

Appendix 1



HERITAGE POLICY

May 2008

1 INTRODUCTION

This policy work originates from the recognition that improvements need to be made to existing policy to achieve improved protection and conservation of heritage and in particular heritage buildings. This new policy is an updated version of the Heritage Policy dated August 2000.

Some mechanisms of the former policy to conserve heritage buildings are no longer available due to reviewed or expired funding, others have not been well utilised, and others have become less effective due to changes in legislation e.g Building Act 2004.

Hutt City's ability to address contemporary issues for the conservation of heritage has diminished. With a focus on heritage buildings this policy proposes a reviewed range of incentives to be available to all owners for the conservation of heritage buildings.

2 LONG TERM COUNCIL COMMUNITY PLAN

The goals and objectives of the Heritage Policy are consistent with Hutt City Council Community Plan. The Sense of Place outcomes of the Hutt City Council Community Plan 2006-2017 state that:

For Hutt City, a Sense of Place outcome means:

- A built environment that is attractive, safe and healthy.
- A more attractive Hutt City.
- **Developing the uniqueness of Hutt City including its history and culture.**
- More and better focus on the harbour, river and recreation opportunities.

3 BACKGROUND

In 2000 Hutt City Council adopted an initial Heritage Policy, which was developed in response to the growing awareness of the need to promote, manage, and conserve heritage in all its forms, show commitment to the recognition and protection of Māori sites and taonga, and act on Council's obligations to heritage under the Resource Management Act 1991.

The need to update Council's Heritage Policy 2000 has been prompted in part by changes introduced by the Building Act, which requires Councils to develop and implement policy on Earthquake Risk and Earthquake Prone Buildings. Some heritage buildings have now been identified by council as being earthquake risk or prone and the possible demolition of these buildings has placed increased urgency on the need for a review of heritage policy.

However it must be emphasised that the overriding reasons for a reviewed heritage policy are to update the policy to include new and proposed activities and to **offer owners of all heritage buildings incentives** to protect, retain and conserve the heritage recognised in their buildings.

The regulatory requirements of council to conserve heritage buildings does not seem enough to encourage retention of heritage. This has been demonstrated by the

resistance of owners of heritage buildings in Jackson Street to carry out earthquake strengthening, avert demolition, and therefore conserve their heritage buildings. Council has adopted a more active incentives approach to balance the regulatory approach that council already has. Such incentives are described in section 6 of this document.

This 2008 Heritage Policy therefore includes a co-ordinated framework of goals, and objectives to combine regulation, advocacy, promotion, and incentives for the conservation of heritage buildings in Hutt City.

Implementation of incentives described in the policy will be an on going commitment dependant each year on their effectiveness and annual plan funding.

Council already has in place some mechanisms to conserve Hutt City's heritage as follows:

- Rates remissions for heritage properties currently administered by officers and considered on a case by case basis by Council. Note this incentive has had no uptake.
- The District Plan recognises heritage buildings, structures, areas, and significant natural, cultural and archaeological resources, and provides policies and rules for their protection.
- The Heritage Inventory Review Project will recommend additional heritage buildings for inclusion into the District Plan.
- The LTCCP/Annual Plan provides for a Heritage Project Fund administered through Council's Community Development Division and is intended for plaques, trails, interpretative projects and heritage brochures.
- The Petone Settlers Archive offers public exhibitions and education on local social history, migration, and settlement to the Wellington Region.
- The Hutt City Libraries maintain Local Studies Reference and Research Services to collect, preserve and make accessible the written and oral history of Hutt City and its people.
- The Hutt City Council Archives provide for the care, maintenance and storage of the collection of historical records of Hutt City Council and its predecessor local authorities and businesses, and access to the information the collection contains.

4 VISION, GOALS AND OBJECTIVES

Vision

Hutt City will be a place where heritage, history, culture, and tradition are valued, protected, promoted, and conserved. Hutt City Council will play a key role in ensuring that significant heritage in all its forms is identified, managed, preserved and conserved for the benefit and enjoyment of present and future generations.

Definition

Heritage value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity. (*1992 Charter for the Conservation of Places of Cultural Heritage Value*). Heritage values for Hutt City also includes natural heritage.

Goals

To retain and promote heritage values in Hutt City.

- The first goal emphasises the importance of heritage values as a precondition to any specific actions.
- The value of heritage to Hutt City is reflected in the Wellington Regional Strategy, LTCCP, the District Plan, and in a range of societies, trusts, heritage groups, and activities throughout the city. The retention of this spirit of promotion, management, preservation conservation, celebration and recording of heritage needs to be encouraged, maintained, and further developed.
- Council will develop an overall strategy for heritage to address issues such as; coordination of private and public collections, development of tourism based upon heritage, relationship building with developers and building owners, and development of heritage advice and education to promote heritage for economic, social, cultural, and environmental benefits to Hutt City.

To identify, manage, and conserve structures, objects, sites, and places of heritage significance. e.g . buildings, wharves, monuments, burial sites etc.

- The second goal focuses on the architectural and archaeological built heritage of Hutt City.
- The Heritage Inventory Review (due after June 2008) will recommend adding a number of new buildings to the list of heritage buildings already listed in the district plan. This review is also likely to make recommendations for other pieces of work to further address heritage.
- The existing District Plan has three chapters covering historical and heritage issues, objectives and policies – 3C (Historic Residential Activity Area), 14E (Significant Natural, Cultural and Archaeological Resources), 14F (Heritage Buildings and Structures), and heritage is further mentioned in 1.10.10 where it is noted and discussed as an Area Wide Issue.
- Other initiatives include the Heritage Fund, the activity of local historical societies, the Jackson Street Programme, local publications on the history, and a range of exhibitions, educational, and public outreach programmes of the Petone Settlers Archive.

To ensure the acquisition management of, creation of, and public access to, of the whole of the Hutt City heritage collection

- The third goal recognises that intentional collection, management and collaboration policies and processes are required by internal and external groups which participate in the heritage sector.
- The Hutt City Council Archives manages Hutt local authority “Protected records” as required by the Public Records Act 2005. Within these holdings are heritage archives. Additionally the storage facility meets the mandatory Archival Storage Standard.
- The Petone Settlers Museum collects stores and exhibits objects and archives of Hutt Significance. Public access to archives and collections management is provided by TheNewDowse.
- Hutt City Libraries have local study (History) collections, a research room and heritage and Local Studies Collections Policy with a focus on published materials.
- The Alexander Turnbull Library holds and collects Hutt archives and photographs.
- Local historical societies all actively collect materials relating to their respective communities.
- Archives New Zealand has an Archivist dedicated to supporting community Archives

5 OBJECTIVES

1. To identify structures, objects, sites and places of heritage significance.
2. To record and document to best practice structures, objects, sites and places of heritage significance.
3. To devise processes and policies to best practice that protect and conserve structures, objects, sites and places of heritage significance.
4. To develop, promote, and implement incentives to encourage owners to conserve built heritage.
5. To promote heritage through education and raising public awareness of heritage values.
6. To better integrate heritage values across council divisions for the potential identification, promotion, management, and conservation of heritage in all council business.
7. To identify, manage, and conserve significant Māori sites.
8. Heritage collections of significance to the Hutt will be acquired, managed, stored, preserved and if of significant value conserved to best practice standards by the Library, Settlers Museum and Hutt City Council Archives.

6 BUILT HERITAGE CONSERVATION INCENTIVES

To help achieve the above objectives, particularly those related to built heritage, Council has a number of activities and incentives for building owners. These incentives are designed to make heritage conservation and earthquake strengthening works more economically viable and to reduce the risk of demolition.

The \$150,000 Heritage Allocation will underwrite the following incentives: (1.) Heritage Grant Fund, (2.) Specialist Heritage Advisor Paid Advice, (3.) Resource Consent Fee Waiver, and (4.) Building Consent Fee Waiver.

The specific incentives available are:

Built Heritage

1. *Heritage Grant Fund*: operate a Heritage Grant Fund to fund building conservation related work, whether consultancy advice, design, or construction for listed heritage buildings. This fund would be available for specific pieces of work (ie an engineering report on a heritage building) and would be funded through the \$150,000 Heritage Allocation.
2. *Specialist Heritage Adviser Paid Advice*: council to subsidise on a case by case basis consultant fees for conservation advice for heritage buildings. This fund is more focused on general advice rather than a specific piece of work (as in 2 above) and could be undertaken on a one-on-one or group basis. This incentive will be funded through the \$150,000 Heritage Allocation.
3. *Resource Consent Fee Waiver*: waive part of (up to 50%) resource consent fees where applicable for conservation and protection related work to listed heritage buildings. This waiver relates only to Council work and does not include third party fees such as external advice Council needs to gather. These third party fees must still be paid. Waivers will be funded through the \$150,000 Heritage Allocation.
4. *Building Consent Fee Waiver*: waive part of (up to 50%) of building consent fees for conservation and protection related work to listed heritage buildings. This waiver does not include third party fees such as BRANZ or Department of Building and Housing. These third party fees must still be paid. Waivers will be funded through the \$150,000 Heritage Allocation.
5. *Heritage Inventory*: maintain and continue to develop a heritage list that is based on nationally and internationally recognised criteria for the inclusion of buildings, objects, areas, and sites.
6. *Council Officer Free Advice*: council officers to provide free advice to owners of heritage buildings on how to conserve heritage buildings in accordance with council policies and other statutory requirements.
7. *Specialist Heritage Adviser List*: develop an approved list of developers, contractors, and consultants who have credibility and/or have specialised skills in conservation work with heritage buildings. This list will be coordinated and monitored by council, and made available to building owners undertaking conservation related work to heritage listed buildings. Council may maintain a

watchdog role throughout a project to maintain a fair environment and to ensure the best results are achieved from Hutt City's point of view.

8. *Heritage Support*: support local heritage area programmes and activities, such as the Jackson Street Programme, and local historical societies, trusts and museums.
9. *Heritage Trade-offs*: allow flexibility in conservation related work by allowing heritage offsets e.g more important heritage features are retained and the less important ones traded off, perhaps staged in at a later time to reduce cost/complexity of the initial conservation related construction cost.
10. *Existing Rates Remissions*: continue to offer existing rates remissions capped at 50% as shown in the 2006-2017 Draft Community Plan as "PART 4 – Remission on land protected for natural, historic or cultural conservation purposes...etc".

Māori Heritage

1. Continue to develop appropriate criteria for identifying, managing, and conserving significant Māori sites in consultation with Tangata Whenua.
2. Maintain and further develop a comprehensive list of significant Māori sites in the District Plan.
3. Continue to control the modification of listed significant Māori sites.

Community and Historical Heritage

Further develop programmes, activities and services providing public access to heritage material and informational consent by heritage sectors within Council working collaboratively

1. Establish collaborative working by sectors representing Council, the community and heritage sectors to ensure a collective understanding of heritage matters.
2. Develop criteria for the acquisition of archives and collections.
3. Develop a whole-of –council comprehensive heritage collection including where appropriate or of sufficient value, information content
4. Store heritage material to best practice standards with regard to value, public access and regulatory requirements.

7 POLICY REVIEW

This policy is managed by and to be updated by the Urban Design Manager at Hutt City Council. It will be reviewed within three years (by May 2011) to consider; updating council processes for heritage, conservation and other incentives, to counter future threats to heritage, or to include heritage activities yet to be realised.