

# Proposed District Plan Change 43

## Heritage Provisions

### Summary of Issues Raised in Pre-Submissions

#### Increased Costs and Delays in the Consent Process

- Ian Cassels – The Wellington Company
- Elizabeth Crayford – Hannah Body Corporate
- A Robinson - Capital Properties NZ Ltd
- Arco House
  - Affects consents for even modest changes to quite ordinary listed buildings.
  - May be appropriate for significant heritage buildings, but not for buildings of little heritage merit, or group merit only.
- Richard & Sarah Bergquist
  - The PPCs remove existing rights to enhance properties for personal use.
  - Private residential property owners could risk thousands on applications.
  - The PPCs will hinder people from maintaining or restoring their properties.
- Victoria University
  - The PPCs would prevent quick building changes for teaching purposes.
- C. M. Kelly
  - The costs imposed on residential owners of apartments in heritage buildings will be unfair.
- A. E. Sutherland & A. M. Blain
  - The financial burden on heritage building owners could lead them to consider demolition.
- Society of Friends NZ
  - The PPCs effectively punish owners who have gone to the effort and expense of owning and retaining buildings of value to the community.

#### Financial Support from Council

- Ian Cassels – The Wellington Company
  - Heritage benefits the community, which must financially support it.
  - Without effective rates relief no significant productive result will ensue.
- A. E. Sutherland & A. M. Blain
  - Owners of heritage buildings in the CBD should receive some financial support to assist with compliance, as these buildings benefit the whole city.
- NZHPT
  - A fees waiver program for non-notified consents could be considered.
- Society of Friends NZ
  - The additional obligations of preserving heritage buildings should be balanced by positive incentives for the owners.
  - Financial assistance should be provided when buildings need to be upgraded to meet changed standards.
- Elizabeth Crayford – Hannah Body Corporate

- Building owners should be financially assisted to protect heritage values.
- C. M. Kelly
  - Sum proposed to be allocated for heritage buildings should be increased to aid adversely-affected home owners.
  - Council should pay for the development of the required management plan.

### **Decreased Property Values**

- A. E. Sutherland & A. M. Blain
  - Valuations and rates should be reviewed, and rates dropped.
- C. M. Kelly
  - Excessive cost of earthquake strengthening is a detrimental selling point.

### **Retain Existing Controlled Activities**

- Victoria University
  - The present rule allows the University to rapidly respond to changes in the teaching spaces required.
- A Robinson - Capital Properties NZ Ltd
  - Restrictions must not render the land incapable of reasonable use.
- Richard & Sarah Bergquist
  - The proposed permitted 10% allowance for extension of a heritage building footprint is too small.
  - Our property could not even be returned to its original state without discretionary consent.

### **More Stringent Controls**

- NZHPT
  - The policies do not relate to the Built Heritage Policy.
  - The policies should be simplified and strengthened.
  - The PPCs don't address the issue of surrounding of historic heritage (curtilage).
  - Some provisions are inconsistent with the RMA.
  - If the restricted discretionary rule is retained, design and external appearance should be a matter for consideration.
  - Demolition of a listed item should be a non-complying activity.
  - All modifications to a heritage area, including new construction, should be a discretionary activity.
  - Any modification of a Maori site should be discretionary, and demolition be non-complying.
  - The approval process for projects consistent with a conservation plan could be accelerated.
  - Any conservation plan should be peer reviewed by a professional.
- Natasha Naus
  - Policies should be linked with the Heritage Inventory.
  - Allowing heritage buildings to be demolished or relocated does not "recognise or protect" them.
  - Owners should follow conservation instruments like ICOMOS.
  - Demolition or relocation should be non-complying.
  - Relocation should be restricted, and based on conservation and protection rather than land use consideration.

- Heritage rules should be given precedence over urban design outcomes.
- Greater Wellington Regional Council
  - The BHP document recommends demolition of listed items becomes a non complying activity.

## Signs

- Anglican House
  - Object to the requirement for signs to be less than 0.5m in order to be a permitted activity, as we cannot fit our full names on that size board.
- NZHPT
  - All signs and all modifications should be discretionary activities.
- Victoria University
  - Rules restricting sign size will create difficulties for University and Research Institute branding, as well as way-finding signage.
- Mt Victoria Residents' Association
  - Any signage should be visible from the street.

## Archaeology

- Natasha Naus
  - Make provision
- NZHPT
  - A historic landscapes section should be included. It should include archaeological sites and Maori sites of significance.
  - The NZHPT could assist the council to identify archaeological sites for inclusion in the DP.
- Greater Wellington
  - Extra text could explain why archaeology isn't included in the provisions.
  - The PPC should address the management of archaeological sites and surroundings because the Act requires it, and Wellington has a rich archaeological resource.

## Language/Terms Used

- Mt Victoria Residents' Association
  - Language used is unclear, particularly the use of double negatives.
- Natasha Naus
  - "Historic Heritage" has not been defined.
  - Change "recognise and protect" to "recognise, conserve and protect."
  - "Sustainable continued use" is an ambiguous term. A more appropriate term could be "sustainable economic use".
  - In discussing the relationship between buildings/objects and their settings, the term setting is not explained.
  - The premise should be conserve and protect. The phrase "sustainable continued use" is again problematic.
- NZHPT
  - Some words used lack clarity – "features" (p5), "maintenance of land" (21B.1.1), "that is integral to the heritage area" (21B.3.1).
- Greater Wellington Regional Council
  - The terms "maintain and enhance" could be beneficially retained.
  - The proposed wording only partly reflects the Built Heritage Policy.

## Consultation

- Natasha Naus
  - Discretionary activities will not be notified, thus the public will be excluded from submitting on modifications to heritage buildings/objects.
- NZHPT
  - The PPCs are inconsistent in regard to consultation with NZHPT.
- C. M. Kelly
  - Council should hold a series of meetings with affected property owners to further discuss the proposed change.
  - Council should provide specific details to each property owner as to the exact status of their building.
  - Council should hear submissions from affected owners as to why their buildings should have heritage status removed in light of new requirements.
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#### Others

- Brooklyn Residents' Association
  - Concerned about the limited view of heritage reflected in the document.
  - Trees are recognised, but the focus is firmly on buildings and objects.
  - Features of the natural environment, such as a group of trees, where the heritage value attaches to the group, should also be included.
  - The proposed methods for 20.2.1.8 may not be sufficient for rigorous enforcement.
- Mt Victoria Residents' Association
  - Heritage rules: Trees may be difficult to monitor.
  - Trees should be listed based on their long association within an area.
  - A reference to heritage trails should be included, ensuring directional or locational signage is visible and appropriate.
  - The boundaries between zones/residential areas should be tidied, to ensure that all of Mt Victoria is controlled by one set of rules.
  - The Demolition Rule (5.3.11) should be renamed to better reflect its role of heritage character protection.
  - There should be a rule requiring properties to be painted in colours appropriate for a character area.
- Arco House
  - The Council should notify the list of buildings and areas to which the provisions apply, along with the plan change.
- Richard & Sarah Bergquist
  - There is no information as to who would assess proposed property changes, or what guidelines they would follow.
- Anglican House
  - The only people who should be consulted for the Pipitea precinct are the tangata Whenua/Tenths Trust. Reference to other Maori should be removed.
- Natasha Naus
  - Heritage experts, building owners and lawyers did not play enough of a role in the development of the PPC, and the process has not been robust enough.
  - There is no introduction to the heritage rules setting out a vision for the city in terms of heritage recognition, conservation and protection.
- Society of Friends NZ
  - Rules governing yards, site coverage, envelope, parking, and allowed activities could be relaxed.

- Greater Wellington Regional Council
  - The introduction could discuss the changes to the RMA in terms of heritage, and how heritage management has changed in the City over the last decade.
- A Robinson – Capital Properties NZ Ltd
  - Some policies, rules and objectives are not in accordance with the RMA.
  - Conservation cannot be promoted at the expense of rendering land incapable of reasonable use and of imposing injustice on those with an interest in the listed heritage items.
  - Some policies set unrealistically high standards.
  - All alterations should be controlled activities and all demolition work (except permitted activity work) should be discretionary activities (restricted).
  - Alterations to the main elevation of a building area should be a discretionary activity (restricted)
  - Substantial modifications may be required to facilitate profitable, economic continued use of the building.
  - Delete Rule 21A.4 – Non-Complying Activities.
- Elizabeth Crayford
  - Some properties will require certain alterations that are necessary to enable on-going-use of the premises.
- Clair Bibby – Glenside Progressive Association Inc
  - The DPC should make reference to heritage in structure plans.
  - The link between resource consent applications and heritage identified by communities needs to be strengthened. These areas may not necessarily be listed under the DP.