gardens is made up of nine parcels comprising 1.8042 hectares, as follows: Pt Reserve M City of Nelson (NZ Gazette 1880, p.377), Pt Sec M City of Nelson (DI NL1/674), Sec 1156, 1157 City of Nelson (CT NL72/273), Pt Secs 202 City of Nelson (CTs NL10B/664, NL12/62), Pt Sec 204 City of Nelson (CTs NL38/197, NL106/187) Nelson Land District.		
NCC FILE NUMBER	xx		
DATE OF CONSTRUCTION	1845		
ARCHITECT/DESIGNER/ BUILDER	Unknown		
STYLE	Utilitarian		
PHYSICAL DESCRIPTION	'Remains of the mill race are extant in the southwest corner of the Gardens as a stream which flows into the Eel Pond' (Beaumont, p. 88 - see below).		
MATERIALS/STRUCTURE	Streambed.		
ADDITIONS/ALTERATIONS	Water supply cut off by council to facilitate development of the Eel Pond (1886, later restored). Two pipes laid from millstream to pond for water spouts (1891). Alton Street race covered over on the former Campbell's Mill site (1940). Water from race channelled to drive Rotary waterwheel (2005).		

SURROUNDINGS & EXTENT OF SCHEDULING

The former millrace is situated in the southern portion of the Queen's Gardens, lying perpendicular to Hardy Street. The extent of the scheduled item is 'the Queens Gardens, including the Eel Pond and Islands, Rose Garden, Pitt Memorial Gates, Trask Memorial Gates, Boer War Memorial, Priapos Fountain, Mill Race, tall tree framework (see 'Survey of Tall Trees, February 2005' in Appendix 5 of Registration Report), Bridge and Tasman Street Gates, stone walls and layout thereon' (HNZ, see below). The Queen's Gardens Gates (1910) are an 'A' ranked built heritage item in the NRMP. Immediately adjacent to the gardens are the Suter Art Gallery (A) and the NMIT Technical School Building (A), as well as the Albion Square Historic Area, in which are located the Trout Hatchery (A), former Provincial Council Fire Engine House (B), Pillar Letter Box (B), the former Hardy Street Girls' School (A), a magazine (B), and a survey chain (B).

HISTORY

Nelson's first flourmill was established on this site in early 1845 and its lease and operation was taken over by Matthew Campbell in September of that year. 'The race has its source in the Brook at a point between Manuka and Bronte Streets. Water was first carried on a lead which was described in March 1845 as "tunneled (sic) 44 yards, open 110, and raised on wooden posts 242 yards) from the stream in Brook Street Valley. Having reached the mill and turned the millstones the water was discharged into the Eel pond. In November 1862 the mill spout was taken down and the lead disassembled and undergrounded using pipes imported from England and buried under 3 inches of gravel' (Beaumont, p. 88 – see below). From 1866 until 1887 the race fed the Public Baths on this site. The mill building was demolished in 1887. The Queen's Gardens were opened in 1891 to commemorate, somewhat belatedly, the 50th jubilee of Queen Victoria (1887). In 1905 a fernery was erected on the site of the former flourmill. In 1927 a summerhouse was built beside the fernery, near the millrace. This was removed in the early 1990s. The Queen's Gardens Preservation Society was founded in 2004 to lobby for the Gardens' protection and the Friends of Queen's Gardens were established in c.2013 to contribute to the gardens' upkeep.

HISTORIC AND SOCIAL SIGNIFICANCE

The former millrace has high historic significance as a reminder of an earlier industrial use of the site and its association with Matthew Campbell, who played a key role in the educational history of Nelson. The former mill race also has historic significance for its association with the late 19th century development of the Queen's gardens and demonstrates a significant social pattern of civic beautification that was typical of New Zealand towns and cities in the later 19th and early 20th centuries.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Set within the Queen's Gardens, the former millrace has high cultural significance because its location is of special significance to tangata whenua as a mahinga kai on the Maitai River. Maori harvested tuna [eel] in this area and the place became known as the eel pond to Nelson's early colonial settlers. As part of the Queen's Gardens, the former millrace also has cultural significance as it is held in high esteem by the community, especially the Preservation Society and Friends group, as a place of recreation and commemoration.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former millrace has aesthetic significance for its picturesque visual quality that enhances that of the Queen's Gardens as a whole.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former millrace has high technological significance as a surviving element from a mid-19th century industrial site, on which Nelson's first flourmill was located.

ARCHAEOLOGICAL SIGNIFICANCE

The former mill race has high potential archaeological significance in view of the location's historic use as a mahinga kai and its development since the early 1840s as an industrial and, later, recreational site.

SCIENTIFIC SIGNIFICANCE

The former millrace has potential scientific significance for the opportunity it offers for further research into the industrial use of the site before its development as a pleasure garden. The gardens in which the former race is located have scientific significance for its plant collection.

GROUP, LANDMARK AND CONTEXTUAL SIGNIFICANCE

The former millrace has high contextual significance as a defining element within the picturesque environs of the Queen's Gardens and for its relationship to numerous other recognised built heritage items within both the Queen's Gardens and the Albion Square Historic Area.

SUMMARY OF HERITAGE SIGNIFICANCE

The former millrace in Queen's Gardens has high overall significance to Nelson. The former millrace has high historic significance as a surviving remnant of Nelson's first flourmill and high cultural significance for its association with a mahinga kai and for the esteem in which it is held by the community. The former millrace has aesthetic significance as a picturesque element within the Queen's Gardens and high technological significance as a surviving element from an 1845 industrial enterprise. The former millrace has high potential archaeological significance in view of its historic industrial function since 1845 and its location within a mahinga kai and, more recently, the Queen's Gardens. The former mill race has scientific significance for its potential to reveal further information about historic Maori and colonial use of the site and high contextual significance as a key element within Queen's Gardens.

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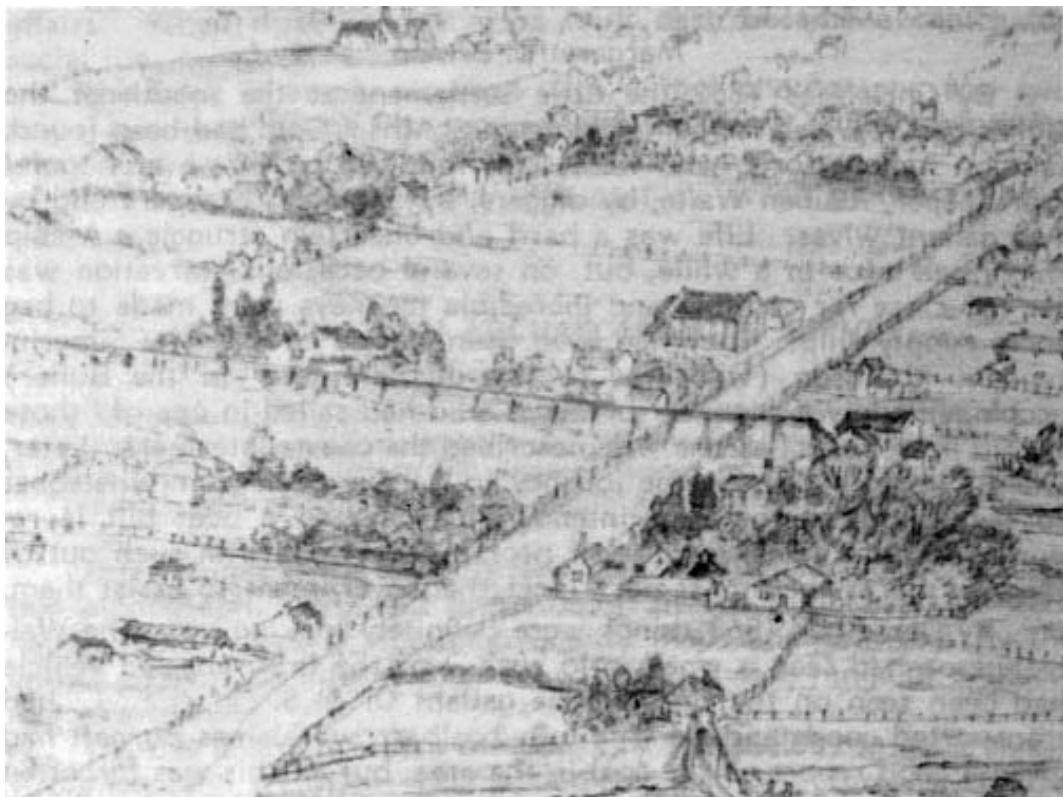
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- (Append historic and current Certificate of Titles & Deposit Plans)
- (Append historic photographs, maps, plans etc)
- (Append contemporary photographs showing, where relevant, all elevations, notable exterior architectural details, contextual/streetscape appearance, notable interior fixtures and fittings)



From an early painting attributed to Charles Heaphy. The Overhead Pipe-line along Alton Street is clearly visible crossing Hardy Street to the Mill at the Eel Pond
(Nelson Provincial Museum)

Source: *Nelson Historic Society Journal*, Vol. 3, Issue 4, Sept 1978, p. 20.

REPORT COMPLETED

11 June 2015

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

REPORT UPDATED

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AUTHOR

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PEER REVIEWED

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REVIEWER

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NELSON CITY COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Former Blick dwelling & associated outbuildings?

ADDRESS 26 Blick Terrace, Brook Valley, Nelson



PHOTOGRAPH

[December 2009]

DISTRICT PLAN ITEM NO. xx **HNZ LIST NO.** 5164

DISTRICT PLAN CATEGORY C **HNZ LIST CATEGORY** 2

LEGAL DESCRIPTION Part Section 1 Maitai District

NCC FILE NUMBER xx

DATE OF CONSTRUCTION c.1860 + 1865 + 1900

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Bay Villa

PHYSICAL DESCRIPTION

Two-storey residence with hipped roof, double height veranda and a predominantly rectangular footprint, extended by an auxiliary building at the south-east corner. Sash windows, some with multiple panes, brick chimneys attached to the east and west external walls, bracketed eaves, lean-to porch on east side and return veranda to the north and west. Veranda is terminated on the north elevation, being the façade, by a hip-roofed bay. Chicago window on the ground floor of this bay is sheltered by a sun hood. Veranda carried on chamfered posts with capitals and decorative brackets. First floor balcony is partially enclosed as a result of the infill of one bay of the balcony with opaque glass. Balcony has a fretted timber balustrade. Two panelled doors provide access to the house from veranda.

MATERIALS/STRUCTURE

Timber framing, lapped and rusticated weatherboards and joinery, corrugated steel roofing. Stone piles.

ADDITIONS/ALTERATIONS

Alterations and additions to the original cottage (1865 & c.1900 – to be confirmed). First floor balcony built atop return veranda (date unknown). New dwelling erected on site (c. 2012).

SURROUNDINGS & EXTENT OF SCHEDULING

The house sits on an elevated site overlooking Robinson Road towards the south-west corner of the property. The curtilage of the scheduled item encompasses all that parcel of land located at 26 Blick Terrace, *subject to a site survey*. There are four listed trees on the property, including a *Nothofagus solandrii* [hard beech] that is a heritage tree. In Brook Street there are three other listed built heritage items: two cottages (41B & 43A) and the Dunn Mountain Railway Memorial (opposite 130).

HISTORY

The dwelling was built in three stages by the Blick family. Thomas Blick (1802-60) was an early settler who arrived in Nelson in 1843, with his wife Hannah and their seven children, and became the town's first weaver. Blick was a master weaver and he had purchased land in Brook Valley prior to leaving England. Upon his arrival in Nelson Blick began producing leather and set about building a loom on which he could produce fabric for clothing. He established a woollen mill in Upper Brook Street in 1845. The yarn and fabric was initially made by hand. Blick 'employed German immigrant women, including those from the Bensemann and Eggers families. The women spun sheep's wool, which was used to produce a strong, almost waterproof fabric known as Blick cloth. It was used for uniforms of the constabulary' (Te Ara – see below). In 1858 Blick began powering his machines with bullocks and later still the motive source was water from the Brook. Blick tweed was exhibited at the Crystal Palace in 1861 where it was awarded a bronze medal. In addition to their business activities the Blick family were also foundation members of the Baptist church in Nelson. Thomas Blick's widow Hannah sold the clothing factory to Joseph Webley, who transferred the factory to Bridge Street and its product to Nelson Cloth.

The first stage of the former Blick dwelling, which was erected in 1860, superseded a cob house built further down the valley by Thomas and Hannah Blick. The 'new' timber cottage of 1860 had two bedrooms and a parlour. It was extended in 1865, with the addition of a kitchen, three bedrooms and a veranda, and then in c.1900 the building was considerably enlarged and became the two-storey structure with return veranda that it is today. As Thomas Blick died in November 1860, and his widow Hannah died in 1871, the house was predominantly the residence of their son James and his family. James Blick continued the tannery business after his father's death but it was closed upon his death in 1908, at his instructions.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Blick dwelling has high historic significance as the former home of members of the same family for 150 years and for its association with Thomas and James Blick and the development of woollen manufacturing and leather tanning in Nelson. The additive nature of the building has historic significance as a demonstration of the changing needs and tastes of the dwelling's owner/occupiers over an extended period of time.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Blick dwelling has cultural significance as a demonstration of the way of life of an early settler family, whose continued ownership and use of the site extended through several generations.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The dwelling has architectural significance as a large 19th century residence, built in several stages and culminating in an overall bay villa style with vestigial Italianate detailing in the eaves brackets, Chicago window and veranda detailing.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Blick dwelling has some technological value as an example of late Victorian vernacular construction. The stone piles are particularly notable and some craftsmanship is evident in the machine detailing of the return veranda and balcony above it.

ARCHAEOLOGICAL SIGNIFICANCE

The former Blick dwelling has potential archaeological significance given the date at which the site was first built upon, developed by members of the Blick family.

SCIENTIFIC SIGNIFICANCE

The former Blick dwelling has some potential scientific significance as a place that could offer further information about the way of life of the Blick family, especially in relation to the way in which the property as a whole functioned during their ownership.

GROUP, LANDMARK AND CONTEXTUAL SIGNIFICANCE

The former Blick dwelling has high contextual significance for its contribution to the historic character of Brook Valley in general and Blick Terrace and Robinson Road in particular. The house has some landmark qualities in view of its proximity to the roadway and the visibility afforded by the informal garden setting.

SUMMARY OF HERITAGE SIGNIFICANCE

The former Blick dwelling has high overall heritage significance to Nelson. The building has high historic significance for its association with the Blick family, after whom the roadway is also named, and cultural significance as a demonstration of the way of life of the early settlers of Brook Valley. The dwelling has architectural significance as an example of an additive Victorian residential building, that grew as the family's means allowed, and potential archaeological significance in view of its age and the nature of the residential, industrial and agricultural activities undertaken on the site. The former Blick dwelling has high contextual significance in relationship to the rural environment at the south end of The Brook.

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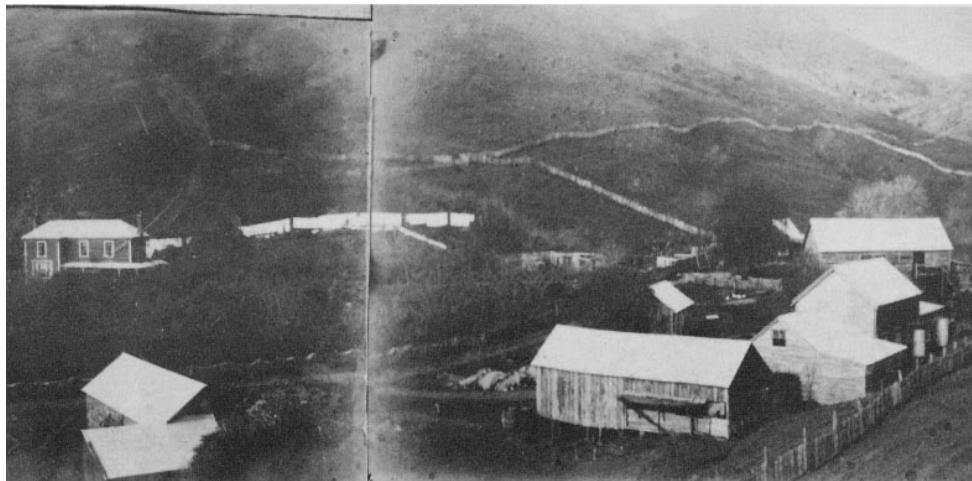
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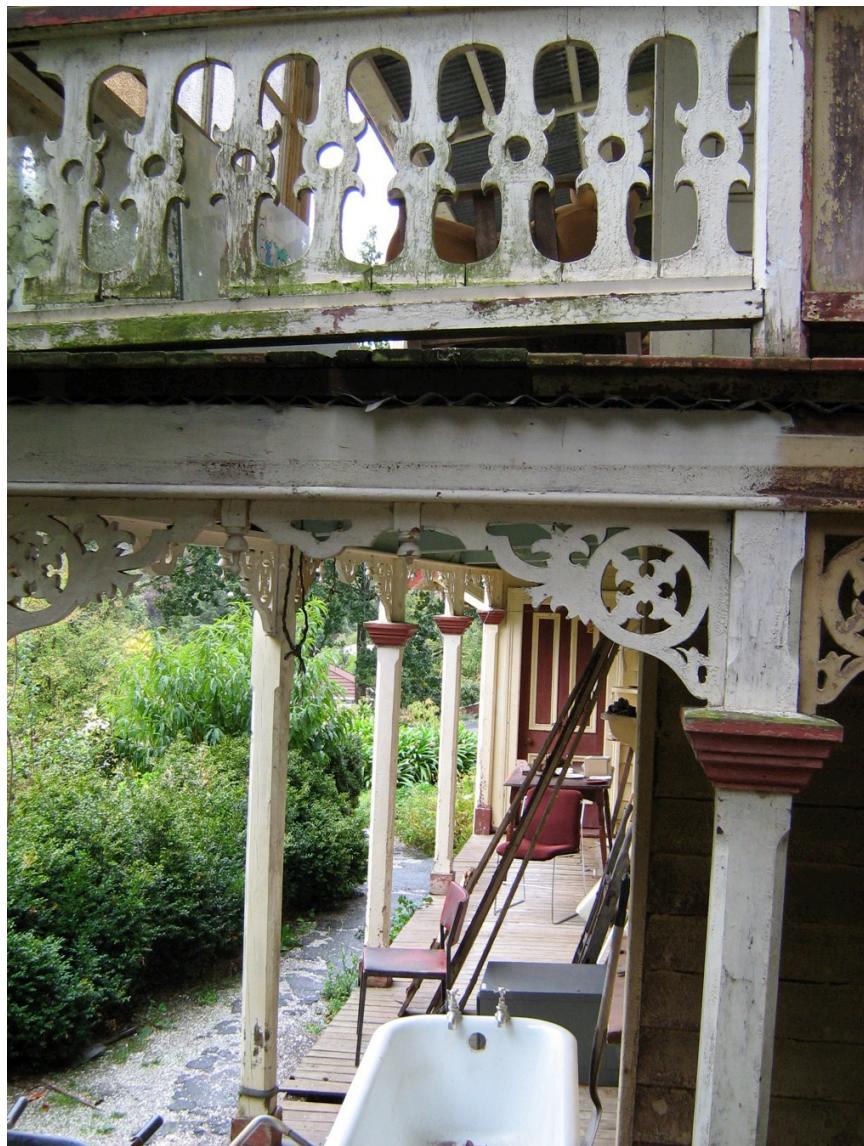
- (Append historic and current Certificate of Titles & Deposit Plans)
- (Append historic photographs, maps, plans)
- (Append contemporary photographs showing, where relevant, all elevations, notable exterior architectural details, contextual/streetscape appearance, notable interior fixtures and fittings)



James Blick's home built 1860 and tannery buildings.
— (Miss I. Hughes-Sparrow).

Former Blick house is shown on the far left, before the first floor balcony was added. Source: NHSJ







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10 June 2015

AUTHOR

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REPORT UPDATED

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PEER REVIEWED

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REVIEWER

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NELSON CITY COUNCIL
BUILT HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Newman's Buildings [former Crown Stables]

ADDRESS 220-28 Hardy Street / 67-77 Selwyn Place, Nelson

PHOTOGRAPH



[Dec 2009]

DISTRICT PLAN ITEM No.

HNZ LIST HISTORIC PLACE No. 1606

DISTRICT PLAN RANKING B

HNZ LIST CATEGORY 2

LEGAL DESCRIPTION Lot 1 DP 7585 Lots 2 & 4 :

Pt Lots 3 & 5 DP1537

NCC FILE NUMBER

DATE OF CONSTRUCTION

Post-1903 [c.1920?] + c.2007

ARCHITECT/DESIGNER/BUILDER

Unknown

STYLE

Commercial classicism

PHYSICAL DESCRIPTION

Two-storey, hip roofed building built to two street frontages with an L-shaped footprint and suspended veranda overhanging the footpath on Hardy Street. Modern industrial warehouse style structure addressing Selwyn Place extends through to the intersection of Selwyn Place and Morrison Street. Hardy Street elevation is five bays wide with a 'centre and ends' composition: pilasters on either end and a projecting central bay with segmental pediment above the window and a triangular pediment above that. Parapet bears the words 'Newman's Buildings'. Windows on the façade are steel-framed casements and constructional polychromy is created by brick and cement render. Modern shopfronts on the ground floor.

MATERIALS/STRUCTURE

Brick façade with cement plastered trim.

ADDITIONS/ALTERATIONS

Suspended veranda with oversized fascia [date unknown]. Partial demolition and site redevelopment [c.2007].

SURROUNDINGS & EXTENT OF SCHEDULING

The building is located within the Hardy Street heritage precinct, on the south side of Hardy Street in Nelson's central business district. It extends right through the block to Selwyn Place. The building's Hardy Street frontage is immediately adjacent to the former Wilkins and Field building, which stands to its east.

HISTORY

The Newman brothers, Henry and Thomas, established a coach business in 1879, delivering mail and passengers around the Nelson-Marlborough region. The Newman Brothers took over James Canning's Crown Livery Stables in Hardy Street in 1903. Canning had become proprietor of the stables in c.1886, having previously worked there for James Lucre, who was declared bankrupt in June 1884. The premises, which were used by Newman Bros from 1891, were still known as the Crown Stables after Newman Bros took them over and they accommodated both a booking office and stabling. After Newman's horse drawn vehicles were progressively retired through the 1910s, the stables were used to accommodate the company's new motorised vehicles. In the 1920s Newman Bros. became involved in the aviation industry and the firm was taken over by Tom Newman's son Jack in 1930. Jack Newman was knighted for his services to the transport industry in 1977. 'Newman's remained a family-owned business until 1972 when it merged with trucking and mining company, Transport (Nelson) Ltd. There followed a period of expansion where the Newman's brand encompassed tours, rental cars and campervans and a short-lived airline. In 1994, Newman's was integrated into the InterCity group' [*Newman Brothers, The Prow – see below*].

HISTORIC AND SOCIAL SIGNIFICANCE

The former Newman's Building has high historic significance to Nelson for its association with a local company that achieved nationwide distribution and recognition. The Crown Stables in Hardy Street were the headquarters of Newman Brothers for a century (from 1891) and made the transition from stabling for horses to garaging for the company's fleet of motor coaches in the 1920s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Newman's Building has cultural significance as it is held in high esteem for its association with a well-known Nelson family and the successful company they established and operated for many decades.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Newman's Building has architectural significance as an example of early 20th century commercial classicism which displays some of the decorative hallmarks of Edwardian Baroque architecture in its Hardy Street façade.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Newman's Building exhibits craftsmanship significance in the detailing of the façade overlooking Hardy Street.

ARCHAEOLOGICAL SIGNIFICANCE

The site of the former Newman's Building has archaeological significance in view of the pre-1900 existence on the Hardy Street site of Canning's Crown Livery Stables.

SCIENTIFIC SIGNIFICANCE

The former Newman's Building has some scientific significance as it offers the potential to provide further information about the development of a local company and the progression from horse-drawn to motorised transport services.

GROUP, LANDMARK AND CONTEXTUAL SIGNIFICANCE

The former Newman's Building has contextual significance for the contribution it makes to the Hardy Street heritage precinct, particularly in relation to the former Wilkins and Field

building immediately to its east. The building's L-shaped footprint means that it defines the south and west sides of Morrison Square.

* SUMMARY OF HERITAGE SIGNIFICANCE

The former Newman's Building has heritage significance to Nelson. The building has high historic significance for its association with the Newman's Brothers Transport Company. The former Newman's Building has architectural significance as an example of 20th century commercial classicism and craftsmanship significance for the brick and plaster detailing of its Hardy Street façade. The building has contextual significance for the contribution it makes to the Hardy Street heritage precinct. The site of the former Newman's Building has archaeological significance in view of its pre-1900 development within the town centre.

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- Append historic and current Certificate of Titles & Deposit Plans
 - Attach historic photographs, maps, plans and further research material

REPORT COMPLETED

4 June 2015

AUTHOR

Dr Ann McEwan/Heritage Consultancy Services

REPORT UPDATED

xx

AUTHOR

xx

PEER REVIEWED

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REVIEWER

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NELSON CITY COUNCIL
BUILT HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former Broadgreen Estate farm worker's cottage *and/or* former Willow Brook Cottage

ADDRESS 278 Nayland Road, Nelson

PHOTOGRAPH



[Dec 2009]

DISTRICT PLAN ITEM No.

HNZ LIST HISTORIC PLACE No.

DISTRICT PLAN RANKING A

HNZ LIST HISTORIC PLACE CATEGORY

LEGAL DESCRIPTION Pt Lot 1 DP 6146

NCC FILE NUMBER

DATE OF CONSTRUCTION

c.1857/c. 1861?

ARCHITECT/DESIGNER/BUILDER

Unknown

STYLE

Colonial vernacular

PHYSICAL DESCRIPTION

One and a half storey cottage with rectangular footprint and gabled roof. External chimneybreast on the south, end wall. Varied fenestration of both sash and casement types. Bracketed eaves on the elevation overlooking the road. Central entrance door, sheltered by a trellised porch with gable roof, is flanked by non-matching bay windows. Low-pitched gabled dormer on roadside elevation, flat-roofed dormer at the rear. Two enclosed lean-tos on north and west elevations. Historic arrangement of rooms ('two up and two down') with a central stair hall has been retained.

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Ground floor bay windows installed [pre-1903 and 1930s]; kitchen & bathroom added to the rear [date unknown]; veranda on north side enclosed [1930s]; kitchen rebuilt [?] and double garage erected [1962]; attic dormers [2] added, back porch enclosed, washhouse converted to a bathroom, cottage divided into two flats [c.1968-84]; returned to a single dwelling [c.2002].

SURROUNDINGS & EXTENT OF SCHEDULING

The building stands close to the roadway behind a modern picket fence on the west side of Nayland Road. It is directly adjacent to Broadgreen House, which lies to the north of the property.

In keeping with its purported historic function as a gatehouse the cottage is close to the main gates that provide access to Broadgreen House. The curtilage of the built heritage item is that parcel of land located at 278 Nayland Road, although the cottage's garage appears to be situated on the neighbouring property (137A Songer Street). There is a small garden in front of the cottage, which is set against the backdrop of Broadgreen House's mature trees.

HISTORY

The building is believed to have been erected by Edmund Buxton, of Broadgreen Estate, to provide accommodation for a 'farm servant' OR for Buxton's daughter Adeline and her husband Thomas Chisnall to live in after their marriage. The earlier date of construction is suggested by a July 1857 advertisement for a farm servant at Broadgreen for whom a cottage would be provided. Thomas Chisnall (1837-1901) is said to have secured the advertised post, but in 1858/59 various newspaper articles have him resident in Suburban South and his occupation given as farmer. Chisnall married Edmund Buxton's daughter Adeline (died 1893) in October 1861. A birth notice published in the *Nelson Examiner* on 12 January 1864 reports that a son has been born to the wife of Thomas Henry Chisnall of Willow Brook Cottage at Stoke, which suggest that the Chisnalls were either the first or early occupants of the cottage. Advertising for a farm servant in May 1870 Edmund Buxton noted the 'there is a house for him to live in on the property'. Whether this is the same house as the Chisnalls' cottage remains unclear. In 1908 Broadgreen passed out of the Buxton family's hands when it was purchased by Frederick Langbein. Broadgreen House was sold to Nelson City Council in 1965, four years after the former farm worker's cottage had been subdivided and sold to Denis Le Cren. The property has passed through a number of hands since 1968.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Broadgreen Estate farm worker's cottage has historic and social significance for its association with the Buxton and Langbein families and the development of the Broadgreen Estate.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Broadgreen Estate farm worker's cottage has cultural significance as a demonstration of the way of life of the Buxton family, early residents of colonial Nelson, who provided accommodation for staff they employed and possibly a residence for one of Edmund and Martha Buxton's six daughters.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Broadgreen Estate farm worker's cottage has some architectural significance as a mid-19th century vernacular cottage that has been modified over the years to meet the needs of its residents.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Broadgreen Estate farm worker's cottage exhibits some craftsmanship significance in the detailing of the entrance porch and as a demonstration of mid-19th century methods of construction.

ARCHAEOLOGICAL SIGNIFICANCE

The former Broadgreen Estate farm worker's cottage has archaeological significance as it has been the site of rural/residential development since 1854.

SCIENTIFIC SIGNIFICANCE

The former Broadgreen Estate farm worker's cottage has potential scientific significance for the further information it provides in regard to the life of the Buxton family and their staff.

GROUP, LANDMARK AND CONTEXTUAL SIGNIFICANCE

The former Broadgreen Estate farm worker's cottage has contextual significance in relation to Broadgreen House and Gardens (NRMP, both Group A). Other Nayland Road residential buildings

in the immediate vicinity of the cottage date to the 20th century and thus the cottage contributes a historic element to the streetscape that is suggestive of its relationship to Broadgreen House.

* SUMMARY OF HERITAGE SIGNIFICANCE

The former Broadgreen Estate farm worker's cottage has heritage significance to Nelson. The building has historic significance for its association with the Buxton and Langbein families and cultural significance as a demonstration of the way of life of the early residents of Broadgreen House. The former Broadgreen Estate farm worker's cottage has some architectural significance as a colonial vernacular residential building. The former Broadgreen Estate farm worker's cottage has archaeological significance in view of its age and contextual significance in relationship to Broadgreen House and Gardens.

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<https://bdmhistoricalrecords.dia.govt.nz>

- Append historic and current Certificate of Titles & Deposit Plans
- Attach historic photographs, maps, plans and further research material

REPORT COMPLETED

4 June 2015

AUTHOR

Dr Ann McEwan/Heritage Consultancy Services

REPORT UPDATED

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AUTHOR

xx

PEER REVIEWED

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REVIEWER

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NELSON CITY COUNCIL
BUILT HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME former St John's Methodist Church Sunday School – former Nelson

South Methodist Church / former Nelson Hospital Community Clinic & Social Hall

ADDRESS 124 Kawai Street, Nelson

PHOTOGRAPH



[Dec 2009]

DISTRICT PLAN ITEM No.

HNZ LIST HISTORIC PLACE No. 2991

DISTRICT PLAN RANKING C

HNZ LIST HISTORIC PLACE CATEGORY 2

LEGAL DESCRIPTION LOT 6 DP 975

NCC FILE NUMBER

DATE OF CONSTRUCTION

1933-34

ARCHITECT/DESIGNER/BUILDER

Leaper Brothers, Nelson (architects and builders)

STYLE

California Bungalow with Gothic Revival detailing

PHYSICAL DESCRIPTION

One and a half storey hall with basement level and gabled roof flanked by L-shaped lean-to. The building has a rectangular footprint and decorative entrance porch and gable end on the short end overlooking Kawai Street. 'The main section originally accommodated the assembly hall separated from the entrance with a wide screen. A lower-roofed section on the western and northern sides accommodated six classrooms, the kitchen and a meeting room and a large basement accommodated additional classrooms' [HNZ List entry, see below].

MATERIALS/STRUCTURE

Timber framing and weatherboard cladding, corrugated iron roofing.

ADDITIONS/ALTERATIONS

Rear deck extension [date unknown].

SURROUNDINGS & EXTENT OF SCHEDULING

The building stands on a corner site at the intersection of Kawai and Franklyn Streets. The building occupies most of the scheduled site, being that parcel of land situated at 124 Kawai Street. Car parking is provided directly in front of the entrance and a grassed berm runs along the Franklyn Street elevation. A gazebo and half of the garage on the neighbouring property at 37 Franklyn Street stand to the rear of the hall.

HISTORY

The building was erected in 1933-34 for use as a Sunday School by St John's Methodist Church. It was funded in part by a bequest of c.£1000 from Sarah Usher, who died in 1924. Around the same time Nina Jones, a Franklyn Street resident, contributed £100 towards the establishment of a Sunday School in Nelson South. The property at the corner of Kawai and Franklyn Streets was acquired by the Trust Board in 1926. The hall opened on 13 May 1934 and within a year it was in use as a church and had been renamed Nelson South Methodist Church. The last service was held in the church on 18 December 1966, after which time St Luke's Union Church, formed with the merger of Nelson South Methodist Church and Knox Presbyterian Church, moved to another site. The former church was purchased by the Nelson Hospital Board and used as a community clinic until it passed into private ownership in 1998.

HISTORIC AND SOCIAL SIGNIFICANCE

The former Sunday School and Methodist Church has historic and social significance as evidence of the development of Methodism in Nelson during the interwar period.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The former Sunday School and Methodist Church has cultural and spiritual significance as a former place of Christian worship. It demonstrates the importance and popularity of the Sunday School as part of Methodist practice and fellowship.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The former Sunday School and Methodist Church has architectural significance as an example of the design and construction work of the Leaper Brothers, who were also responsible for the Methodist Parsonage and Sunday School in Bridge Street (1899 & 1911-12 respectively). The Leaper Brothers were active in Nelson as architects and builders from the late 1880s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The former Sunday School and Methodist Church exhibits craftsmanship significance in the façade overlooking Kawai Street. The detailing of the entrance porch and gable end demonstrates contemporary methods of ornamental timberwork.

ARCHAEOLOGICAL SIGNIFICANCE

As the former Sunday School and Methodist Church was erected in the early 1930s any pre-1900 archaeological evidence on the site would have to pertain to prior ownership and use.

SCIENTIFIC SIGNIFICANCE

The former Sunday School and Methodist Church has potential scientific significance as further research could provide information about the development of Methodism in Nelson.

GROUP, LANDMARK AND CONTEXTUAL SIGNIFICANCE

The former Sunday School and Methodist Church has contextual significance for the contribution it makes to the streetscape of Kawai and Franklyn Streets, particularly in relation to the two California bungalows at 122 and 120 Kawai Street and the environs of Nelson Hospital on the south side of Franklyn Street. While it is evidently not a residential building, the size, scale and styling of the building make it compatible with its residential surroundings. With the demolition of Dalton Hall on the hospital grounds in 2013, the former church gained further landmark value as a pre-World War II institutional building close to a hospital precinct in which there are no buildings of that vintage remaining.

*** SUMMARY OF HERITAGE SIGNIFICANCE**

The former Nelson South Sunday School and Methodist Church has heritage significance to Nelson. The building has historic significance as an ecclesiastical building that demonstrates the inter-war development of Methodism in the city and cultural significance as a former place of

Christian worship and fellowship. The former Sunday School and Methodist Church has architectural significance as an example of the work of local contractors, the Leaper Brothers, and craftsmanship significance for the timber detailing of the façade. The building has contextual significance in relationship to neighbouring residential buildings and as a landmark on a corner site in close proximity to Nelson Hospital.

REFERENCES

- NELSON SOUTH METHODIST CHURCH (FORMER) CATEGORY 2 HISTORIC PLACE
<HTTP://WWW.HERITAGE.ORG.NZ/THE-LIST/DETAILS/2991>
- <HTTP://WWW.THEPROW.ORG.NZ/YOURSTORY/ARTHUR-GRIFFIN-AND-NELSON-HOSPITAL/#.VW43UEU9XDS>
- <HTTP://WWW.THEPROW.ORG.NZ/PLACES/ST-JOHN-S-METHODIST-CHURCH/#.VW44Y-U9XDS>
- Press* 14 July 1924, p. 8.
- Colonist* 14 September 1891, p. 3.
- Colonist* 30 August 1907, p. 2.
- Nelson Evening Mail* 18 January 1912, p. 3.

- Append historic and current Certificate of Titles & Deposit Plans
- Attach historic photographs, maps, plans and further research material

REPORT COMPLETED

3 June 2015

AUTHOR

Dr Ann McEwan/Heritage Consultancy Services

REPORT UPDATED

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AUTHOR

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PEER REVIEWED

xx

REVIEWER

xx

NELSON CITY COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

HERITAGE ITEM NAME Cottage / former Heath dwelling

ADDRESS 9 Rentone Street, Nelson

PHOTOGRAPH



[December 2009]

DISTRICT PLAN ITEM NO. xx **HNZ LIST NO.** n/a

DISTRICT PLAN CATEGORY B **HNZ LIST CATEGORY** n/a

LEGAL DESCRIPTION Part Section 95 City of Nelson

NCC FILE NUMBER xx

DATE OF CONSTRUCTION c.1882-83 + early/mid-20th additions

**ARCHITECT/DESIGNER/
BUILDER** Unknown

STYLE Colonial vernacular

PHYSICAL DESCRIPTION

Single storey vernacular cottage with an L-shaped footprint, having gabled and flat roofed sections that demonstrate a staged building programme. Varied fenestration including multi-pane sash windows and casements. Decorative bargeboards with a cut out quatrefoil pattern on gable end addressing the street. Finial atop the same gable end. Entrance porch accessed by concrete steps directly from the footpath. Two doors provide access to the dwelling from the porch. Rear of cottage can be seen from Russell Street. Flat roof of late 1950s extension is concealed from view on Rentone Street by a solid parapet.

MATERIALS/STRUCTURE

Timber framing, weatherboards and joinery, cement plaster, corrugated steel roofing.

ADDITIONS/ALTERATIONS

Gabled extension on north side (between 1906 & 1927); flat roofed addition made to gabled extension, shop conversion, stuccoed plasterwork applied, veranda partially enclosed (latter

1950s). Firewood shed converted to bedroom and, later, laundry (dates unknown). Repiled and concrete floors laid (1996). Shop window replaced with a double hung sash and gable end reclad in rusticated weatherboards (after 2003).

SURROUNDINGS & EXTENT OF SCHEDULING

Road widening has resulted in the loss of the cottage's front fence and garden, so access to the entrance porch is now directly from the footpath. The curtilage of the built heritage item is that parcel of land located at 9 Rentone Street. The property, which is triangular in shape, is bounded to the east and west by Rentone Street and Russell Street respectively. The property is unfenced and the cottage has an informal garden that does not hinder views of the building from either Rentone or Russell Streets.

HISTORY

The cottage was likely built for Samuel Heath a few years after his marriage to Eliza Robinson in June 1879. Samuel and Eliza Heath had 12 children, most of whom were born in this cottage. Eliza's parents lived at 8 Rentone Street and Samuel worked at the port as a mariner and, later, a labourer. Upon Samuel's death in 1921 Eliza went to live with one of their daughters in Whangarei. Eventually, in 1928, the cottage was transferred to Percy Delaney, labourer. Since its sale by Delaney in 1940 the cottage has passed through numerous hands. Between 1956 and 1994 it was owned by Stanley Lynch and an IGA grocery store was operated in the room created by combining the two 20th-century additions on the north side of the cottage into a single space.

HISTORIC AND SOCIAL SIGNIFICANCE

The cottage at 9 Rentone Street has some historic significance as the former home of a port worker and his family. The use of the building as a combined shop/residence in the latter half of the 20th century is also notable as it demonstrates an aspect of the social pattern of the neighbourhood at this time.

CULTURAL AND SPIRITUAL SIGNIFICANCE

The cottage at 9 Rentone Street has some cultural significance as a demonstration of the way of life of a Nelson labourer who, with his wife, raised 12 children in this dwelling and extended it as necessary to accommodate his large family.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

The cottage has modest architectural significance as a late Victorian vernacular cottage that was originally a small, four-room building with a square footprint, saltbox gabled roof and narrow veranda across the street frontage. The additive nature of the building is particularly evident when it is viewed from Russell Street at the rear of the property.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

The cottage has minor technological value as an example of late Victorian vernacular construction.

ARCHAEOLOGICAL SIGNIFICANCE

The cottage at 9 Rentone Street has potential archaeological significance given the date at which the site was first built upon and occupied.

SCIENTIFIC SIGNIFICANCE

The cottage at 9 Rentone Street has some potential scientific significance as a place that could offer further information about the way of life of its previous inhabitants, particularly the Heath family, and its later use as a dwelling/store.

GROUP, LANDMARK AND CONTEXTUAL SIGNIFICANCE

The cottage has some contextual significance for its contribution to the surviving historic character of Rentone Street, especially given its corner site and close proximity to the roadway on Rentone Street.

SUMMARY OF HERITAGE SIGNIFICANCE

The cottage at 9 Rentone Street has heritage significance to Nelson. The building has historic significance for its association with the Heath family and cultural significance as a demonstration of the way of life of the early residents of Rentone Street. The cottage has some architectural significance as a colonial vernacular residential building and potential archaeological significance in view of its age. The cottage at 9 Rentone Street has contextual significance in relationship to other 19th century cottages in Rentone Street and others in the suburb of Stepneyville.

REFERENCES

M Clark, I Bowman 'Heritage Building Inventory' for NCC 2009

Photograph of William Heath [?], World War I:

<http://collection.nelsonmuseum.co.nz/search.do?db=object&view=detail&id=34616>

<http://www.aucklandmuseum.com/war-memorial/online-cenotaph/record/C45667>

'The Nelson Names':

http://nzetc.victoria.ac.nz/tm/scholarly/tei-NHSJ02_01-t1-body1-d1-d2.html

- (Append historic and current Certificate of Titles & Deposit Plans)
- (Append historic photographs, maps, plans)
- (Append contemporary photographs showing, where relevant, all elevations, notable exterior architectural details, contextual/streetscape appearance, notable interior fixtures and fittings)



View from Russell Street.

REPORT COMPLETED

9 June 2015

AUTHOR

Dr Ann McEwan / Heritage Consultancy Services

REPORT UPDATED

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AUTHOR

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PEER REVIEWED

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REVIEWER

xx

APPENDIX 3 – THEMES IN NELSON’S HISTORY

SOURCE: J WILSON ‘THEMATIC HISTORICAL OVERVIEW OF NELSON CITY’ [2011, P. 3]

Themes in Nelson’s History

Theme I	The Land
Theme II	People
Theme III	The city’s growth and development
Theme IV	Living in Nelson
Theme V	Infrastructure and services
Theme VI	Transport and communications
Theme VII	The economy and livelihoods
Theme VIII	Government, administration and politics
Theme IX	Education and intellectual life
Theme X	Religion
Theme XI	Social Life
Theme XII	Culture and entertainment
Theme XIII	Sport
Theme XIV	Health and social services
Theme XV	Military
Theme XVI	Nelson’s relationship with the rest of New Zealand

APPENDIX 4: HERITAGE IDENTIFICATION AND ASSESSMENT APPROACHES USED BY FIVE CASE STUDY COUNCILS AND NELSON CITY COUNCIL

Questions for Comparison	Dunedin	Marlborough	New Plymouth	Thames-Coromandel	Tasman	Nelson
1. Does the relevant Plan contain criteria for assessing heritage significance?	Yes	Yes	Yes	In Part	Yes	Yes
2. Does the relevant RPS contain criteria for assessing heritage significance?	No ORPS ¹ Yes DRPS ²	No ORPS Yes DRPS	No	Yes	Yes	No
3. Do the Plan criteria 'give effect to' the RPS criteria?	Yes ORPS In Part DRPS	Yes	N/A	In Part	Yes	N/A
4. Are the Plan criteria consistent with the RMA definition of historic heritage?	In Part	In Part	Yes	Yes	Yes	Yes
5. Are Plan criteria sufficient for identification and assessing significance?	Yes	In Part	Yes	Yes	In Part	Yes
6. Is information on the heritage significance of scheduled items accessible to the public on the Council's web site?	In Part	In Part	No	Yes, ODP ³ No, PDP ⁴	No	No
7. Are different categories identified in the Plan and how are they determined from one another?	No	Yes	Yes	No	Yes	Yes
8. Is the whole exterior of scheduled items identified?	In Part	Yes	Yes	Yes	Yes	Yes
9. Are the surroundings of scheduled items identified?	In Part	No	In Part	No, ODP Yes, PDP	In Part	Yes
10. Are groups/areas of buildings/structures identified?	Yes	No	No	Yes	In Part	Yes
11. Are interiors identified?	Yes	No	Yes	Yes	Yes	Yes

1 ORPS = Operative Regional Policy Statement

2 DRPS = Draft Regional Policy Statement

3 ODP = Operative District Plan

4 PDP = Proposed District Plan

OVERVIEW OF DUNEDIN CITY COUNCIL'S (DCC) APPROACH TO HERITAGE IDENTIFICATION

Questions for Comparison	DCC's Approach	Comments
1. Does the Dunedin City District Plan contain criteria for assessing heritage significance?	Yes	<p>Method 13.4.3 Schedule⁵</p> <p>(i) Schedule 25.1 lists features to be protected, including buildings, structures and places of townscape or heritage value. The schedule will be added to by way of the plan change process. Buildings, sites or structures will have their significance assessed on the following criteria:</p> <ul style="list-style-type: none"> (a) Registration by the New Zealand Historic Places Trust (for heritage buildings). (b) The building's contribution to the identified townscape or heritage precinct within which it is located (for townscape buildings). (c) The heritage value of the site or structure (or part of) as determined by one or more of the following aspects: <p><u>Historic</u></p> <ul style="list-style-type: none"> i. Is the feature associated with an important event or activity? ii. Is the feature associated with a notable person, group or organisation? <p><u>Spiritual/Cultural/Social</u></p> <ul style="list-style-type: none"> iii. Does/did the feature provide an important contribution to a way of life, culture, philosophy, religion or other belief? iv. Is/was the feature an important landmark or symbol for a particular group or community? <p><u>Design</u></p> <p>In the fields of architectural/landscape/urban/technical/engineering design:</p> <ul style="list-style-type: none"> v. Is the feature a good example of a particular style, period, function or designer? vi. Does the feature have noteworthy aesthetic qualities? vii. Does the feature have a significant design relationship with its setting and/or surrounding features, neighbourhood or area? viii. Does the feature display noteworthy craftsmanship or creative, aesthetic or innovative use of materials, spaces, finishes and construction methods? <p><u>Technological/Scientific</u></p> <ul style="list-style-type: none"> ix. Is the feature associated with the creation, invention, adaption or application of an industry, science or technology?

5 Dunedin City District Plan, Chapter 13 'Townscape', pp.13:14 – 13:15, www.dunedin.govt.nz/_data/assets/pdf_file/0006/149514/Chapter-13-Townscape-_29-May-2012_.pdf

Questions for Comparison	DCC's Approach	Comments
		<p>In assessing any of the above aspects consideration is to be given to:</p> <ul style="list-style-type: none"> • Is the feature unique, rare or an early or representative example of its type? • Is the feature authentic in its siting, materials and/or design features (either in its original form and/or in important additions/modifications)? • Does the heritage value of the feature apply either individually or as part of a group? • Is the feature important at the national, regional or local level?
2. Does the Otago Regional Policy Statement (RPS) contain criteria for assessing heritage significance?	No, Operative RPS	<p>9.6 Methods⁶</p> <p>The methods to be used by the Otago Regional Council include the following:</p> <p>Methods which may be used by Otago's territorial local authorities include the following:</p> <p>9.6.3 Assist in the identification of Otago's regionally significant heritage sites in consultation with relevant agencies and Otago's communities and promote and encourage their protection.</p> <p>Methods which may be used by Otago's territorial local authorities include the following:</p> <p>9.6.8 Utilise means to identify and protect regionally significant heritage sites within their district.</p>
	Yes, Draft 2014 RPS	<p>Policy 3.9.1 Recognising heritage themes⁷</p> <p>Recognise the following elements as characteristic or important to Otago's historic heritage:</p> <ol style="list-style-type: none"> a) Residential and commercial buildings; b) Māori cultural and heritage values; c) Early 19/20th century pastoral sites; d) Early surveying, communications & transport, including roads, bridges and routes; e) Early industrial heritage, including mills and brickworks; f) Gold mining systems & settlements; g) Dredge & ship wrecks; h) Coastal heritage, particularly tangata whenua occupation sites & those associated with early European activity such as whaling; i) Memorials.

⁶ Otago RPS, Chapter 9 'Built Environment', p.129, www.orc.govt.nz/Documents/Publications/Regional/Policy%20Statement/9.%20Built%20Environment.pdf

⁷ Draft 2014 Otago RPS, Part B.3, pp.48-9, www.orc.govt.nz/Documents/Publications/Regional/RPS/RPS%20Consultation%20Draft%202026%20November%202014.pdf

Questions for Comparison	DCC's Approach	Comments
		<p>Policy 3.9.2 Identifying historic heritage</p> <p>Identify historic heritage places, areas and landscapes of local, regional and national significance using criteria... As detailed in Schedule 7.</p> <p>Schedule 7 Criteria for the identification of historic heritage values⁸</p> <p>Items, places and areas of historic heritage value are assessed against the following matters:</p> <p>Physical values</p> <ol style="list-style-type: none"> 1. <i>Archaeological information</i> - Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods? 2. <i>Architecture</i> - Is the place significant because of its design, form, scale, materials, ornamentation, style, period, craftsmanship or other architectural element? 3. <i>Technology</i> - Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological history? 4. <i>Scientific</i> - Does the area or place have the potential to provide scientific information about the history of the region? 5. <i>Rarity</i> - Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes? 6. <i>Representativeness</i> - Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period? 7. <i>Integrity</i> - Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out? 8. <i>Vulnerability</i> - Is the place vulnerable to deterioration or destruction or is threatened by land use activities. 9. <i>Context or Group</i> - Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance? <p>Historic values</p> <ol style="list-style-type: none"> 1. <i>People</i> - Is the place associated with the life or works of a well-known or important individual, group or organisation? 2. <i>Events</i> - Is the place associated with an important event in local, regional or national history? 3. <i>Patterns</i> - Is the place associated with important aspects, processes, themes or patterns of local, regional or national

⁸ Draft 2014 Otago RPS, Schedule 7 'Criteria for the identification of historic heritage values', pp.73-4

Questions for Comparison	DCC's Approach	Comments
		<p>history?</p> <p>Cultural values</p> <p>4. <i>Identity</i> - Is the place or area a focus of community, regional or national identity or sense of place, and does it provide evidence of cultural or historical continuity?</p> <p>5. <i>Public esteem</i> - Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?</p> <p>6. <i>Commemorative</i> - Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?</p> <p>7. <i>Education</i> - Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?</p> <p>8. <i>Tangata whenua</i> - Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?</p> <p>9. <i>Statutory recognition</i> - Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the World Heritage Convention 1972; registration under the Historic Places Act 1993; is it an archaeological site as defined by the Historic Places Act 1993; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?</p>
3. Do the District Plan criteria 'give effect to' the Otago RPS criteria?	Yes, Operative RPS	While the operative RPS does not include criteria for assessing heritage significance, it does state that local authorities may identify and protect heritage in their area. The Dunedin City District Plan does this.
	In Part, Draft 2014 RPS	<p>The assessment criteria in the Draft RPS explicitly reference all of the RMA qualities in some detail (particularly for cultural and historic values). They also set out nine historical themes that need to be recognised when identifying buildings and structures for scheduling, e.g. 'Māori cultural and heritage values', 'Early 19/20th century pastoral sites', and 'Gold mining systems & settlements'.</p> <p>On the whole the Draft RPS criteria are more robust and comprehensive than those in the Dunedin City District Plan.</p>
4. Are the District Plan criteria consistent with RMA definition of historic heritage?	In Part	<p>The District Plan includes criteria for historic, cultural (including spiritual and social), architectural (under the heading Design), and scientific/technological (considered under the same heading).</p> <p>There is no criterion in the District Plan referencing archaeological values.</p> <p>The 'Design' criterion includes an assessment matter that allows for the recognition of a building or structure's surroundings and setting, e.g. "Does the feature have a significant design relationship with its setting and/or surrounding features, neighbourhood or area?".</p>

Questions for Comparison	DCC's Approach	Comments
5. Are the District Plan criteria sufficient for identification and assessing significance?	Yes	The criteria usefully explain the values that are to be assessed and the inclusion of the supplementary factors to be considered as part of the assessment [rarity, authenticity, contribution to a group and geographical standing] is helpful without being unduly restrictive.
6. Is information on the heritage significance of scheduled items accessible to the public on the Council's web site?	In part	The DCC Heritage Register is available on the Council's web site and the record form allows for attachments, which may include newspaper clippings, the council's 'Scheduled Building Record Form' and photographs. Information tends to be minimal, however, is generally descriptive, may lack a historic narrative and does not include a statement of significance.
7. Are different categories identified in the District Plan and how are they determined from one another?	No	The Schedule is a unitary list of Townscape and Heritage Buildings and Structures, with no rankings within it.
8. Is the whole exterior of scheduled items identified?	In part	The Schedule of Townscape and Heritage Buildings and Structures [Schedule 25.1] identifies the features requiring protection - façade, entire external building envelope or bulk appearance.
9. Are the surroundings of scheduled items identified?	In part	Surroundings are not explicitly identified in Schedule 25.1. Only the street façade of some items is protected but for precinct items development of surroundings that can be seen from the street is managed and an assessment matter for discretionary activities is the relationship of the building to its setting.
10. Are groups/areas of buildings/structures identified?	Yes	Currently 17 individual precincts are identified at Policy 13.3.4, some for their 'dominant townscape values' and others for their 'significant heritage values' [see 13.5 & 13.6]. Schedule 25.1 'includes buildings that have been assessed as being worthy of protection on the basis of their contribution to the character of a particular Townscape or Heritage precinct'. The Schedule does not however identify the precinct within which the relevant listed items are located.
11. Are interiors identified?	Yes	The Schedule identifies some items where whole interiors or specific features, such as foyers and stained glass windows, are protected.
12. Is there any additional information regarding how DCC identifies and assesses heritage buildings and structures?		<p>Phone conversation with Glen Hazelton (Team Leader, Urban Design), 08.05.15</p> <p>DCC is developing new criteria for the District Plan, which is very similar to the criteria used by Heritage NZ. They believe that the Otago RPS draft criteria are too detailed and that just about anything could be assessed as significant following the criteria. There is no plan for DCC to change their proposed criteria as a result; they believe it is sufficiently consistent with the draft RPS criteria.</p> <p>DCC assessed built heritage as having either local, regional or national significance. Their intention was to have differentiated rules to reflect these levels, but decided against it due to the risk locally significant heritage would not receive sufficient protection.</p> <p>Instead, each listed item will be differentiated on the schedule in terms of what values are protected, i.e. what elements of a building is</p>

Questions for Comparison	DCC's Approach	Comments
		<p>included or excluded. The plan will differentiate between heritage rules, 'character contributing' buildings, and 'non-character contributing' buildings. This will make it easier for owners to develop non-contributing buildings than is the case under the current rules.</p> <p>The council has begun a staged re-assessment of scheduled buildings using the new criteria. The focus is on commercial buildings for a start, as these are at the greatest risk of development pressure and earthquake strengthening. Heritage NZ listed buildings will be re-assessed at a later date (DCC considers there is already enough information explaining why they are protected), as will residential buildings on the schedule.</p> <p>Building assessment forms are completed by two contract historians. Some buildings have been assessed as not meeting the criteria and will be taken off the schedule as a result. These include buildings that were protected for 'townscape' values and were marginal candidates to begin with. The re-assessment process has also identified gaps and omissions in the schedule, based largely on local knowledge of staff.</p> <p>The council has found that building owners are interested in the history of their building and that this has encouraged restoration work.</p> <p>A call for nominations will go out as part of district plan notification. An assessment template will be developed to assist, and DCC will probably also develop guidelines to help members of the public complete the forms to a high standard.</p>

OVERVIEW OF MARLBOROUGH DISTRICT COUNCIL'S (MDC) APPROACH TO HERITAGE IDENTIFICATION

Questions for Comparison	MDC's Approach	Comments
1. Does the Marlborough Sounds Resource Management Plan (MSRMP) contain criteria for assessing heritage significance?	Yes	<p>Criteria for Identifying Specific Heritage Resources⁹</p> <p>Criteria for selection of places or objects:</p> <ul style="list-style-type: none"> a) Whether the place or object has value as a local land-mark, over a length of time; b) Whether the place or object has historic association with a person or event of note, or has strong public association for any reason; c) Whether the place or object reflects past skills, style or workmanship which would make it of educational or architectural value; d) Whether the place or object is unique or rare, or a work of art; e) Whether the place or object is important to tangata whenua; f) Whether the place or object is physically prominent or well sited; g) Whether the place, as a whole, rather than in separate units, reflects a townscape which has developed in earlier years and has value for the Marlborough Sounds both now and in the future; and h) Whether the place or object forms part of a precinct or area of heritage value.¹⁰ <p><i>[Note: these criteria are repeated in the Wairau-Awatere Resource Management Plan]</i></p>
2. Does the Marlborough Regional Policy Statement (MRPS) contain criteria for assessing heritage significance?	No, Operative MRPS	<p>Chapter 7.3 'Culture and Heritage'¹¹</p> <p>Methods</p> <p>(b) A register of protected sites, buildings and trees will be maintained by Council. The protected sites, buildings and trees information will be drawn from the Historic Places Trust Register and the work of the Royal New Zealand Institute of Horticulture and the New Zealand Archaeological Association Site Record files.</p>
	Yes, Draft 2015 MRPS	<p>Draft 2015 MRPS, Chapter 10 'Heritage Resources and Notable Trees'</p> <p>Policy 10.1.7¹²</p>

9 WARMP, Chapter 3 'Heritage', pp.3-3 - 3-4, www.marlborough.govt.nz/Your-Council/RMA/Wairau-Awatere-Resource-Management-Plan/-/media/Files/MDC/Home/Your%20Council/RMA/WAMP/Volume%201/Ch%203%20Heritage.ashx

10 MSRMP, Chapter 6 'Tangata Whenua and Heritage', p.6-7, www.marlborough.govt.nz/Your-Council/RMA/Marlborough-Sounds-Resource-Management-Plan/-/media/Files/MDC/Home/Your%20Council/RMA/MSRMP/Volume%201/Ch%2006%20Tangata%20Whenua%20and%20Heritage.ashx

11 MRPS, p.75, www.marlborough.govt.nz/Your-Council/RMA/-/media/Files/MDC/Home/Your%20Council/RMA/RPS/MarlbRegionalPolStmt.ashx

12 Draft 2015 MRPS, Chapter 10, pp.5-6, www.marlborough.govt.nz/Your-Council/RMA/-/media/Files/MDC/Home/Your%20Council/RMA/RPS/Review/Chapters/Chapter_10_Heritage_Resources.pdf

Questions for Comparison	MDC's Approach	Comments
		<p>Increase the community's awareness of historic heritage values by identifying heritage resources, including historic buildings, places, sites, monuments and plaques that meet the following criteria for significance in the RPS/Resource Management Plan:</p> <ul style="list-style-type: none"> (a) Have value as a local landmark, over a significant length of time; (b) Have historic association with a person or event of note, or has strong public association for any reason; (c) Reflect past skills, style, materials, methods of construction, or workmanship which would make it of educational or architectural value; (d) Is unique or rare in relation to particular historical themes, or is a work of art; (e) Is important to Marlborough's tangata whenua iwi; (f) Forms part of a precinct or area of heritage value. <p>The criteria included in the policy will be used to identify heritage resources that require protection. In this way, the policy allows an inventory of heritage resources to be established. The inventory contains historic places, historic areas, waahi tapu and waahi tapu areas included in the New Zealand Heritage List/Rārangi Kōrero, Heritage New Zealand administers the New Zealand Heritage List/Rārangi Kōrero, which recognises the national significance of historic places, historic areas, wahi tapu and wahi tapu areas. The Council is required under the RMA to have regard to any entry on the List in preparing its RPS/Resource Management Plan. Heritage resources that are of local significance that meet the above criteria are also included. This inventory is included within the RPS/Resource Management Plan as a schedule in order to increase the community's awareness of historic heritage values in Marlborough...</p> <p>Note that for historic buildings, the area around the building (called the "defined setting") may also contribute to its heritage significance. Where this is the case, it may be appropriate to also identify the surroundings as part of the heritage resource.</p>
3. Do the MSRMP criteria 'give effect to' the MRPS criteria?	Yes	<p>The MSRMP explicitly states that MDC will maintain a register of significant heritage resources in accordance with section method 7.3.4(b) of the MRPS and will include this as an appendix to the Plan.¹³</p> <p>The wording of the criteria in the MSRMP is closely aligned with the criteria set out in the MRPS.</p>
4. Are the MSRMP criteria consistent with RMA definition of historic	No, Operative MRPS	There are no criteria in the Operative MRPS.

¹³ MSRMP, Vol 1, Chapter 6 'Tangata Whenua and Heritage', p.6-6, www.marlborough.govt.nz/Your-Council/RMA/Marlborough-Sounds-Resource-Management-Plan/~/media/Files/MDC/Home/Your%20Council/RMA/MSRMP/Volume%201/Ch%2006%20Tangata%20Whenua%20and%20Heritage.ashx

Questions for Comparison	MDC's Approach	Comments
heritage?	In Part, MSRMP & Draft 2015 MRPS	<p>The criteria in the RMP and Draft RPS mention historic and architectural values. 'Technological' is not specifically mentioned, but it is inferred in the references to past skills, style, materials (RPS only), methods of construction (RPS only), and workmanship.</p> <p>Archaeological, cultural and scientific qualities are not referenced in either the MSRMP or Draft MRPS.</p>
5. Are the MSRMP criteria sufficient for identification and assessing significance?	In Part	<p>Criteria in relation to the scheduled item being 'unique or rare, or a work of art' and/or 'well sited' may be difficult to substantiate and/or invite subjective judgements. A number of criteria relate to the contextual significance of the heritage item, which may be considered to address the surroundings associated with the resource.</p>
6. Is information on the heritage significance of scheduled items accessible to the public on the Council's web site?	In Part	<p>The council web page 'Heritage Buildings, Sites, Places and Trees' provides a link to the heritage schedules in the MSRMP and the WARMP and also a council map showing these resources. The latter includes a link to the relevant Heritage NZ web page, but items not listed by HNZ do not have information linked to this map. Note also that HNZ does not provide information about all of its listed historic places on its web site.</p>
7. Are different categories identified in the Resource Management Plan and how are they determined from one another?	Yes, MSRMP	<p>Two categories - A & B. All of the 'A' ranked items are listed by HNZ, only 2 'B' ranked items are listed by HNZ, both waahi tapu sites.</p> <p>The plan states that 'the register will include an indication of the importance of the item to the community in order for different levels of protection to be assigned' [6.2.3] but does not specify how that process will be undertaken. Listing by HNZ appears to be the determining factor.</p> <p>Demolition is non-complying for all A ranked built heritage items, whereas it is prohibited in the WARMP.</p>
	Yes, WARMP	<p>Two categories - A & B. HNZ listing is indicated by the /1 or /2 notation for the A ranked items. Only 6 'B' ranked items are scheduled and only one of these appears to be a built heritage resource [flour mill], the other five being plaques or memorials.</p> <p>The plan states that 'the register will include an indication of the importance of the item to the community in order for different levels of protection to be assigned' [3.4] but does not specify how that process will be undertaken. Listing by HNZ appears to be the determining factor.</p> <p>Demolition of A/1 ranked items in WARMP is a prohibited activity. Non-complying for demolition of A/2 items. That is, if it's a Cat 1 Historic place with HNZ, then demolition is Prohibited.</p>
8. Is the whole exterior of scheduled items identified?	Yes	<p>For both the MSRMP and the WARMP.</p>
9. Are the surroundings of scheduled	No, MSRMP	<p>Not explicitly. Rules acknowledge that an application may impact on the integrity of a group of heritage features.</p>

Questions for Comparison	MDC's Approach	Comments
items identified?	No, WARMP	Not explicitly. Rules acknowledge that an application may impact on other heritage resources if the item forms part of a group. No controls on new buildings on the site; rules manage demolition or removal, alterations and additions to the listed item.
10. Are groups/areas of buildings/structures identified?	No, MSRMP	With the exception of the World War II military defence structures on Blumine Island, Queen Charlotte Sound.
	No, WARMP	There are no heritage areas scheduled as such but a number of individual listings are for buildings on the same property; for example there are seven listings for Langley Dale Station buildings/structures, for example.
11. Are interiors identified?	No, MSRMP	The Plan is silent as regards interiors.
	No, WARMP	Not explicitly. Rules imply internal modifications are a permitted activity.
12. Is there any additional information regarding how MDC identifies and assesses heritage buildings and structures?		<p>Phone conversation with Anna (Consultant Planner for MDC), 05.06.15.</p> <p>The MRMP is currently under review.</p> <p>MDC is following Heritage NZ listings and consolidating their schedules from the WARMP and MSRMP into one schedule.</p> <p>The council is updating information about scheduled items and cross referencing the information they hold with the HNZ register information.</p> <p>The council is not planning on identifying additional items for inclusion on the heritage schedule. There is a nomination form on the website that members of the public can fill out and send to MDC.¹⁴ It asks the nominator to describe how the building/structure meets the relevant criteria set out in the MRMP. The council has not received a nomination in some time.</p> <p>It is most likely that such a nomination form would be assessed in-house and probably in conjunction with HNZ, who the council has a good working relationship with. It is unlikely that a nomination would be sent to a heritage practitioner to assess due to a lack of budget for such work.</p>

14 See www.marlborough.govt.nz/Our-Community/Arts-Culture-and-Heritage/Heritage-Nomination-Form.aspx

OVERVIEW OF NEW PLYMOUTH DISTRICT COUNCIL'S (NPDC) APPROACH TO HERITAGE IDENTIFICATION

Questions for Comparison	NPDC's Approach	Comments
1. Does the New Plymouth District Plan contain criteria for assessing heritage significance?	Yes	<p>8.1 Criteria for determining significance of heritage BUILDINGS and items¹⁵</p> <p>Pre-requisite criterion: integrity</p> <p>When applying the following evaluation criteria it is necessary to establish the integrity of the historic fabric. Where modifications or additions detract significantly from cultural heritage value, the BUILDING, item or area may not be eligible for consideration. BUILDINGS, items or areas that have very high historic significance may however be eligible for consideration if their early heritage fabric remains.</p> <p>A Historical</p> <p>(i) The extent to which the place is associated with important or representative themes or aspects relating to the history of New Zealand or of the city, district or region and can teach us about the past.</p> <p>(ii) Whether the place is associated with historically important</p> <ul style="list-style-type: none"> • Events. • Persons, groups or organisations. • Ideas. • Movements. • Social patterns. • Activities. • Developments or advancements. <p>B Importance to the community</p> <p>(i) Whether the place is an important element in the community's consciousness or makes a significant contribution to the uniqueness or identity of New Zealand or of the city, district or region.</p> <p>(ii) Whether the place makes a significant contribution to the uniqueness or identity of New Zealand or of the city, district or region.</p> <p>(iii) Whether the place is a physical landmark.</p> <p>(iv) The symbolic or commemorative value of the place.</p> <p>C Aesthetic appeal</p>

¹⁵ New Plymouth District Plan, Appendix 8, 'Heritage Buildings and Items', pp.123-4, www.newplymouthnz.com/NR/rdonlyres/9BFC55FE-9F3C-4EB3-A673-C240A63BEE2B/0/DPAppendix8.pdf

Questions for Comparison	NPDC's Approach	Comments
		<p>(i) Whether the place has aesthetic appeal or conforms to a past or present sense of beauty.</p> <p>D Rarity</p> <p>(i) Whether the place is rare or unique, was the first such place, or is the last or only such place in New Zealand, or in the city, district or region.</p> <p>E Architecture and use</p> <p>(i) Whether the place has architectural merit or interest or is one of the best examples of its type in New Zealand, or in the city, district or region.</p> <p>(ii) Whether the architect, engineer, designer or builder has made a special contribution to their profession or trade or whether the place enlarges our understanding of their work.</p> <p>(iii) Whether the place represents innovation in design, construction or use.</p> <p>(iv) Whether the place belongs to important architectural periods or styles, including vernacular architecture, in the history of New Zealand or of the city, district or region.</p> <p>F Technical</p> <p>(i) The technical accomplishment or value of the place; or whether the place is well crafted or demonstrates an important application or high quality of building materials, methods and craft skills.</p> <p>G Setting</p> <p>(i) The contribution of the setting of the place to its cultural heritage value; or the contribution of the place to the streetscape, townscape or landscape.</p> <p>H Context</p> <p>(i) The extent to which the place forms part of a wider historical and cultural complex or landscape.</p> <p>(ii) Whether the place represents or belongs to an important group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use.</p> <p>I Cultural heritage value for present and future generations</p> <p>(i) Whether the place has aesthetic, archaeological, architectural, cultural, historical, educational, scientific, social, spiritual, technological, townscape, traditional or other special cultural value for present and future generations.</p>
2. Does the Taranaki Regional Policy Statement (RPS) contain criteria for assessing heritage significance?	No	<p>10. Natural features and landscapes, historic heritage and amenity value</p> <p>POLICIES¹⁶</p>

16 Taranaki RPS, Chapter 10 'Natural features and landscapes, historic heritage and amenity value', www.trc.govt.nz/assets/Publications/policies-plans-strategies/regional-policy-statement/rps10.pdf

Questions for Comparison	NPDC's Approach	Comments
		<p>The identification of historic heritage</p> <p>HIS POLICY 1 The historic heritage of the region will be identified and appropriate records kept of historic heritage including: (a) archaeological sites; (b) sites, structures, places, areas or landscapes of historical, architectural, cultural, scientific or technological interest or significance; and (c) sites or landscapes of significance to tangata whenua for spiritual, cultural or historical reasons.</p>
3. Do the District Plan criteria 'give effect to' the Taranaki RPS criteria?	N/A	There are no criteria for identifying and assessing significance of historic heritage in the Taranaki RPS.
4. Are the District Plan criteria consistent with RMA definition of historic heritage?	Yes	<p>All of the historic heritage qualities set out in the RMA are referenced in the District Plan criteria, namely archaeological (under I 'Cultural heritage value'), architectural, (under E), cultural, (under I), historic, (under A), scientific (under I), and technological (under F).</p> <p>The criteria also recognise the setting and context associated with buildings/structures, as well as additional criteria not explicitly stated in the RMA.</p>
5. Are the District Plan criteria sufficient for identification and assessing significance?	Yes, with some provisos	Criteria C Aesthetic Appeal, whether the place has 'aesthetic appeal or conforms to a past or present sense of beauty', invites subjective judgements that may be easily challenged. Criteria D Rarity may be difficult to substantiate. Under Criteria E Architecture and use, the wording 'best examples', 'special contribution' and 'important architectural periods' is subjective and invites value judgements that may be difficult to substantiate. Wording used in the criteria relating to setting and context is particularly helpful.
6. Is information on the heritage significance of scheduled items accessible to the public on the Council's web site?	No	The Plan states that 'Information from the COUNCIL'S heritage database will be made available to land owners and the community' [Policy 11.2], however the council web site does not provide the platform for this information. The Plan also states that a brochure listing Category B & C buildings and items will be prepared but this does not appear to be available on-line, if it has been prepared.
7. Are different categories identified in the District Plan and how are they determined from one another?	Yes	<p>8.2 Categories of heritage BUILDINGS¹⁷</p> <p>Category A: BUILDINGS, items and areas which are of very great cultural heritage value.</p> <p>Category B: BUILDINGS, items and areas which are of considerable heritage value.*</p> <p>Category C: BUILDINGS, items and areas which are of some heritage value.*</p> <p>* Category B and C BUILDINGS, items and areas are not listed in Schedule 8.3 and are not subject to rules in this District Plan. A brochure is available that lists these items and includes other relevant information such as the</p>

17 New Plymouth District Plan, Appendix 8 'Heritage Buildings and Items', p.124

Questions for Comparison	NPDC's Approach	Comments
		availability of funding and architectural advice.
8. Is the whole exterior of scheduled items identified?	Yes	The exterior of all category A buildings and items is protected. Work to the same design and using similar materials is permitted. Work that is not in character will require resource consent.
9. Are the surroundings of scheduled items identified?	In Part	<p>Identification is implied in the rule managing subdivision of an allotment containing a Category A heritage building or item.</p> <p>St Mary's Church and grounds is explicitly listed as such [DP No. 51] and Marshland Hill Historic Reserve is listed as a heritage item [DP. No. 69].</p> <p>A specific rule applies to the erection of buildings on the same site as the following buildings:</p> <ul style="list-style-type: none"> • 37A Cameron St, New Plymouth. • 84, 90, 94, 98 and 102 Pendarves St, New Plymouth.
10. Are groups/areas of buildings/structures identified?	No	There are a small number of items that share the same address and/or are immediately adjacent to one another, for example Nelson's Bakery and Nelson's Bakehouse at 45 Rata Street, Inglewood [DP Nos. 73 & 74]. No heritage areas are included in the Plan.
11. Are interiors identified?	Yes	<p>Parts of the interiors of 8 scheduled buildings are controlled by rules within the Plan and these parts are shown in maps appended to the Plan. Specific parts of the interiors of these buildings are protected:</p> <ul style="list-style-type: none"> • Hurworth Cottage, 906 Carrington Rd, New Plymouth. • New Plymouth Opera House (TSB Showplace), 94-96 Devon St West, New Plymouth. • Plas Mawr, 26 Standish St, New Plymouth. • Pridham Hall, 103 Eliot St, New Plymouth. • St Mary's Church, 37 Vivian St, New Plymouth. • The Camp House, Egmont Rd, Inglewood. • The Gables, Brooklands Park Drive, New Plymouth. • White Hart Hotel, 124 Devon St West, New Plymouth.
12. Is there any additional information regarding how NPDC identifies and assesses heritage buildings and		<p>Phone conversation with Lauren O'Byrne (Senior Policy Advisor), 05.06.15</p> <p>NPDC take submissions from the public regarding items for inclusion on the District Plan heritage schedule. This tends to be an ad hoc process. The council does not have a budget to engage heritage professionals to carry out an identification process.</p>

Questions for Comparison	NPDC's Approach	Comments
structures?		<p>The District Plan review beginning in 2016 will call for submissions. A local consultant architect with an interest in heritage will assess any nominations against the criteria in the District Plan. He was involved with identifying heritage for the proposed District Plan in 1998 so has good local knowledge.</p> <p>There are no guidance notes or assessment template to assist with assessing significance. The consultant architect has access to record forms for all identified heritage items and uses these to help assess the significance of nominations compared to other similar buildings/structures.</p> <p>Nominations are scored numerically with a maximum of five points possible for each District Plan criterion. Items that score 27 and above are included as Category A and subject to the Plan rules.</p> <p>The Heritage Strategy points to the need to review the number of categories in the plan.</p> <p>There is also a need to assess all HNZ registered items not currently included in the DP schedule.</p> <p>A number of Heritage Character Areas are identified in the Plan. These were identified by visual assessment when the plan was notified. It was intended to have rules to control development in the areas, but the council decided against this due to resistance from owners.</p>

OVERVIEW OF THAMES-COROMANDEL DISTRICT COUNCIL'S (TCDC) APPROACH TO HERITAGE IDENTIFICATION

Questions for Comparison	TCDC's Approach	Comments
1. Does the TCDC District Plan contain criteria for assessing heritage significance?	In Part, Operative District Plan	<p>Definitions¹⁸</p> <p>Heritage means:</p> <p>"Cultural Heritage Value" means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity.</p> <p>These values will be determined following study by appropriate conservation professionals using the accepted conservation method, as set out in the ICOMOS NZ Charter.</p> <p>214 Heritage Resources¹⁹</p> <p>214.3 Objective</p> <p>To conserve, protect and enhance the buildings, items, streetscapes, trees, landscape features, archaeological sites and Swahili Tapu, which are of recognised significant cultural, historic, architectural, aesthetic, scientific or special heritage value in the District and to ensure that new works do not compromise those values.</p> <p>214.5 Methods</p> <p>Maintain registers of heritage items, including archaeological sites, cultural sites, waahi tapu, trees, and buildings. These registers form part of the District Plan.</p>
	In Part, Proposed District Plan	<p>Definitions²⁰</p> <p>The definition of 'historic heritage' set out in the RMA is included <i>verbatim</i> in the definitions section of the Proposed District Plan.</p> <p>8.1.2 Historic Heritage Items and Historic Heritage Areas²¹</p> <p>Historical and field research has identified a representative range of buildings, structures and built areas that have heritage values worthy of protection in the District Plan. These are listed in the Historic Heritage Schedule in Appendix</p>

18 TCDC Operative District Plan, Section 9 'Definitions', <http://eplan.tcdc.govt.nz/pages/plan/Book.aspx?vid=10593>

19 TCDC Operative District Plan, Section 2 'Heritage Resources', p.20 www.tcdc.govt.nz/Download/?file=/Global/1_Your%20Council/Documents%20including%20Bylaws_Policies%20and%20Strategies/2010%20Operative%20District%20Plan/Volume%201%20District%20Operative/Section%202.pdf

20 TCDC Proposed District Plan, Section 3 'Definitions', p.25, www.tcdc.govt.nz/Global/1_Your%20Council/Documents%20including%20Bylaws_Policies%20and%20Strategies/Proposed%20District%20Plan/Part1_Introduction/Section%203%20-%20Definitions.pdf

21 TCDC Proposed District Plan, Section 8 Historic Heritage Issues, pp.52-55, www.tcdc.govt.nz/Download/?file=/Global/1_Your%20Council/Documents%20including%20Bylaws_Policies%20and%20Strategies/Proposed%20District%20Plan/Part2_Overlay%20Issues/Section%208%20-%20Historic%20Heritage.pdf

Questions for Comparison	TCDC's Approach	Comments
		<p>1C as either heritage items or heritage areas.</p> <p>Historic Heritage Items have been assessed as meeting the "Historic and cultural heritage assessment criteria" as set out in the Proposed RPS [Table 10-1].</p>
2. Does the Waikato Regional Policy Statement (RPS) contain criteria for assessing heritage significance?	Yes, Operative RPS	<p>Appendix 4: Criteria for Determining Significance of Cultural Heritage Resources²²</p> <p>The significance of cultural heritage resources in the Region shall be determined using criteria including the following:</p> <ul style="list-style-type: none"> i. the extent to which the place reflects important or representative aspects of Waikato or New Zealand history; ii. the association of the place with the events, persons, or ideas of importance in Waikato or New Zealand history; iii. the potential of the place to provide knowledge of Waikato or New Zealand history; iv. the importance of the place to tangata whenua; v. the community association with, or public esteem for, the place; vi. the potential of the place for public education; vii. the technical accomplishment or value, or design of the place; viii. the symbolic or commemorative value of the place; ix. the importance of historic places which date from periods of early settlement in Waikato; x. rare types of historic place; xi. the extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape; or xii. the integrity and state of preservation.
	Yes, Proposed RPS	<p>10A Historic and cultural heritage assessment criteria²³</p> <p>Table 10-1: Historic and cultural heritage assessment criteria</p> <p>When assessing historic and cultural heritage, regard shall be given to the New Zealand Historic Places Trust register of historic places, historic areas and wāhi tapu areas and the following:</p> <p>Archaeological qualities</p> <p><i>Information - The potential of the place or area to define or expand knowledge of earlier human occupation, activities or</i></p>

22 Waikato RPS, Appendix 4 'Criteria for Determining Significance of Cultural Heritage Resources', www.waikatoregion.govt.nz/Council/Policy-and-plans/Regional-Policy-Statement/Operative-Waikato-Regional-Policy-Statement-October-2000/Appendix-4/

23 Proposed Waikato RPS Decisions, Section 10 'Heritage', p.10-6, www.waikatoregion.govt.nz/PageFiles/10522/2320314_RPS_Decisions_1_Feb_2013.pdf

Questions for Comparison	TCDC's Approach	Comments
		<p>events through investigation using archaeological methods.</p> <p><i>Research</i> - The potential of the place or area to provide evidence to address archaeological research questions.</p> <p><i>Recognition or Protection</i> - The place or area is registered by the New Zealand Historic Places Trust for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Historic Places Act 1993.</p> <p>Architectural Qualities</p> <p><i>Style or type</i> - The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).</p> <p><i>Design</i> - The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.</p> <p><i>Construction</i> - The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.</p> <p><i>Designer or Builder</i> - The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.</p> <p>Cultural Qualities</p> <p><i>Sentiment</i> - The place or area is important as a focus of spiritual, political, national or other cultural sentiment.</p> <p><i>Identity</i> - The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.</p> <p><i>Amenity or Education</i> - The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.</p> <p>Historic Qualities</p> <p><i>Associative Value</i> - The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.</p> <p><i>Historical Pattern</i> - The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</p> <p>Scientific Qualities</p> <p><i>Information</i> - The potential for the place or area to contribute information about an historic figure, event, phase or</p>

Questions for Comparison	TCDC's Approach	Comments
		<p>activity.</p> <p><i>Potential – Scientific Research</i> - The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.</p> <p>Technological Qualities</p> <p><i>Technical Achievement</i> - The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.</p>
3. Do the District Plan criteria 'give effect to' the Waikato RPS criteria?	In Part, Operative District Plan	<p>While the wording of the definition of heritage in the Operative District Plan differs to the assessment criteria in the Waikato RPS, it is arguably complementary. The RPS provides an additional layer of detail that could be usefully applied when assessing heritage buildings and structures against the qualities identified in the Operative District Plan. A combination of the two approaches – identification of heritage qualities together with the qualitative criteria in the RPS would provide a more comprehensive and robust set of assessment criteria than either plan provides on its own.</p>
	In Part, Proposed District Plan	<p>The Proposed District Plan states that all heritage scheduled in the Plan has been assessed against the criteria contained in the Proposed RPS. However, the assessment criteria are not included in the Plan – the reader has to refer to the Proposed RPS instead.</p> <p>TCDC state that "<i>The 'Historic and cultural heritage assessment criteria' is not duplicated in the PDP as the RMA states that TCDC shall give effect to the RPS, and the 'Historic and cultural heritage assessment criteria' are in that document to show the way in putting the schedule together</i>".²⁴</p>
4. Are the District Plan criteria consistent with RMA definition of historic heritage?	Yes, Operative District Plan	<p>The Operative District Plan references all of the qualities in the RMA definition, namely archaeological, architectural, cultural, historic, scientific and technical.</p>
	Yes, Proposed District Plan	<p>The Proposed District Plan includes the definition of historic heritage word-for-word.</p>
	In Part, Operative RPS	<p>Only the 'technical' quality of the RMA definition is referenced in the RPS (criterion vii). Some of the other qualities can be inferred from other criteria, but they are not explicitly mentioned, e.g..</p> <p>The 'archaeological' quality is not present at all.</p> <p>The surroundings associated with heritage buildings and structures is provided for in criterion xi, which allows for consideration of a wider historical and cultural complex or landscape.</p>

24 Personal Communication between Ann McEwan and Bruce Baker, Policy Planner, TCDC, 13th May 2015.

Questions for Comparison	TCDC's Approach	Comments
	Yes, Proposed RPS	
5. Are the District Plan criteria sufficient for identification and assessing significance?	Yes, Operative District Plan	The criteria are usefully introduced with a statement that refers to the 'significance of cultural heritage resources', thus establishing that some level of significance is needed in the assessment process to identify scheduled items.
	Yes, Proposed District Plan	By reference to the Proposed RPS, in which the RMA qualities of historic heritage are accompanied by key words or phrases and definitional statements to explain each quality. 'Construction' would arguably be better included under the heading 'Technological' qualities, partly because having four criteria under the heading 'Architectural qualities' may suggest to the reader the greater importance of this value over others in the table.
6. Is information on the heritage significance of scheduled items accessible to the public on the Council's web site?	Yes, Operative District Plan No, Proposed District Plan	The Thames and Coromandel Board scheduled items inventory forms can be accessed via the Council's web site. The new and upgraded inventory record forms for historic buildings, structures and areas is not currently available via the council web site.
7. Are different categories identified in the District Plan and how are they determined from one another?	No	TCDC has a unitary schedule of built heritage items and heritage areas in both the ODP and PDP.
8. Is the whole exterior of scheduled items identified?	Yes	<p>A1.3 HISTORIC HERITAGE ITEMS AND AREAS SCHEDULE</p> <p>The spatial extent of the historic heritage item where the rules in Section 31 Historic Heritage apply includes the item itself and the 'curtilage' as defined in Section 3 Definitions - Historic Heritage Terms.</p> <p>3. DEFINITIONS – HISTORIC HERITAGE CURTILAGE</p> <p>Means land surrounding and integral to a historic heritage item, including the landscaping and planting area, which is relevant to retaining and interpreting the item's historical significance.</p>
9. Are the surroundings of scheduled items identified?	No, Operative District Plan	Surroundings are not recognised and resource consent is needed for activities that affect the exterior of the building only, not the construction of new buildings on the site, fencing etc.
	Yes, Proposed District Plan	<p>A1.3 HISTORIC HERITAGE ITEMS AND AREAS SCHEDULE²⁵</p> <p>The spatial extent of the historic heritage item where the rules in Section 31 Historic Heritage apply includes the item</p>

²⁵ TCDC Proposed District Plan, Appendix 1 'Historic Heritage Schedule', p.497, www.tcdc.govt.nz/Download/?file=/Global/1_Your%20Council/Documents%20including%20Bylaws_Policies%20and%20Strategies/Proposed%20District%20Plan/Appendices/Appendix%201%20-%20Historic%20Heritage%20Schedule.pdf

Questions for Comparison	TCDC's Approach	Comments
		itself and the 'curtilage' as defined in Section 3 Definitions - Historic Heritage Terms.
10. Are groups/areas of buildings/structures identified?	Yes, both Plans	Heritage Policy Areas in the ODP are called Historic Heritage Areas in the PDP. Rules are different for non-scheduled buildings/structures/properties within the heritage areas.
11. Are interiors identified?	In Part, both Plans	The interiors of some scheduled items in <u>both</u> the ODP and the PDP are explicitly identified, although neither the relevant schedule nor the inventory record forms provides justification for this.
12. Is there any additional information regarding how TCDC identifies and assesses heritage buildings and structures?		No further comments.

OVERVIEW OF TASMAN DISTRICT COUNCIL'S (TDC) APPROACH TO HERITAGE IDENTIFICATION

Questions for Comparison	TDC's Approach	Comments
1. Does the Tasman Resource Management Plan (TRMP) contain criteria for assessing heritage significance?	Yes	<p>Schedule 10A: Criteria for Listing Heritage Buildings and Structures²⁶</p> <p>1. Historical Significance The building, object or area has a strong association with significant people or events or is important as a reflection of social patterns of its time.</p> <p>2. Architectural Significance The building, object or area is a notable example of a particular style, architecture, or period, or display, craftsmanship, artistry and technology of intrinsic interest or, by virtue of its design, conforms to a past or present sense of beauty.</p> <p>3. Group Significance Individual buildings, objects or areas that combine to form an area of community importance, or historical or architectural merit. Items within the group need to be of significance in themselves, but their significance is such that their loss or change would diminish the significance of the group.</p> <p>4. Landmark Significance The building, object or area makes an important contribution to the identity of the neighbourhood or road in which it is sited by virtue of its situation, silhouette, bulk, colour or texture.</p> <p>5. Scientific Significance The building, object or place is of archaeological or scientific importance.</p>
2. Does the Tasman Regional Policy Statement (TRPS) contain criteria for assessing heritage significance?	Yes	<p>Land Resource Policies and Methods²⁷</p> <p>Policy 6.3 The Council will protect and enhance areas of significant indigenous vegetation, significant habitats of indigenous fauna, outstanding natural features and landscapes, and sites, areas, or features of heritage significance, and in determining significance of all such areas, habitats, landscapes, or features, the following criteria shall be applied:</p> <ul style="list-style-type: none"> (i) size of the area or feature; and (ii) diversity of species and abundance of populations of indigenous flora and fauna; and (iii) representativeness; and

26 Tasman Resource Management Plan, Vol. 1, Chapter 10, Schedule 10A, p.12, www.tasman.govt.nz/policy/plans/tasman-resource-management-plan/resource-management-plan-volume-1-text/resource-management-plan-part-ii-land/#Chapter10

27 Tasman Regional Policy Statement, Part 3 – Significant Issues, Policy 6.3 (p.56), www.tasman.govt.nz/policy/plans/tasman-regional-policy-statement/

Questions for Comparison	TDC's Approach	Comments
		<p>(iv) rarity of any species of flora, fauna or of habitat type; and (v) connectedness of habitat with other areas; and (vi) intactness or condition of the area or feature; and (vii) coherence, visibility, and vulnerability to change of any landscape; and (viii) special scientific, cultural, historic, or amenity values of any site, area, or feature of heritage significance; and (ix) recognised international, national or regional importance of any area or feature; and in relation to all significant areas or features, the risk of adverse effects on their natural, landscape, or heritage values shall be relevant to achieving such protection;</p>
3. Do the TRMP criteria 'give effect to' the TRPS criteria?	Yes	<p>The TRPS criteria seem slanted more towards identifying natural resources with only some criteria being useful for assessing historic heritage.</p> <p>While there is a lack of consistency in the wording between the TRMP and TRPS criteria, the TRMP can be considered to 'give effect to' the TRPS because it includes and expands upon some of the key words used in the TRPS criteria, notably criterion (viii) above, which refers to scientific, cultural and historic significance.</p> <p>Overall, the TRMP has more comprehensive assessment criteria; the TRPS criteria lack explanatory information to clarify the meaning of each criterion.</p>
4. Are the TRMP criteria consistent with RMA definition of historic heritage?	Yes	<p>The TRMP criteria take into account a building or structures' architectural, historic, scientific, archaeological and technological significance. They do not include the cultural significance of buildings.</p>
5. Are the TRMP criteria sufficient for identification and assessing significance?	In Part	<p>Each criterion is accompanied by some explanatory text. Reference to 'a past or present sense of beauty' is problematic in that it may be hard to substantiate. Technological significance is conflated with architectural significance, which is at odds with the RMA definition. The group and landmark significance criteria both address the contextual significance of the building or structure, which addresses the surroundings of the built heritage item and goes some way towards addressing 'cultural significance' by virtue to the references to 'community importance' and 'identity'. Scientific and archaeological values are also conflated.</p>
6. Is information on the heritage significance of scheduled items accessible to the public on the Council's web site?	No	<p>Plan change documentation available on-line contains some historical information relevant to individual heritage buildings structures subject to addition to the TRMP [PC 41 & 53] but information about the heritage values and history of each scheduled built heritage item is not available on the council's web site. Information about those items also listed by Heritage New Zealand may be found on HNZ's web site.</p>
7. Are different categories identified in	Yes	<p>Category I – 12 items</p>

Questions for Comparison	TDC's Approach	Comments
the TRMP and how are they determined from one another?		<p>Category II – 116 items</p> <p>The plan is silent on how rankings of built heritage items are determined but the Category I Heritage Buildings and Structures scheduled on the TRMP are all Category 1 Historic Places on the List of HNZ. A TDC pamphlet [TRMP Guide 11-15] states the 'Category I buildings and structures have higher values than those in Category II'.</p>
8. Is the whole exterior of scheduled items identified?	Yes	<p>The rules apply to changes to any part of the exterior of a scheduled building or structure. The schedule identifies the building as a whole rather than identifying only parts of it as being significant.</p>
9. Are the surroundings of scheduled items identified?	In part	<p>The rules in the heritage section of the TRMP only apply to physical changes to the scheduled building/structure itself. The resource consent assessment criteria include consideration of "The importance of land surrounding the heritage building or structure". There are no rules to control development on the site of a scheduled building/structure, such as the construction of new buildings.</p>
10. Are groups/areas of buildings/structures identified?	In part	<p>The assessment criteria provide for the recognition of group significance. The heritage schedule includes a small number of sites with more than one building/structure identified, e.g. the Motueka Wharf and adjacent memorial, and Hodgson's Store and stables in Murchison. There are also a couple of school sites scheduled which may include multiple buildings, but this is not clear from the schedule. There are no identified groups of buildings or structures that cover more than one site, such as residential or commercial areas having collective heritage significance.</p>
11. Are interiors identified?	Yes	<p>For one Category I scheduled item - 'The Gables' dwelling in Waimea West. Resource consent assessment criteria for minor repairs and additions include "Minimising internal changes to listed buildings where internal features are listed as contributing to the historic or architectural interest".</p>
12. Is there any additional information regarding how TDC identifies and assesses heritage buildings and structures?		<p>Phone conversation with Rose Biss (Policy Planner), 08.06.15</p> <p>Public nominations are the predominant means by which built heritage is considered for inclusion in the TRMP. Nominations are considered by a consultant conservation architect who provides a written report assessing the building against the TRMP assessment criteria. There is not standardised template for doing this.</p> <p>TDC have no plans to review the TRMP heritage provisions, including assessment criteria. They are awaiting confirmation from the Government about whether they (i.e. MfE) will proceed with developing a 'template' plan for use by councils. This was raised as a possibility last year and TDC are waiting for confirmation on whether or not it will happen.</p>

OVERVIEW OF NELSON CITY COUNCIL'S (NCC) APPROACH TO HERITAGE IDENTIFICATION

Questions for Comparison	NCC's Approach	Comments
1. Does the Nelson Resource Management Plan (NRMP) contain criteria for assessing heritage significance?	Yes	<p>Meaning of Words²⁸ 'Historic Heritage' is given the same definition in the NRMP as is specified in the RMA.</p> <p>Appendix 1 Heritage Buildings, Places and Objects²⁹</p> <p>AP1.i This appendix describes the evaluation of the heritage value of buildings, places and objects. The Plan acknowledges those heritage and cultural values assigned to buildings, places, and objects (either individually or collectively) which have notable historic, architectural, scientific, archaeological, spiritual, or other special values.</p> <p>AP1.1.xii The criteria used for evaluating heritage value of buildings, places and objects are as follows:</p> <ul style="list-style-type: none"> a) Historical and social significance The heritage item has historical significance or value associated with a notable person, event, time period or activity. The building, place or object presents an important reflection of the social patterns of its time. b) Cultural and spiritual significance The heritage item contributes to the distinguishing characteristics of a way of life, religion, philosophy, custom, practice or other belief. A group or community holds the building, place or object in a high esteem. The heritage item has special significance to the tangata whenua. c) Architectural significance The heritage building, place or object is a significant example of a particular style or time period. d) Group and setting significance The heritage building, place or object has a degree of unity in relationship to its environment or surrounding buildings in terms of scale, space, structure, form, materials, texture and colour. e) Landmark significance The heritage building, place or object, monument or artefact, is an important landscape feature of a particular area and in the community consciousness. f) Archaeological significance The heritage building, place or object provides or has the potential to reveal important archaeological information and physical evidence of pre-1900 human activities. g) Technological and scientific significance The heritage building, place or object has important technological and scientific interest through its rarity and educational value and has the potential to provide further information through

28 NRMP, Chapter 2 'Meaning of Words', p.2-13, <http://nelson.govt.nz/assets/Environment/Downloads/RMP-PDFs/NRMP-Amendments-Dec-14/OPERATIVE-NRMP-VOLUME-1-Chapter-02-Meanings-of-Words.pdf>

29 NRMP, Appendix 1 Heritage Buildings, Places and Objects, p.A1-2, <http://nelson.govt.nz/assets/Environment/Downloads/RMP-PDFs/nrmp-amendments-oct13/Appendix-01-Heritage-Buildings.pdf>

Questions for Comparison	NCC's Approach	Comments
		<p>research.</p> <p>Policy DO4.1.1 Heritage Identification and Classification³⁰</p> <p>Heritage buildings, places, or objects, and important trees, should be identified in this Plan and classified according to the criteria set out in Appendices 1 and 2 in the following categories: Buildings, Places or Objects.</p> <p>Group A - Protection and retention highly desirable Group B - Protection and retention important Group C - Protection and retention desirable.</p> <p>Policy DO4.1.13 Heritage Precincts³¹</p> <p>a) Where there are groupings of heritage buildings or objects which together have particular merit, the group should be managed as a heritage precinct. b) The special heritage character and streetscape value of heritage precincts shall be preserved and enhanced, having regard to the contribution existing buildings make, or new buildings would make, to the character of the precinct as a whole</p>
2. Does the Nelson Regional Policy Statement (NRPS) contain criteria for assessing heritage significance?	No	<p>DH1 Urban Expansion³²</p> <p>DH1.3 policies</p> <p>DH1.3.1 To identify areas having features or values of significance and to ensure that these features or values are appropriately protected. Areas identified will include those which:</p> <p>iii) are recognised as being significant in terms of culture or heritage;</p>
3. Do the NRMP criteria 'give effect to' the NRPS criteria?	N/A	<p>There are no identification or assessment criteria in the NRPS.</p> <p>'Historic Heritage' (or 'Heritage') is not defined.</p> <p><i>[Note: the NRPS was made operative before the protection of historic heritage was made a s6 matter of national importance. A planned review of the RPS in 2007 has been put on hold]</i></p>
4. Are the NRMP criteria consistent with RMA definition of historic heritage?	Yes	<p>The NRMP defines historic heritage exactly as it is set out in the RMA.</p> <p>The Plan also espouses a list of criteria that expand on the RMA qualities in order to enable the assessment of significance for an identified building or structure. The wording of the criteria closely follow the RMA qualities indicating good internal consistency. The criteria expand on the qualities of archaeological, architectural, cultural, scientific and technological. They also consider social, spiritual and landmark significance, as well as group and setting significance.</p>

30 NRMP, Chapter 5 – District Wide Objectives and Policies, p.5-13, <http://nelson.govt.nz/assets/Environment/Downloads/RMP-PDFs/nrmp-amendments-oct13/Chapter-05-District-Wide-Objectives-Policies.pdf>

31 NRMP, Chapter 5 – District Wide Objectives and Policies, p.5-17

32 NRPS, Chapter 6 'Development and Hazards', p. 44, <http://nelson.govt.nz/assets/Our-council/Downloads/regional-policy-statement-1997.pdf>

Questions for Comparison	NCC's Approach	Comments
5. Are the NRMP criteria sufficient for identification and assessing significance?	Yes	It is probably not possible to satisfactorily define or defend a 'special value' [RI13.i, see also AP1.i Overview] but the criteria expressed at AP1.1.xii are cogently and usefully explained. They repeat the values stated in the RMA and add 'Group and Setting' and 'Landmark' criteria to the matrix.
6. Is information on the heritage significance of scheduled items accessible to the public on the Council's web site?	No	Information about individual scheduled built heritage items is not available on the council web site. Design guides for heritage precincts are available on the council web site and these provide a brief historic statement and/or synopsis of architectural styles in the area. The residential design guides list the scheduled built heritage items within each area.
7. Are different categories identified in the District Plan and how are they determined from one another?	Yes	<p>Appendix 1 Heritage Buildings, Places and Objects³³</p> <p>AP1.1.ii A, B, or C in the first column refers to the category the item is in, Group A being the highest.</p> <p>AP1.1.viii Group A buildings, places, and objects are considered to be of major significance to the district, and their protection is considered essential (except in exceptional circumstances), while the protection and retention of Group B items is considered to be important, and Group C whose protection and retention are desirable.</p> <p>Alterations to an A, B, or C item is discretionary, restricted discretionary and permitted respectively. Demolition or removal is non-complying, discretionary or permitted respectively.</p>
8. Is the whole exterior of scheduled items identified?	Yes	<p>AP1.1.iv states that protection only applies to the exterior of buildings unless indicated in the Interior/Surrounds column.</p> <p>Note: It is not clear why specific features of some A ranked buildings located in Inner City Zone are noted. Where this occurs in the schedule the wording states, for example, 'whole street façade including verandah'. Does this mean that other elevations are not protected and/or that it is felt there may be some confusion around verandahs in particular?</p>
9. Are the surroundings of scheduled items identified?	Yes	<p>An (S) on the heritage schedule indicates protection of the surrounds of a building or structure, as well as the exterior.</p> <p>Note: Plans accompanying a resource consent application must include 'any heritage and cultural items, places, buildings and trees referred to in this Plan either in the site or <i>on adjoining sites</i>. (Photographs of such items, where relevant, may also be useful)' [emphasis added NRMP, Chapter 3 Administration, pp. 3-9-10]. This suggests acknowledgement that the surroundings of a heritage item might extend beyond the land parcel on which the heritage resource is located.</p>
10. Are groups/areas of buildings/structures identified?	Yes	<p>Policy DO4.1.13 Heritage Precincts³⁴</p> <p>DO4.1.13.i Seven heritage precincts have been identified in the Residential Zone as having special streetscape and</p>

33 NRMP, Appendix 1 Heritage Buildings, Places and Objects, p.A1-1

34 NRMP, Chapter 5 – District Wide Objectives and Policies, p.5-17

Questions for Comparison	NCC's Approach	Comments
		<p>heritage significance. These are South Street; Elliott Street; Russell Street; Dear Cottages - Rutherford Street; Fountain Place, Alton Street and Seymour Avenue. In the Inner City Zone, five heritage precincts have been defined: Upper Trafalgar Street; Lower Trafalgar Street (East side); Bridge Street (East); Hardy Street (East, South side) and Albion Square.</p> <p>DO4.1.13.ii The qualities of these areas vary from specific architectural styles, the age and historical association of buildings, through to the character of a high level of building density. The focus of the precincts is on streetscape - that is, those parts of the buildings that can be seen from the public road. The policy recognises that a group of heritage buildings can be more significant and have more visual impact than each of the individual buildings separately. Within a group, individual buildings may not be outstanding in their own right, but their loss may have a significant impact on the group. The precincts also include some modern buildings. This allows a long term approach to be taken so that if any of these sites are redeveloped or altered particular regard can be had to ensuring any new design enhances the precinct overall.</p> <p>Note: individual items within the listed heritage precincts are included in the table. But the table doesn't indicate which items are in which precincts, or provide a list of the precincts. Is it assumed that the assessment criteria at AP1.1.xii are also for precincts? Or are precincts only identified once all or most buildings in a particular street have been individually listed? How might future precincts be identified/assessed?</p>
11. Are interiors identified?	Yes	<p>An (I) on the heritage schedule indicates protection of the interior of the building. Where an ** appears in this column it indicates that while there is no formal protection of the interior of the building, its value is noted and protection is encouraged.</p>
12. Is there any additional information regarding how NCC identifies and assesses heritage buildings and structures?		No further comments.