



HERITAGE - RULES

HE3.1 Rule Statement

The following rules are applicable to heritage buildings and sites listed in Schedule A and Schedule B of Appendix Four and notable trees listed in Appendix Six of this District Plan. Regard shall be had to all Objectives and Policies which may be relevant to any proposed activity subject to the provisions of these Rules. This includes, but shall not be limited to the Heritage - Policy section.

~~The following rules are applicable to heritage buildings and sites listed in Schedule A and Schedule B of Appendix Four and notable trees listed in Appendix Five of this District Plan. Regard shall be had to all Objectives and Policies which may be relevant to any proposed activity subject to the provisions of this Rule. This includes, but shall not be limited to the Heritage - Policy section.~~

There are no rules applicable to the buildings listed as Group C heritage buildings in Schedule A. These buildings are recognised as having some District heritage value and have been listed for information purposes only.

The New Zealand Historic Places Trust shall be regarded as an affected party to an application for resource consent concerning any Group A or B item identified in the District Plan. Written approval to the proposed activity will be required from the Trust whether or not the item is registered with the New Zealand Historic Places Trust. It is recommended that applicants consult with the New Zealand Historic Places Trust and provide evidence of such consultation (including written approval if gained) when lodging consent applications under these rules.

HE3.2 Rules

HE3.2.1 Permitted Activities

The following activities are Permitted Activities.

Heritage Buildings

- (a) Maintenance and repair of any Group A or B heritage building listed in Schedule A of Appendix Four.

~~Please contact Council should you require advice as to whether proposed works fall into this category.~~

~~**Advisory Note:**~~ **Definition:**

Maintenance and repair as it relates to a heritage building means the repair of materials by patching, piecing-in, splicing and consolidating existing materials and includes replacement of components such as bricks, cut-stone, timber sections, tiles and slates which have been damaged beyond reasonable repair, or are missing or need to be replaced to ensure the structural safety of the building or structure. The replacement shall be of the original or similar material, colour, texture, form and design as the original it replaces.

Please contact Council should you require advice as to whether proposed works fall into this category.



Maintenance and repair relating to heritage rail items allows for works to ensure the on-going functioning of the rail network, but excludes any significant works which will visually affect the appearance of a heritage item.

- (b) Changes to the interior of any Group A or B heritage building listed in Schedule A of Appendix Four, where the interior is not specifically listed.
- (c) Erection of a sign on a Group A or Group B heritage building in Schedule A of Appendix Four where the sign complies with the Specific Conditions outlined in section HE3.3 below.
- (d) Erection of a sign within the setting of a Group A heritage building in Schedule A of Appendix Four where the sign complies with the Specific Conditions outlined in section HE3.3 below.

For the purpose of Rule HE3.2.1(c) and (d), the definition of signage excludes signs erected by Kiwirail (or any subsequent successor) which are intended to promote rail safety, or are associated with the day to day operations of the rail network.

Heritage Sites

- (e) Maintenance and repair of any heritage site listed in Schedule B of Appendix Four.

Works directly associated with the creation of the National Cycleway along Ohakune to Horopito Old Coach Road are classed as Permitted Activities where the works do not detract from the historic value of the site.

Definition

Maintenance and repair as it relates to a heritage site means any works necessary to ensure the ongoing viability or functioning of the site provided that the works do not detract from or negate the historic value of the site and will be guided by the standards for the maintenance of any historic place (site) and by the standards for maintenance of a historic site and areas of significance to Māori as outlined in Appendix Eight of this Plan. ~~and~~.

- (f) Erection of a sign within a Group A or Group B heritage site listed in Schedule B of Appendix Four where the sign complies with the Specific Conditions outlined in section HE3.3 below

For the purpose of Rule HE3.2.1(f), the definition of signage excludes signs erected by Kiwirail (or any subsequent successor) which are intended to promote rail safety, or are associated with the day to day operations of the rail network

Heritage Trees

- (g) Minor trimming, pruning or maintenance of any scheduled tree listed in Appendix ~~Six~~Five undertaken by hand operated clippers in accordance with accepted arboricultural practice.
- (h) The removal of dead, damaged or diseased limbs of any scheduled tree listed in Appendix ~~Five~~Six undertaken by a qualified ~~aborist~~arborist.

Advice~~ory~~ Note:

To comply with this rule a report prepared by an ~~aborist~~arborist confirming that the branch is dead, dying or terminally damaged shall be lodged with and accepted by council prior to removal of the limbs.



- (i) The removal of any scheduled tree listed in Appendix FiveSix that is dead, dying or terminally damaged by disease or natural causes.

Advisory Note:

To comply with this rule a report prepared by a qualified arborist confirming that the scheduled tree is dead, dying or terminally damaged shall be lodged with and accepted by council prior to removal of the tree.

HE3.2 RULES

HE3.2.1 Permitted Activities

The following activities are Permitted Activities.

~~Maintenance and repair of any Group A or B heritage building listed in Schedule A of Appendix Four.~~

Advisory Note:

~~Maintenance and repair as it relates to a heritage building means the repair of materials by patching, piecing in, splicing and consolidating existing materials and includes replacement of components such as bricks, cut stone, timber sections, tiles and slates which have been damaged beyond reasonable repair, or are missing or need to be replaced to ensure the structural safety of the building or structure. The replacement shall be of the original or similar material, colour, texture, form and design as the original it replaces.~~

~~Changes to the interior of any Group A or B heritage building listed in Schedule A of Appendix Four, where the interior is not specifically listed.~~

~~Maintenance and repair of any heritage site listed in Schedule B of Appendix Four.~~

~~Works directly associated with the creation of the National Cycleway along Ohakune to Horopito Old Coach Road are classed as Permitted Activities where the works do not detract from the historic value of the site.~~

Advisory Note:

~~Maintenance and repair as it relates to a heritage site means any works necessary to ensure the ongoing viability or functioning of the site provided that the works do not detract from or negate the historic value of the site.~~

~~Minor trimming, pruning or maintenance of any scheduled tree listed in Appendix Five undertaken by hand operated clippers in accordance with accepted arboricultural practice.~~

~~The removal of dead, damaged or diseased limbs of any scheduled tree listed in Appendix Five undertaken by a qualified arborist.~~

Advisory Note:

~~To comply with this rule a report prepared by an arborist confirming that the branch is dead, dying or terminally damaged shall be lodged with and accepted by council prior to removal of the limbs.~~

~~The removal of any scheduled tree listed in Appendix Five that is dead, dying or terminally damaged by disease or natural causes.~~

Advisory Note:



~~To comply with this rule a report prepared by a qualified arborist confirming that the scheduled tree is dead, dying or terminally damaged shall be lodged with and accepted by council prior to removal of the tree.~~

HE3.2.2 Restricted Discretionary Activities

The following activities are Restricted Discretionary Activities. Applications will be assessed and conditions imposed only in respect of the subject matter of the Assessment Criteria outlined in section HE3.43.

- (a) External alterations and/or additions to any Group A or B heritage building listed in Schedule A (see Appendix 4).

Relevant Assessment Criteria: HE3.34.1(a) (i), (ii), (v) – (xv)

- (b) Erection of a new building within the setting of a Category A or B Building identified in Schedule A, or within a heritage site listed in Schedule B (see Appendix 4).;

Relevant Assessment Criteria: HE3.4.1(a)

- (c) Modification of a heritage site listed in schedule B (see Appendix 4 and the standards for the maintenance of any historic place (site) and place and area of significance to Māori as outlined in Appendix FiveEight of this plan)~~Modification of a Heritage Site listed in Schedule B (see Appendix 4).~~

Relevant Assessment Criteria: HE3.34.1(a) (i), (ii), (vi), (vii) and (viii)

- (d) Activities which do not comply with Rule:

- (i) HE3.2.1(a) – relating to Maintenance and Repair of Heritage Buildings
- (ii) HE3.2.1(b) – relating to the Interiors of Heritage Buildings;
- (iii) HE3.2.1(c) – relating to Signage on Heritage Buildings;
- (iv) HE3.2.1(d) – relating to Signage within the setting of a Heritage Building;
- (v) HE3.2.1(e) – relating to the Maintenance and Repair of Heritage Sites; and/or
- (vi) HE3.2.1(f) – relating to Signage within Heritage Sites.

Relevant Assessment Criteria: HE3.34.1(a) (i), (ii), (vi), (vii) and (viii), and (b)

- ~~(a) Activities which do not comply with Rule:~~

- ~~(i) HE3.2.1(a) – relating to Maintenance and Repair of Heritage Buildings~~
- ~~(ii) HE3.2.1(b) – relating to the Interiors of Heritage Buildings; and/or~~
- ~~(iii) HE3.2.1(c) – relating to the Maintenance and Repair of Heritage Sites.~~

~~Relevant Assessment Criteria: HE3.3.1(a) (i), (ii), (vi), (vii) and (viii)~~

- (e) Activities which do not comply with Rule:

- ~~(i) HE3.2.1(dg) – relating to the minor trimming, pruning or maintenance of scheduled trees; and/or~~
 - ~~(ii) HE3.2.1(oh) – relating to the removal of limbs from a scheduled tree~~
- where these works are undertaken or certified by a qualified arborist~~Activities which do not comply with Rule HE3.2.1(f) – relating to the removal of a scheduled tree.~~

Relevant Assessment Criteria: HE3.34.1(c)

**HE3.2.3 Discretionary Activities**

The following activities are Discretionary Activities.

Applications will be assessed against but not limited to, the relevant Assessment Criteria outlined in section HE3.4~~3~~ below.

- (b) Off-site removal and/or partial demolition of any Group B heritage building listed in Schedule A.

Relevant Objectives and Policies - HE2.2~~2(a)~~ and HE2.2.3~~(a)~~ and HE2.4

- (c) Any telecommunication facilities on the road reserve adjoining a Heritage Building, or Heritage Site.

Relevant Objectives and Policies - HE2.2 and HE2.4.2~~(a)~~ and HE2.2.3~~(a)~~ and ~~(d)~~

- (d) Any works or activity which is proposed within the dripline of any scheduled tree or which may impact on the root system of the tree.

Relevant Objectives and Policies - HE2.3~~3.2(a)~~

HE3.2.4 Non-Complying Activities

The following activities are Non-Complying Activities:

Applications will be assessed against but not limited to, the relevant Assessment Criteria outlined in section HE3.3 below.

- (a) Demolition of any Group A or B heritage building listed in Schedule A (see Appendix 4).

Relevant Objectives and Policies - HE2.2~~2(a)~~ and HE2.2.3~~(a)~~ and HE2.4

- (b) Off-site removal and/or partial demolition of any Group A heritage building listed in Schedule A (see Appendix 4).

Relevant Objectives and Policies - HE2.2~~2(a)~~ and HE2.2.3~~(a)~~ and HE2.4

- (c) Destruction of any heritage site listed in Schedule B (see Appendix 4).

Relevant Objectives and Policies - HE2.2~~2(a)~~ and HE2.2.3~~(a)~~ and HE2.4

- (d) Removal of any scheduled tree (excluding those that meet the provisions of Rule HE3.2.1~~(f)~~).

Relevant Objectives and Policies: HE2.3

- (e) Activities which do not comply with Rule:

(i) HE3.2.1~~(dg)~~ – relating to the minor trimming, pruning or maintenance of scheduled trees; and or

(ii) HE3.2.1~~(eh)~~ – relating to the removal of limbs from a scheduled tree where these works are not undertaken or certified by a qualified arborist.

Relevant Objectives and Policies - HE2.3~~2(a)~~

Advice Note:



Archaeological If it is possible that archaeological sites may be affected by the proposed work then the site is subject to a consenting process under the Historic Places Act 1993.

Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of ~~Maori~~ Māori and European origin or human burials.

If any activity associated with this proposal, such as earthworks, fencing or landscaping may modify, damage or destroy any archaeological site(s) an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to modify, damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage. The applicant is advised to contact the New Zealand Historic Places Trust for further information.

HE3.3 Specific Conditions

[The following specific conditions apply in relation to HE 3.2.1 in relation to signage only.](#)

HE3.3.1 Signs

- (a) [The maximum area of the sign shall be 0.5m².](#)
- (a) [No sign shall be internally illuminated.](#)

[Relevant Assessment Criteria: HE3.3.1\(b\)](#)

HE3.34 Assessment Criteria

HE3.34.1 Restricted Discretionary, Discretionary and Non-Complying Activities

Restricted Discretionary Activities will be assessed only in respect of the Relevant Assessment Criteria applicable to the Conditions with which the activity was unable to comply.

Discretionary and Non-Complying Activities will be assessed against, but not limited to, the assessment criteria below.

Reference to relevant assessment criteria in other sections of the District Plan may be required as stated for the General and Specific Conditions above.

- (a) Modification, Alteration, Removal or Demolition of a Scheduled Item
 - (i) Whether the proposal has adverse effects on the heritage item and whether measures have been taken to avoid, remedy or mitigate potential adverse effects.
 - (ii) Whether the proposed activity would wholly, or in part, nullify the effect of scheduling the heritage item.
 - (iii) Whether the proposed work is necessary.
 - (iv) Whether the heritage item can be relocated on or off the site and the impact that the relocation would have on the identified heritage values.
 - (v) The extent to which the proposed activity will have an irreversible effect on the heritage values or features of that heritage item and, in the case of Group 'A' sites, the extent to which this will effect the heritage values of the District and as a whole.
 - (vi) Whether the relationship of the item with its setting is maintained.



- (vii) The extent to which the proposed activity retains the style or character (e.g. maintaining building form, building materials or design) of the item and/or the extent to which this could be achieved through any alternatives.
 - (viii) Whether the proposed activity will be visually dominant (e.g. the proposed alteration, addition or modification should be compatible in form, colour, scale and/or materials of the heritage item).
 - (ix) Whether the proposed activity will significantly impact on the streetscape appearance.
 - (x) The extent to which the proposed activity will encourage the protection and ongoing maintenance of the heritage item.
 - (xi) ~~The ability of applicants to derive reasonable economic benefit from the site without demolition, alteration or relocation of the heritage item~~
~~The ability of applicant to economically develop the site without demolition, alteration or relocation of the item.~~
 - (xii) In the case of additional buildings, whether these would detract from the setting or quality of the item or whether additions are located so as not to impinge on the main elevation of the heritage item.
 - (xiii) Whether the proposed development has an adverse impact on the heritage values of a neighbouring heritage item.
 - (xiv) Any immediate or cumulative effects of the loss, alteration or removal of the heritage item on the number, range and quality of heritage features in either the neighbourhood, district, region or country.
 - (xv) Whether the heritage item is registered in the New Zealand Historic Places Trust Register under the Historic Places Act 1993, and the reasons for its registration.
- (b) Signs on Heritage Buildings, and within Heritage Sites
- (i) Whether the proposed sign, including any supporting structures, has been designed and will be constructed to acknowledge and respect the character of the façade; or in the case of a heritage site, the sign has been designed and will be constructed to respect the character and heritage values of the site. Specifically signage should avoid:
 - (1) covering or obscuring significant heritage features such as shop fronts; verandahs, balustrades and windows;
 - (2) the removal of decorative features or detailing.
 - (ii) Whether any sign detracts from the architecture of the building including decorative detailing, structural divisions, windows or doorways.
 - (iii) Whether additional signs will result in clutter.
 - (iv) The extent to which the quality of the design of the sign and the standard of graphics complement the building. Signage should be located in places that would have traditionally have been used as advertising areas, especially on buildings that were originally commercial in nature.
 - (v) Whether the means of fixing the sign to a heritage building including associated cabling or wiring for illuminated signs will adversely affect the heritage fabric and heritage values of the listed building.
 - (vi) Whether intensity of illumination will adversely affect the heritage values of the building.
 - (vii) In relation to free-standing signs, consideration will also be given to:
 - (1) The impact of any signage on the character and setting of the heritage building or site.
 - (2) In the case of heritage sites the potential for any earthworks to disturb archaeological material.
- Advice ~~Please n~~Note:
An archaeological authority is required under the Historic Places Act if it is possible that an archaeological site may be affected by any proposed works.
- ~~The impact of the scheduled tree/s on light levels to adjoining properties, in relation to shading of habitable rooms~~
- (c) (Note: this is one criteria to be considered in weighing up an application)



Modifications to Scheduled Trees

- (i) The extent to which the condition of the tree constitutes a hazard unless the work is done.
- (ii) Whether there are possible alternative developments, avoiding the need for work to be done on the tree.
- (iii) The extent to which the work will enhance or reduce the value of other protected trees in the vicinity.
- (iv) The impact of the scheduled tree/s on light levels to adjoining properties, in relation to shading
- (v) The impact of the scheduled tree/s on light levels to adjoining properties, in relation to shading of habitable rooms .
- (vi) The impact of the scheduled tree/s on light levels to adjoining properties, in relation to shading of habitable rooms

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(d) Removal of Scheduled Trees

- (i) Whether the tree is causing serious structural damage to adjacent structures.
- (ii) Whether the tree's chance of survival, in the case of transplanting, can be assured.
- (iii) Whether the tree's chance of survival, in the case of transplanting, is better than in its existing location.
- (iv) Possible alternative developments avoiding the need to remove the tree(s).
- (v) The impact of the scheduled tree/s on light levels to adjoining properties, in relation to shading and heating (Note: this is one criteria to be considered in weighing up an application).
- (vi) The impact of the scheduled tree/s on light levels to adjoining properties, in relation to shading of habitable rooms

(e) Telecommunication Facilities in Road Reserve

- (i) The visual impact of the structure on the heritage characteristics and setting of the heritage building or heritage site.

Advice Note:

Each criteria is considered in weighting up an application.

~~Modifications to Scheduled Trees~~

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Whether there are possible alternative developments, avoiding the need for work to be done on the tree.
The extent to which the work will enhance or reduce the value of other protected trees in the vicinity.~~

~~Removal of Scheduled Trees~~

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Possible alternative developments avoiding the need to remove the tree(s).~~

~~Telecommunication Facilities in Road Reserve~~

~~The visual impact of the structure on the heritage characteristics and setting of the heritage building or heritage site~~