

SECTION 11 : HERITAGE PRECINCTS

THIS SECTION INCLUDES AMENDMENTS IN RED FROM PLAN CHANGE 20. AMENDMENTS TO THIS SECTION IN PLAN CHANGE 20 HAVE LEGAL EFFECT AS OF 04 FEBRUARY 2023. A DESCRIPTION OF THE CHANGES CAN BE FOUND AT [Plan Change 20 - Heritage | Let's Talk Central Otago \(codc.govt.nz\)](#)

11.1 INTRODUCTION

This section applies to some areas within the Residential and Business Resource Areas. The significant resource management issues for this section are found within Section 6 Urban Areas and Section 14 Heritage Buildings, Places, Sites, Objects and Trees, which provide the background to this section and identify the importance of heritage to the District.

This section applies to parts of the following towns and areas

- St Bathans
- Clyde
- Ophir
- Old Cromwell
- Naseby

The characteristics of these areas are briefly discussed below.

St Bathans

St Bathans began as a boom town known as 'Dunstan Creek' in 1863. The township features a mixture of historic buildings, cottages and open spaces that provide a unique heritage atmosphere. That part of the township visible from St Bathans Loop Road in the vicinity of the Vulcan Hotel is particularly significant and the township has features of compactness, smallness of scale and historic authenticity. The popularity of St Bathans as a focus for visitor interest will continue to increase following the completion of sealed road access from Becks.

Clyde

Formerly known as 'Dunstan', Clyde was the dominant settlement in this part of the district during the gold rushes of the 1860's. Many buildings from last century have been retained at Sunderland Street and on neighbouring streets that together form a heritage precinct. Churches, hotels, cottages, the former post office and dry stone walls are significant heritage townscape elements at Clyde that also contains significant museums which complement the built heritage of the town.

Ophir

Gold was discovered at Black diggings, later shortened to 'Blacks' in 1863. In 1875 the town was officially renamed Ophir and several substantial buildings were erected in the late 19th Century. Many of these remain and much of Ophir township forms part of the Ophir Historic Area that has been registered by the New Zealand Historic Places Trust. This recognises the heritage value of Ophir and its surrounds, that include several archaeological sites associated with goldmining. Building styles in the township vary from small colonial cottages and huts to substantial Victorian public buildings such as the Post Office and Courthouse.

Old Cromwell

Cromwell was originally known as 'the Junction' in recognition of the meeting of the

Clutha and Kawarau Rivers which provided a focus for the gold rush which followed the discovery of 87lbs of gold by Hartley and Reilly in 1862. The commercial area of Cromwell which contained many examples of permanent buildings from the gold rush era and the later 19th Century was inundated by the filling of Lake Dunstan. From 1985 a group of local residents began work to relocate several heritage buildings in the Old Cromwell precinct. This work has continued progressively in recent years and has resulted in the reconstruction of heritage buildings from the former commercial area and other structures that are evocative of the heritage of Cromwell. Dry stone walls and stone ruins are also visible on neighbouring land, including the foreshore of Lake Dunstan.

Naseby

The township of Naseby grew rapidly as a result of the discovery of gold in 1863. Following the gold rush period the town provided a focus as the servicing centre for the Maniototo and a large number of public and commercial buildings were established in Naseby's town centre at Derwent, Earne and Leven Streets. Many of these buildings remain as commercial development this century has occurred at Ranfurly in close proximity to the former Central Otago Railway and State Highway 85. As a result Naseby contains a unique collection of 19th Century heritage buildings and trees. The significance of Naseby has been recognised by the New Zealand Historic Places Trust which has registered the town centre as the Naseby Historic Area.

The objectives, policies and rules of this section control the alteration, demolition and erection of structures (including buildings). THE ACTUAL USE OF SITES AND BUILDINGS WITHIN THESE PRECINCTS IS NOT CONTROLLED BY THIS SECTION. THE RULES OF THE VARIOUS RESOURCE AREAS APPLY TO HERITAGE PRECINCTS AND CONTAIN RELEVANT PROVISIONS RELATING TO SUBDIVISION AND LAND USE.

11.2 OBJECTIVES

11.2.1 Objective - Heritage Character

To recognise and protect the heritage values and character of the District's heritage precincts.

Cross Reference

Issues 6.2.3,
14.2.2
Policies 11.3.1 to
11.3.5, 14.4.1 to
14.4.3

11.2.2 Objective - Amenity Values

To maintain and enhance the amenity values derived from the heritage character of these areas.

Cross Reference

Issues 6.2.1,
6.2.3, 14.2.2
Policies 11.3.1 to
11.3.5, 14.4.1 to
14.4.3

11.3 POLICIES

11.3.1 Policy - Erection and Alteration of Structures

To ensure that any alterations to, or the erection of structures (including buildings and signs) within a heritage precinct complements the existing character and values of that precinct by recognising and providing for the following matters:

- (a) The relationship of the building to the heritage precinct and its predominant characteristics and values, including consideration of both consistency with and enhancement of the predominant heritage character and also any juxtaposition of heritage values from different eras.
- (b) The siting of the building and its consistency with the location of any earlier buildings on the site.
- (c) The conservation of the main determinants of the style and character of the building and of the precinct itself.
- (d) The retention of the scale and profile of both the building itself and the buildings of the precinct, particularly where viewed from public places.
- (e) An authentic historical or complementary design and appearance of the building (or sign) including cladding materials, openings and colour.
- (f) The appropriateness of associated landscaping and planting in terms of the heritage character and townscape of the precinct.
- (g) The existing design of services (including roads, footpaths and stormwater disposal) and the need to maintain the heritage character and values of the precinct.

Explanation

The precincts identified in the Plan have been identified on the basis of their heritage and amenity values and includes nearby areas where development has the potential to adversely effect heritage values in the locality. New development has the ability to compromise those values and control is therefore necessary.

11.3.2 Policy - Demolition of Structures

To restrict the demolition of buildings, parts of buildings, stone walls, or other structures which contribute to the heritage character and values of the precinct unless demolition is necessary for public safety reasons or other exceptional circumstances.

Explanation

Within the identified precincts buildings and stone walls are the major contributors to the heritage character and values of the precincts. Many of these buildings are registered by the NZ Historic Places Trust or are identified in Schedule 19.4. In addition, the heritage precincts provide a tangible representation of the cultural, economic and social history of Central Otago.

Cross Reference
Objectives 11.2.1,
11.2.2
Rule 11.4.1

Cross Reference
Objectives 11.2.1,
11.2.2
Rule 11.4.2

and it's communities and are therefore an important part of the cultural fabric of the community. Removal of buildings or structures within the precincts can compromise their heritage integrity and character. Demolition of such buildings or structures will therefore require strong justification.

11.3.3 Policy - Planting in St Bathans

To control plantings within the St Bathans heritage precinct to ensure that they contribute to the heritage character and values of this precinct.

Cross Reference
Objective 11.2.2
Rule 11.4.1(c)

Explanation

St Bathans contains a number of vacant sites. The planting of these sites in trees and shrubs has the potential to detract from the visual cohesiveness of the precinct as a whole and to detract from its character as an overall heritage townscape.

11.3.4 Policy – Waiver of Resource Consent Fees

To recognise the public benefit in maintaining and enhancing heritage precincts by waiving application fees associated with resource consents for work within a heritage precinct that requires a resource consent only because that activity is located within a heritage precinct.

Cross Reference
Objectives
11.2.1, 11.2.2
Method 14.5.5

Explanation

Many of the buildings within the heritage precincts are privately owned. It is considered appropriate that Council waive application fees in respect of work within heritage precincts where that work is required due to location within the heritage precinct in recognition of the benefit the general public receives from maintaining and enhancing heritage and amenity values within the precinct.

11.3.5 Policy – Heritage Precincts

To identify areas worthy of special attention for retention of heritage values based on one or more of the following criteria:

- **A particular unified scale, style and character of buildings,**
 - **A particular diversification and representative scale, style and character of buildings,**
 - **A particular historic association, and/or**
 - **A particular townscape quality,**
- and to develop specific provisions for these areas to ensure the retention of those values.**

Cross Reference
Objectives
11.2.1, 11.2.2,
14.3.1
Policies 11.3.1
to 11.3.4, 14.4.1
Methods 14.5.1
Rules 11.4.1 to
11.4.2

Explanation

There are areas within the District where the combination of buildings and the spaces defined by them have resulted in a character or appearance which allows the area to be recognised as an entity. The heritage precincts identified have special value as they influence the character of the District. In that context their sustainable management is an integral part of the social, economic and cultural wellbeing of the District.

The identification of heritage precincts on the planning maps

with associated objectives, policies and rules will ensure that the heritage and townscape values already present in these areas are recognised, enhanced and protected. Section 11 of the Plan contains provisions to provide for the sustainable management of heritage precincts.

11.4 RULES

Note: In considering a resource consent application under rules in this Plan, in the absence of specific policy in this Plan the Council may have regard to other policies related to assessment matters, including relevant policies in the Regional Policy Statement for Otago, and regional plans. The rules of the relevant resource areas and other rules contained elsewhere in this Plan are applicable to activities in heritage precincts.

11.4.1 DISCRETIONARY (RESTRICTED) ACTIVITIES

*Cross Reference
Policy 11.3.1*

(a) Addition or Alterations of Structures

The addition, alteration, painting or repainting in a colour that is significantly different from the existing colour, recladding, covering or uncovering or any other changes to the external appearance of buildings, parts of buildings, stone fences, or other structures (including signs) located within a heritage precinct and visible from a road or any public place is a discretionary (restricted) activity provided that for Historic Places Trust Category I buildings, Rule 14.7.1(a)(ii) shall apply.

Note:
Archaeological sites are subject to Rule 14.7.4.

Council shall restrict the exercise of its discretion to the following matters -

1. The external design and appearance of the building or structure (including the materials and colour) used and taking into account:
 - a) the avoidance of noticeable contemporary design features and materials;
 - b) the use of locally sourced materials or materials common to the respective settlement - new buildings are being constructed in, particularly on street-facing elevations
 - c) the compatibility of the scale, orientation, roof pitch and rooflines, window alignment, colour, materials and details of the building or structure in relation to the existing building and other buildings in the precinct.
2. The scale of the addition or alteration in relation to existing development, and/or development which occurred when the dominant scale of development within the precinct was established, and
3. The provision of yards, and
4. Where adaptive re-use of a building is proposed, the extent to which any changes respect and retain the building's heritage significance, while being functional for its new purpose, and
5. The appropriateness of any signage or fencing proposed

and how the above matters impact upon the heritage

values of the precinct.

(b) Erection of New Structures

The erection of any new building or structure (including signs, fences and areas of hard standing) with frontage to or that are visible from a road or any public place within a heritage precinct is a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the following matters -

1. The external design and appearance of the building or structure (including the material and external colour used), and taking into account:
 - a) the avoidance of noticeable contemporary design features and materials;
 - b) the use of locally sourced materials or materials common to the respective settlement new buildings are being constructed in, particularly on street-facing elevations
 - c) the compatibility of the scale, orientation, roof pitch and rooflines, window alignment, colour, materials and details of the building or structure in relation to other buildings in the precinct.
 - d) The contribution to the maintaining the character of the heritage precinct.
2. How the design of the building or structure maintains modesty in ~~The scale of the building~~ in relation to existing development and/or development which occurred when the dominant scale of development within the precinct was established,
3. The provision and location of yards, services, parking and access associated with the development, and
4. Landscaping, including the extent to which new landscaping uses native plantings using species endemic to the area and the extent to which established vegetation will be maintained ~~required to mitigate visual effects of hard standing areas,~~
5. The extent to which the design helps to reinforce connections and community, and
6. The extent to which development supports mana whenua values, and
7. The appropriateness of any signage or fencing proposed.

and how the above matters impact upon the heritage values of the precinct.

(c) **Establishment of New Plantings in St Bathans**

New plantings on vacant sites within the St Bathans heritage precinct shall be a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to whether the planting (including its type and size) complements or is consistent with the historical character and value of the heritage precinct.

11.4.1 (cont'd)

Cross Reference
Policy 11.3.3

Reason

These activities have the potential to compromise the historic values and character of the identified precincts. By identifying the activity as a discretionary (restricted) activity Council is recognising that the issues of relevance relate to design and compatibility with the heritage values of the precinct only. No other matter needs to be considered in assessing applications under this rule.

11.4.1A INFORMATION TO BE PROVIDED

In addition to any information required to be provided in terms of Clause 1.2.7 and Schedule 19.1, any application made for an activity in terms of Rule 11.4.1(a), (b) and (c) above shall be accompanied by plans drawn to scale and explanatory documentation to fully describe:

- (i) The position of all proposed buildings, additions or alterations or any other structure, and of any existing building, fence or other structure.
- (ii) The materials to be used for exterior cladding or re-cladding or for the finish of any building, addition or alteration, fence, sign or other structure.
- (iii) The colours to be used to finish any building, addition or alteration, fence, sign or other structure, or for painting or repainting.
- (iv) The elevation of any buildings and addition or alteration including facades visible from any road or public place.
- (v) The location and species of any landscaping or plantings proposed on a site.
- (vi) Any application made for an activity in terms of Rule 11.4.1(a) or (b) above shall also include reference to, and an assessment against, any relevant design guideline documents prepared by the Council. A Heritage Impact Assessment will also be required in instances where a proposal is significantly different from any relevant design guideline documents or is of a larger scale.

11.4.2 DISCRETIONARY ACTIVITIES

The removal or demolition of buildings, parts of buildings, stone walls or other structures within a heritage precinct shall

Cross Reference
Policy 11.3.2

be a discretionary activity except as provided by Rule 14.7.1(a)(i) (page 14:15)

Reason

There must be strong justification for removal or demolition of buildings or structures such as stone walls within heritage precincts. Justification may include public safety issues or that the building or structure is not one that contributes to the historic values of the precinct. This must be determined on a case by case basis.