

Mackenzie District Council

Mackenzie District Plan

Proposed Plan Change 12

HERITAGE PROTECTION

Explanation

Heritage resources and their protection from inappropriate subdivision, use and development are provided for as a matter of national of importance in accordance with Section 6 (f) of the Resource Management Act 1991.

The Mackenzie District Plan currently aims for conservation and enhancement of the heritage resources of the District (including historic places and areas, wahi tapu sites and areas and archaeological sites) so that the character and the history of the District and its people can be preserved. The District Plan contains a schedule of items recognised as being worthy of protection. Items listed in this heritage schedule are protected from demolition, removal, additions or alterations according to their significance.

The Council has recently been approached by members of the community to give consideration to the listing and subsequent protection of some further items. In considering these requests, it has become apparent that the District Plan does not contain criteria for Council to consider in deciding whether or not to list a potential item.

Plan Change 12 to the Mackenzie District Plan deals with both of these issues by:

- Adding a heritage listing criteria into the policy section of Section 10 (Heritage Protection) which outlines values and significance to be considered in deciding to list an item as Category X, Y or Z.
- Adding 14 new items to the Heritage Schedule.

In addition, some minor amendments of the Heritage Schedule are proposed to update or amend details of the already listed items.

Changes to the District Plan

Note: for the purposes of this Plan Change, any text proposed to be added is shown as **bold underlined** and any text removed as ~~strike through~~.

Amend Section 10 – Heritage Protection page 10-3 as follows:

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Heritage Protection - Objectives And Policies

Objective 1 - Conservation Of Heritage Resources

Conservation and enhancement of the heritage resources of the District, including historic places and areas, wahi tapu sites and areas and archaeological sites, in order that the character and history of the District and its people can be preserved.

Reasons

- The Act requires the Council to recognise and provide for "outstanding natural features and the relationship of Maori with sites, wahi tapu and other taonga" (Treasures)
- The Act requires the Council to have particular regard to the recognition and protection of the heritage values of sites, buildings, places and areas.
- The people of the district and visitors expect and appreciate the conservation of heritage items which give the past significance
- An appreciation of the past gives future generations a much greater sense of identity and gives a focus for future development.

Policy 1A - District Plan Protection

To identify and protect important heritage buildings, objects, properties and places of special interest by scheduling them (in one of three Categories: X, Y or Z) in the District Plan and affording them differing levels of support and protection, according to their significance.

Explanation and Reasons

- Identification of important heritage items assists the public to become aware of these resources and encourages greater consideration of their value.
- Because historic resources have differing significance and because protection of these resources under the District Plan inevitably results in restrictions on the use and alteration of these resources it is appropriate that the significance of heritage items is matched with varying degrees of protection

- The Register of the Historic Places Trust provides a useful basis for determining the historic or other significance of some of the District's heritage resources, with all items in the register being subject to the District Plan's protection rules.
- To determine the historic or other significance of a building, object, property or place and its worthiness of protection in the Plan, any proposed heritage item is assessed and evaluated against the following criteria:

Historical & Social Significance

- The item is associated with the life and activities of a person, group, iwi, organisation or institution that has made a significant contribution to, or is recognised for its significant association with the local community, district or nation.
- The item is associated with an event or events that has made a significant contribution to, or is significant in the history of the local community, district or nation.
- The item is associated with broad patterns of cultural, social, political, educational, economic, military, recreational, religious, technological or industrial history.

Cultural Significance

- The item is associated with or commemorative of a way of life, philosophy, religion, custom, practice or other belief.
- The item is held in high esteem by a particular group or community.
- The item has special significance to takata whenua.

Physical Characteristics and Architecture

- The item is of a style, construction method or materials which is notable, rare, unique or an early example of a particular style, method of construction or use of material.
- The item retains a high proportion of its original fabric and character and is substantially unmodified.
- The item was designed or built by a person who has made a significant design contribution to the community, district or nation.

Environment and Setting

- The item is located on its original site.
- The item is a particularly important visual landmark or feature in the streetscape.
- The item contributes to the continuity and character of the street or neighbourhood.

Archaeological Significance

- The item provides or has the potential to reveal important archaeological information and physical evidence of early human activities.

Technological Significance

- **The item is an example of technical accomplishment.**

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Amend Heritage Schedule page 10-9 as follows:

5 (41)	Miss Ada Taylor's House Edward Kelynack's House	Cannington Road, Cave	Sec 68 Rosewill Sett Blk XIII Pareora SD, Blk XVI Opawa SD	25270 00400	II	Y
14 (41)	Monavale School	Monavale Road, Cave Albury	Res 5087, Blk 7 Opawa SD Hist. Res. 1980	25270 09800	II	Y
16 (49)	Butterworth Accommodation House Opawa Hotel (Former)	Mt Nissing Road Butterworth Lane , Albury	RS 2658 Blk IV Opawa SD	25270 24900	II	Y

Amend Heritage Schedule page 10-10 as follows:

19 (46)	St Patrick's Church (interdenom)	SH8, Burkes Pass	Pt RS 6285, Blk VIII Burke SD CT2/163 Heritage Covenant on Pt RS 6285	25300 04000	II	Y
20 (30) 46	Headley Greene's Cob Cottage Alma Cottage	SH8, Burkes Pass	Pt RS 32755 Blk VIII Burke SD Heritage Covenant on DP 58268	25300 02000	II	Y
21 (31)	Eversley Homestead	SH8, Fairlie	Pt RS 26117, Blk VII Opawa SD Lot 1 DP 81102	25280 09200 25280 09206	II	Y
26 (41)	Limestone House (John's)	Monavale Road, Cave Albury	Pt RS 26117, Blk VII Opawa SD	25270 09600	II	Y

Amend Heritage Schedule page 10-11 as follows:

49 (25)	Cottage A	SH 8, Kimbell	RS 25697-700, 25736 Pt 16241 Sec 1 SD 18737 Blk II Tengawai SD Lots 2 4-5 DP 72294 Sec 1 SO 18737 BLK II Tengawai SD	25280 09300 25280 09301	-	Z
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51 (46)	Cemetery	Burkes Pass	GAZ 1899-1166 84-1442 Res 1284 Blk VII I Burke SD	25300 04500	-	Z
51a (46)	<u>Cemetery Fence Post</u>	<u>SH 8, Burkes Pass</u>	<u>GAZ 1899-1166 84- 1442 Res 1284 Blk VII I Burke SD</u>	<u>25300 04500</u>	<u>-</u>	<u>Z</u>

Amend Heritage Schedule page 10-12 as follows:

56 (31)	Burke Cottage <u>Number not used</u>	Raincliff	Pt Lots 1 DP 58553 Pt RS 40886 Blk IX Opihi SD	25290 00300	-	Z
64 (26)	Watman Homestead	Ashwick Flat	RS 36373/4 Blks XIV XV Ophua SD <u>Lot 1 DP 82760</u>	25280 16400 <u>25280 16500</u>	-	Z
72 (48)	St Patricks Church	Main <u>Gall</u> Street, Fairlie	Lot 2 DP 50850 <u>Lot 2 DP 367268</u>	25310 00500	-	Z
73 (49)	<u>St Pauls</u> Catholic Church	Albury	Lot 1 DP 47086 Blk III IV Opawa SD	25270 25100	-	Z

Amend Heritage Schedule page 10-13 as follows:

<u>79 (46)</u>	<u>Limestone Trough</u>	<u>SH 8, Burkes Pass</u>	<u>Road reserve</u>	<u>-</u>	<u>-</u>	<u>Z</u>
<u>80 (35)</u>	<u>Albury Coal Pit Loading Bank</u>	<u>Coal Pit Road, Albury</u>	<u>Sec 58 Albury Sett PS RS 2682 BLK II Opawa SD</u>	<u>25270 17900</u>	<u>-</u>	<u>Z</u>
<u>81 (36)</u>	<u>Albury Park Lime Works</u>	<u>Cricklewood Road, Albury</u>	<u>Secs 29 30 36 78-82 85-88 Albury Sett RS 38033 BLKS XIV XV Tengawai SD</u>	<u>25270 15600</u>	<u>-</u>	<u>Z</u>
<u>82 (49)</u>	<u>Albury Presbyterian Church</u>	<u>Duke Street, Albury</u>	<u>Secs 100/101 Opawa Tship BLK III Opawa SD</u>	<u>25270 26000</u>	<u>-</u>	<u>Z</u>
<u>83 (30)</u>	<u>Annis Cob Cottage</u>	<u>SH 8, Burkes Pass</u>	<u>Pt RS 32755 BLK VIII Burke SD</u>	<u>25300 01400</u>	<u>-</u>	<u>Z</u>
<u>84 (36)</u>	<u>Bracken's Barn</u>	<u>Chamberlain Road/Camp Valley Road, Albury</u>	<u>Sec 73 Albury Sett</u>	<u>25270 23300</u>	<u>-</u>	<u>Z</u>
<u>85 (46)</u>	<u>Burkes Pass Hotel Stables</u>	<u>SH 8, Burkes Pass</u>	<u>Lot 1 DP 40682 BLK VIII Burke SD</u>	<u>25300 03800</u>	<u>-</u>	<u>Z</u>
<u>86 (46)</u>	<u>Burkes Pass School (original part only)</u>	<u>SH 8, Burkes Pass</u>	<u>Res 4956 BLK VIII Burke SD SO 11412</u>	<u>25300 04200</u>	<u>-</u>	<u>Z</u>
<u>87</u>	<u>Number not used</u>					

<u>88 (49)</u>	<u>Former Railway Hotel (Albury Tavern)</u>	<u>SH 8, Albury</u>	<u>Secs 26/28 41/43 Opawa Tship BLK IV Opawa SD</u>	<u>25270</u> <u>27500</u>	=	<u>Z</u>
<u>89 (36)</u>	<u>Glendonald Sod Hut</u>	<u>Chamberlain Road, Albury</u>	<u>Sec 64 Albury Sett RS 24544 32939 PT 24545 BLK II Opawa SD</u>	<u>25270</u> <u>17100</u>	=	<u>Z</u>
<u>90 (31)</u>	<u>Memorial to Percy Johnson</u>	<u>Middle Valley Road, Raincliff</u>	<u>Road reserve</u>	=	=	<u>Z</u>
<u>91 (31)</u>	<u>Pioneer Park Entrance Gates</u>	<u>Middle Valley Road, Raincliff</u>	<u>Road reserve</u>	=	=	<u>Z</u>
<u>92 (49)</u>	<u>St Martin's Anglican Church</u>	<u>Besley Lane, Albury</u>	<u>Secs 10/11 Opawa Tship BLK IV Opawa SD</u>	<u>25270</u> <u>28600</u>	=	<u>Z</u>

Amend Protected Trees Schedule page 10-14 as follows:

71 (31, 47, 18)	Various	Peace Avenue trees Fairlie (from the intersection of Cricklewood Road & SH8 to the intersection of Stoneleigh Rd & SH8 to the SH8 Upper Ophi River Bridge)
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Changes to the Planning Maps

Amend planning maps 30, 31, 35, 36, 46 and 49 (text and maps) and 41 (text only) as follows: