

BEFORE THE HEARING PANEL

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

Palmerston North City Council Sectional
District Plan Review
Proposed Plan Change 22A-G

STATEMENT OF EVIDENCE OF EDITA BABOS FOR AND ON BEHALF OF HERITAGE NEW
ZEALAND POUHERE TAONGA

3rd October 2018

Introduction


1. My full name is Edita Babos. I am employed as a Planner for Heritage New Zealand Pouhere Taonga on whose behalf I am giving evidence.
2. I have a post-graduate qualification in Planning from Massey University and over 16 years experience both as local authority planner and private consultancy planner. I am an Associate Member of the New Zealand Planning Institute.
3. I have read and considered the Section 42A Report prepared by Lucy Cooper, Deborah Donaldson and Rowan Sapsford on behalf of Palmerston North City Council.
4. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. This Act confirms Heritage New Zealand and New Zealand's lead historic heritage advisor.
5. Historic heritage is a matter of national importance under Section 6(f) of the Resource Management Act 1991 (the RMA), and is therefore one of the matters a territorial authority must have regard to in preparing a regional plan (s66(b)).

The Purpose of this Evidence

6. I am providing evidence in support of Heritage New Zealand's submission in the matters within the plan changes relating to historic heritage:
7. Heritage New Zealand submitted in support of (with or without amendments):
 - 5.4(d) and (g) – Information Requirements (accepted)
 - 6.1.1, 6.12.5, 6.1.3 P2.4 and P 2.5, 6.1.5.5 and 6.1.6.1 – Signs (accept or partly accept except 6.1.6.1)
 - 6.3.2, 6.3.3 P1.2, 6.3.4 and 6.3.6.1 – Earthworks (out of scope)
 - 7.16.2.5 – Subdivision (not accepted)
 - 17.6.2, 17.7.1, 17.8.1 and 17.9 – Cultural Heritage (out of scope)
 - 17.A – Schedule of Buildings and Object of Cultural Heritage Values (out of scope)
8. Heritage New Zealand submitted in opposition of:
 - 17.7.1 – Cultural Heritage (out of scope)
9. Heritage New Zealand lodged a further submission:
 - Opposing submissions on 6.1.2, 6.1.3.2.4 and 2.5, 6.1.4 and 6.1.8.1 by Submitters S23, S27 and S28;
 - Opposing submissions on 7.3.1.1.6 by S27, S28 and S29;
 - Supporting or supporting in part submissions on 7.16.2.5, 7.16.2.5 and Section 17 by S9, S17 and S22;
 - Opposing submission on Section 17 by S27 (out of scope).

Conclusion

10. Heritage New Zealand accepts the section 42A report recommendations in relation to its submission points and further submission, except in relation to Signs on Heritage Buildings. Heritage New Zealand acknowledges the analysis of the S42A report in 5.167-5.172, however considers that the lack of complaints (from the public) does not constitute (or replace) a heritage impact assessment. Heritage New Zealand would still want a Restricted Discretionary Status for Signs affixed to buildings or object of Cultural Significance not complying with Permitted Activity Standards to be Restricted Discretionary Activity.



Edita Babos

Planner | Kaiwhakamāhara

Heritage New Zealand Pouhere Taonga

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Subdivision of land containing heritage - Plan Change 22A-G

by Emma Prouse



491 Ferguson Street

~ 1876

Category 1 significance*

PNCC list only

Workers cottage

Private ownership



*Statement of Heritage Significance is under review.



PALMERSTON NORTH
CITY COUNCIL

Land & Property



Legend



Bookmarks



Layers



Add Layer



491 FERGUSON ST PALMEI X



Show search results for 491 FE...



487B

487A

488

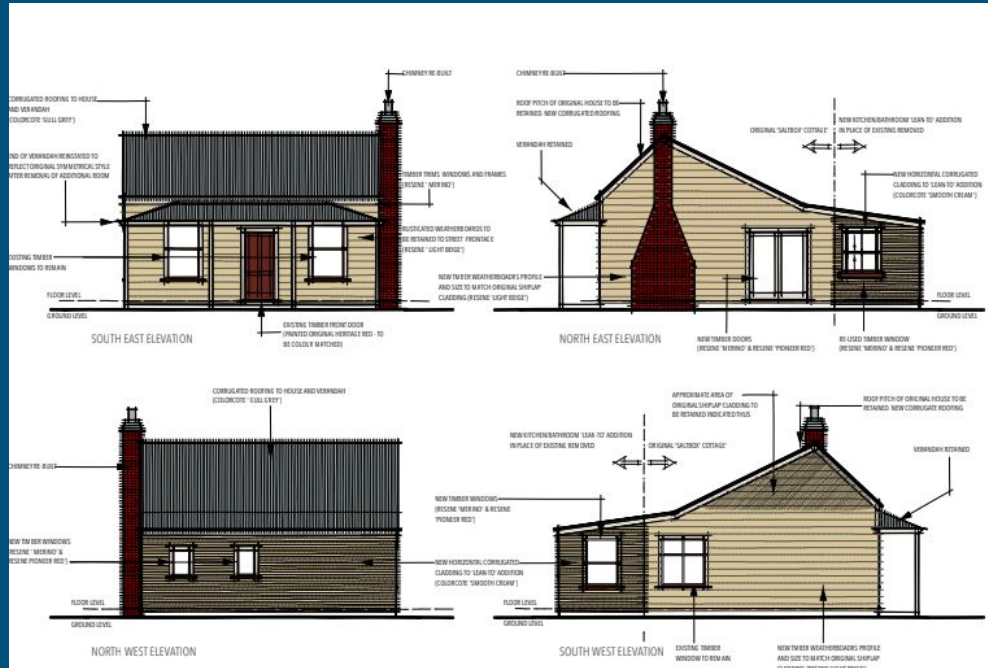
485A

1,622,735,850 5,529,556,436 Meters

Land

- Outbuildings not considered of heritage significance.
- Extensively worked over in the mid century.
- Archeological Authority under an accidental discovery protocol.

Our interest ... Brought to restore and subdivide (to fund the restoration)





Kaitiakitanga

guardianship



Plan Change



6.2.1.5 New Restricted Discretionary Rule for Subdivision Affecting a Heritage Item

R7.16.2.5 is a restricted discretionary rule for the subdivision of an allotment containing a scheduled heritage item. The following matters for discretion are proposed:

- a) The location and design of lots.
- b) The effects of the proposed subdivision on the heritage values of the listed building, object or site.
- c) The protection and conservation of the heritage item, or surroundings or curtilage associated with the heritage item or historic site.

A restricted discretionary activity requires a resource consent before it can be carried out. The consent authority can exercise discretion as to whether or not to grant consent, and to impose conditions, but only in respect of those matters over which it has restricted its discretion in the Plan or over which discretion is restricted in national environmental standards or other regulations. The activity must also comply with any requirements, conditions and permissions specified in the RMA, regulations or relevant plan.

Partial support

- Yes, should consider impact on heritage.
- Needs more kaitiakitanga approach.
- Restricted discretionary.
- Plan change notes states does not prevent subdivision.

Guidelines for subdivision of land containing heritage





New Zealand
Historic Places Trust *Pouhere Taonga*

Sustainable Management of Historic Heritage Guidance

Information Sheet 20

Assessing Impacts of Subdivision on Historic Heritage

Principles

6.2.1.5 New Restricted Discretionary Rule for Subdivision Affecting a Heritage Item

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- The original relationship of the heritage item to its site and locality should be retained. All the main structures associated with the heritage item (for example, homestead, garden, stables, etc) should be retained in single ownership.
- The proposed subdivision should provide for an adequate setting for the heritage item, enabling its heritage significance to be maintained.
- The proposed subdivision should provide for adequate visual catchments or corridors to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships.
- If relevant, the proposed subdivision should incorporate buffer areas to screen the heritage item from visually unsympathetic development or to provide protection from vibration, traffic, noise, pollution, or vandalism.
- The proposed subdivision proposals should adopt appropriate consent conditions and provisions to protect historic heritage by means of a heritage covenant, reserve, or conservation lot.

A

A

B

B

C



Developing heritage places

Using the development criteria

Guideline



Prepared by: Heritage Branch, Department of Environment and Heritage Protection
© State of Queensland, 2013.

**SENSE OF PLACE:
DESIGN GUIDELINES FOR
NEW CONSTRUCTION IN
HISTORIC DISTRICTS**

A Publication of the Preservation Alliance for Greater Philadelphia



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Policy

- » Regional Development Strategy 2035
- » Strategic Planning Policy

PPS 6: Planning, Archaeology and The Built Heritage

Listed Buildings: Policy BH 11

Heritage Expert advice and AEE



UK Highways Agency

Volume 11 Section 3
Part 2 HA 208/07

Annex 6

Cultural Heritage Sub-Topic Guidance: Historic Buildings

ANNEX 6 CULTURAL HERITAGE SUB-TOPIC GUIDANCE: HISTORIC BUILDINGS

Volume 11 Section 3
Part 2 HA 208/07

Annex 7

Cultural Heritage Sub-Topic Guidance: Historic Landscape

ANNEX 7 CULTURAL HERITAGE SUB-TOPIC GUIDANCE: HISTORIC LANDSCAPE

Table 7.4: Significance of Effects Matrix

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large or Very Large	Very Large
	High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No change	Negligible	Minor	Moderate	Major
MAGNITUDE OF IMPACT						

Restricted Discretionary is:

- Adequate to thoroughly cover potential impacts.
 - UK impact matrix
 - Guidelines from HNZPT
 - International guidelines
 - RMA

Guide an AEE.







Kaitiakitanga

guardianship





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by Emma Prouse

