

14 HERITAGE

14.1 INTRODUCTION

Heritage is the community's link to its past. It is important in generating a greater understanding of history and identities, which are features that are also valued by visitors. Heritage may be represented in [land](#), sites, trees, places, buildings, monuments, archaeological sites, and sacred sites, in either public or private ownership.

The heritage resources of Grey District include features of significance to both Maori and non-Maori. A number of archaeological sites and historic buildings have been identified throughout the District by the New Zealand Historic Places Trust (NZHPT). Registration of buildings and places with the Trust does not however in itself afford protection of those items. An authority is however required from the Trust for the disturbance of archaeological sites.

In brief, the recognised heritage values of the District as contained in the Trust's Register and the New Zealand Archaeological Association file of sites, include:

- Maori archaeological sites, places of occupation, resource extraction, historic mahinga kai (a food source), Taramakau Valley, Grey Valley, Lake Brunner and coastal areas.
- Non-Maori archaeological sites associated with the major extractive industries of coal mining, gold mining and timber harvesting, tributaries of the Grey Valley, Brunner Coal Mine, Kumara/Haupiri Junction and Blackball Creek.
- Historic buildings or sites within the District.

Historic trees are identified in a register.

Historic trees, buildings and sites, and archaeological sites are itemised in Appendix 6 and shown on the planning maps.

The Resource Management Act requires [Council](#) to have regard to the recognition and protection of the heritage values of sites, buildings, places or areas. The protection of heritage is important not only for the current generations and as an attraction to visitors, but also for future generations. However historic buildings and sites are sometimes seen as having limited value to owners, particularly if they are in a state of disrepair or non-utilisation.

14.2 ISSUES

1. Heritage features may be threatened by land use changes, [land](#) and [building](#) development, fire or vandalism as well as lack of maintenance.
Heritage features can be important for the community and also provide economic benefits (such as for tourism) and should therefore be protected. However, there are a number of physical activities that can detrimentally affect heritage items. There may also be financial factors which affect the sustainability of heritage features, such as a lack of maintenance. The ability of individuals, groups and the community to afford the retention of heritage features is therefore an important consideration when dealing with issues that arise.

14.3 OBJECTIVE

1. The recognition and protection of buildings, sites, places and objects which contribute to people's appreciation and understanding of the District's heritage.

14.4 POLICIES

1. To identify heritage buildings, places and sites, waahi tapu, archaeological sites and historic trees, through consultation with the New Zealand Historic Places Trust, Tangata Whenua, the Department of Conservation and the local community.
2. To promote public awareness of the importance of heritage resources, through the provision of information and consultation of interested parties and owners of such resources.
3. To encourage the use of protected buildings, sites and features in the District, while ensuring that their valued heritage features are not altered or destroyed.
4. Demolition, alteration, disturbance of identified items should not be allowed unless it can be demonstrated that:
 - a) the item is in a state of disrepair and the costs to repair are significantly greater than other development alternatives on site.
 - b) any alteration will not detract from its heritage value.
 - c) **relocation** of the item is able to be accommodated without having a significant adverse effect.
 - d) practical utilisation of the item is not possible.
 - e) regard has been had to cultural and spiritual significance of Tangata Whenua.
 - f) circumstances exist where the heritage item and **land** it is sited on is in different ownership and following investigation into practical options for the retention of the heritage item, it is unreasonable for the building to remain.

14.4.1 EXPLANATION AND REASONS

Council is required to have regard to the recognition and protection of District heritage items in accordance with **Section 6(f)** of the **Act**. Retention of these items contributes to the character of the District.

The listing and grading of heritage features is considered to be effective in prioritising resources. Policies have been aimed at the management of activities that would detrimentally affect heritage features, while recognising that alternative uses may be found or the value placed on these features by the community may change over time. **Council** wishes to ensure that all practical opportunities for the use of the heritage item are explored. While a current use may not be readily apparent, future uses should not be discounted although **Council** acknowledges any such use should be realistic and practical.

In Greymouth a number of heritage buildings are located on land which is owned by Mawhera Incorporation. The buildings are however owned by a different party who lease the **land** from Mawhera Incorporation.

This somewhat unique situation can result in Mawhera Incorporation, at the expiry of a lease, retaining buildings which they do not own and for which they did not have previous responsibility. There is also not the same incentive for owners of buildings to maintain their buildings when they do not have an interest in the **land** and even if a party able to maintain a heritage building is found Mawhera may be unable to dispose of the property. These factors need to be considered when considering resource consent applications for these buildings.

14.5 IMPLEMENTATION METHODS

1. Inclusion of an inventory of heritage items and historic areas, historic trees, archaeological sites as schedules in the District Plan.

2. Require resource consents for activities which may adversely affect heritage items or historic places.
3. Financial instruments such as the purchase of heritage items, consideration of rates relief and varying of development contributions.
4. Consultation with owners / guardians of heritage features / public, particularly in respect of meaningful alternative uses.
5. Use of Heritage Protection Orders under the Resource Management Act.
6. Alert the public to the location of known archaeological sites, and to the provisions of the Historic Places Act which control the modification or destruction of archaeological sites.
7. Provision of a photographic record of scheduled items to Council and NZHPT as a condition of resource consent if the item is to be demolished or relocated.

14.5.1 REASONS FOR METHODS

The Council considers that the inclusion of a schedule of heritage features in the District Plan is a practical method of recording heritage features and forming a basis for their management. The Schedules include heritage items and trees subject to rules (Schedules 1 and 2), while Schedule 3 contains archaeological sites. The items subject to rules in Schedule 1 are generally those registered as Category I and II places in the NZ Historic Places Trust Register. Rules in the Plan provide means of assessing the effects on heritage features of varying significance and allow for the maintenance and minor alteration of these features as a permitted activity. The resource consent process allows Council to assess the merits of any changes to a heritage feature and does not necessarily imply that Council will contribute financially to the retention of that feature.

Alternative mechanisms, such as offering financial incentives (possibly in terms of rates relief) for heritage management are available in circumstances where the protection of a heritage feature compromises the potential use of a site, and recognises the public benefit obtained from the protection of heritage features. Financial incentives would also be linked to the maintenance of heritage features. Consideration will also be given to waiving development contributions where property development incorporates heritage features. Purchase of items is also a possibility.

It is considered by the Council that the essential element of the sustainable management of heritage features is consultation and education of owners, developers and other interested parties in order to achieve solutions that provide for recognition of heritage values.

The Council may consider applying the "heritage order" provisions of the Act, as a heritage protection authority (Section 187). Where it is considered a heritage order could be appropriate the Council may encourage another recognised heritage protection authority to apply heritage orders, in an attempt to ensure the sustainable management of significant heritage resources of the District when these features may be under threat from demolition, removal or major modification.

There is also other legislation. The Historic Places Act 1993, provides protection for archaeological sites, in which it is an offence to disturb such sites without obtaining appropriate authorisation. The Plan indicates a schedule of archaeological sites which alerts landowners / developers to the requirements of the Act. The schedule does not cover all sites and many areas will not have been surveyed for sites.

14.6 ENVIRONMENTAL RESULTS ANTICIPATED AND MONITORING

Anticipated Environmental Results	Monitoring and Review Data
<ul style="list-style-type: none"> • Retention and management of a representative range of heritage features (buildings, sites, places, trees, objects) of significance to both Maori and non-Maori, as a link with the District's past. • Maintenance or improvements to and alternative use of heritage features in a manner that will not detract from their heritage value. 	<ul style="list-style-type: none"> • The recording of any complaints or problems which may arise following the application of the management methods above. • Annually review the schedule of features identified in the Plan, and modify this schedule in response to new information about heritage features in the District. • Report on the circumstances surrounding the loss of any protected features in the District, and make recommendations regarding amended process for such issues.