

Draft Nelson Plan – Frequently asked questions

Historic heritage

Why does the Council list heritage buildings?

Under Section 6(f) of the Resource Management Act (matters of national importance), Councils have a responsibility to protect historic heritage from inappropriate subdivision, use and development.

Many owners nominate their own properties to be listed because they want them protected for the benefit of future generations.

What are the benefits of owning a listed heritage building?

The main benefit of a heritage listing is the protection of the heritage values of the local area. Many people who own heritage properties recognise that heritage is important to the community as a whole. A heritage listing also provides certainty for people, giving owners and neighbours confidence that the character of their street will be protected from unsympathetic development.

Owners of listed heritage buildings can apply for funding from the Heritage Project Fund when undertaking repairs or restoration work. They may also be eligible for assistance with rates remissions and the waiving of resource consent fees.

For heritage commercial buildings that are listed with Heritage New Zealand, there is also the possibility of central government EQUIP funding for earthquake strengthening work.

How can I find out if my building needs earthquake strengthening?

Please direct questions regarding earthquake strengthening to Bruce Mutton (Structural Engineer) on (03) 545-8748 or email bruce.mutton@ncc.govt.nz.

How much Project Heritage Fund grant/ rates remissions could I get for my heritage building, and how do I apply for that?

If you want to discuss potential funding, please talk to Richard Popenhagen (Environmental Programmes Advisor) on (03) 546 0251 or email richard.popenhagen@ncc.govt.nz.

Would I need to get consent for all changes to my building if it is listed, e.g. adding a garage or carport, painting, fences, minor repairs and maintenance?

Minor repairs and painting to the exterior of buildings are generally permitted activities under district plan rules. Work on the interior of a heritage building is permitted unless it is specifically protected in Appendix 1 of the Nelson Resource Management Plan.

Council is considering some alterations and additions to the range of permitted activities for heritage buildings. These include earthquake strengthening work, adaptive reuse (meaning using the building for something other than what it was constructed for) and sustainable additions (such as insulation, solar heating). These permitted activities would still be subject to certain conditions.

Other building work on heritage buildings will generally require resource and building consent approval. Owners should seek advice from Council early in the process of making changes to determine whether resource and/or building consent approval is required and ensure the changes are sympathetic to the heritage values of the property.

Does a heritage listing affect property insurance?

Your insurance provider should be notified if a property is listed or registered for its heritage values. They will want to know what structural work has been carried out, whether electrical wiring meets current code requirements and if the building is earthquake-prone. Consider discussing insurance cover with a brokerage firm with experience of heritage properties.

How would I know if a building I own is on the heritage list?

You should have been contacted by the council if your building is currently listed or is proposed to be listed in the new Draft Nelson Plan. If you'd like to double-check, the "Heritage items" layer in the Draft Nelson Plan identifies all the heritage items. GIS has put an icon over every heritage building and other heritage items. The heritage items are also included within the list contained in APP34 – Heritage items in Part 6 of the Draft Nelson Plan.

How was my building's heritage classification decided on? What were the main points taken into account when deciding if a house is an A, B, or not to be listed?

Heritage assessments are based on several different criteria, consistent with the recommendations set out by Heritage New Zealand Pouhere Taonga. These criteria include:

- Historic and Social Significance
- Cultural and Spiritual Significance
- Architectural and Aesthetic Significance
- Technological and Craftsmanship Significance
- Archaeological Significance
- Scientific Significance
- Group, Landmark and Contextual Significance

If you would like a copy of the heritage assessment relating to your building, or if you have further information that might merit a reassessment, please contact the Nelson City Council Environmental Planning team on nelson.plan@ncc.govt.nz or 03 546 0200.

Can I see the heritage assessment of my building?

Yes, heritage assessments are saved in the Council's digital files and are available upon request. To request a copy of an assessment, please contact the Nelson City Council Environmental Planning team on nelson.plan@ncc.govt.nz or 03 546 0200.

Will this affect the value of my property?

The heritage provisions ensure that the building's heritage values are protected. There is no evidence to suggest that a heritage listing devalues the house.

While there are some restrictions on exterior modifications for heritage-listed properties, buyers are often attracted by the recognised historic value of the house.

Will this affect my rates?

Heritage-listed property owners can apply for a rates remission which would reduce the rates you will pay in recognition of some of the obligations of owning a heritage-listed property. Once applied for, a portion of the rates are remitted for the following three years.

What would be the implications of my building being recommended to be removed from listing?

Whether or not you agree with the assessment, you should let us know what you think. If your building was recommended to be no longer listed, there are a few different implications. Firstly, it would not be eligible for heritage project funding for refurbishment. Secondly, it would not be necessary to apply for a resource consent to demolish or make significant alterations to the building. Please note, if your building is currently a Schedule 'C' building, you do not need a consent for demolition or alteration now, but you must let the Council know of your intentions at least one week beforehand.

The building will be considered a listed building until the outcome of the hearing and decisions relating to heritage buildings, which is programmed to occur in 2022.

What are the implications if my building is recommended to be rescheduled as an 'A' or a 'B'?

Once a building is listed as a Schedule 'A' or 'B' heritage item, you are eligible for rates remissions and to apply for heritage project fund grant for refurbishments. It also means that you would need to apply for resource consent to demolish or make significant alterations to the building. The Council is currently seeking feedback on proposed changes to the rules so that resource consent would not be required for works such as insulation; earthquake strengthening; solar panels; solar hot water heating; adaptive reuse and maintenance and repairs.

What are the implications of the possible rule changes for buildings which are already listed as 'A' or 'B'?

Previous informal feedback has suggested that the controls should be relaxed to allow 'sustainable additions', such as solar heating, earthquake strengthening and insulation. If these provisions are adopted in the new plan, you will be able to do these things (subject to some conditions) without needing to apply for resource consent.

Who do I talk to about my heritage issue?

- If it relates to the heritage status of your building, or if you want to provide feedback on the draft rules that apply to heritage buildings or suggest others, please contact the Nelson City Council Planning Team on nelson.plan@ncc.govt.nz or 03 546 0200.
- If it relates to work you would like to do on the house now, please contact customer services on (03) 546-0200 and ask to talk to the duty planner. They will help you to determine whether or not you will need a resource consent.
- If it relates to an application for funding to refurbish your building, talk to Richard Popenhagen (Environmental Programmes Advisor) on (03) 546 0200 or email richard.popenhagen@ncc.govt.nz

Does heritage listing place a legal restriction on the sale or lease of a property?

No.

Does an owner have the right to object to or support a proposed heritage listing?

Yes. At this stage, Council is seeking feedback from owners as well as the wider community on the Draft Nelson Plan, including proposed listings and rules. Your feedback (and all other feedback) will be considered and will inform the heritage rules in the formal version of the Proposed Nelson Plan. When that plan is notified (in 2022), the owners and community at large have another chance to make a formal submission and be heard in relation to their submission.

Can I nominate my building (or another building) as historic heritage?

Yes. Nominations will be collected and further assessments made before the notification of the Proposed Nelson Plan. Owners of those heritage buildings will also be consulted about the potential listing.

Links to the Draft Nelson Plan

This 'frequently asked questions' sheet addresses a few of the key provisions in the Draft Nelson Plan. It should not be used as a definitive representation of content. To view actual Draft Nelson Plan content, please go to shape.nelson.govt.nz.