

This section has rules that have legal effect.

HH — Historical Heritage

Historic heritage provides a connection to the past and an understanding and appreciation of history and culture. Historic heritage can include buildings, structures, items, sites or areas that evoke or are associated with historical or cultural significance.

The protection of significant historic heritage against inappropriate subdivision, use and development is a matter of national importance under the Resource Management Act. The Council is required to recognise and provide for the protection of historic heritage against inappropriate activities that may adversely affect the significant values associated with historic heritage within the District Plan.

Along with protecting significant historic heritage, there is also a need to provide for continued use, appropriate adaptive reuse and safety alterations (including earthquake strengthening, fire safety and accessibility) to provide for ongoing economic viability, continued usability and the safety of people.

This chapter sets out the objectives, policies and rules that work to protect significant historic heritage values associated with identified buildings, structures, items and areas with significant historic heritage values.

Heritage buildings and heritage structures

Heritage buildings and heritage structures are buildings or structures that have been identified as having significant historic heritage values. They are subject to the rules that apply to heritage buildings and heritage structures. Heritage buildings and heritage structures are identified in SCHED1 — Heritage Buildings and Structures and shown in the District Plan maps.

Heritage areas

Heritage areas are areas that have been identified as having significant historic heritage values. Areas with historic heritage values are identified in the District Plan as heritage areas. These areas have a collection of sites, buildings and structures that, as a collection, have significant historic heritage values.

Heritage areas are comprised of heritage buildings and heritage structures, contributing buildings or structures, and non-contributing buildings and structures.

Heritage buildings and heritage structures within heritage areas are subject to the same rules that apply to heritage buildings and heritage structures, although they may also be subject to standards that apply to heritage areas.

Contributing buildings or structures are buildings or structures that may not have individual significance, but which contribute to the significant historic heritage values of the area. Contributing buildings or structures are subject to the rules that apply to contributing buildings in heritage areas. Contributing buildings or structures are identified for each heritage area in SCHED2 — Heritage Areas and shown in the District Plan maps.

Non-contributing buildings or structures are buildings or structures in heritage areas that are not identified as heritage buildings, heritage structures, or contributing buildings. These buildings do not contribute to the significant historic heritage values of a heritage area. While they are subject to the rules for heritage areas, these rules generally permit the alteration, addition, or demolition of non-contributing buildings or structures subject to standards that apply to the heritage area.

Responsibilities of Heritage New Zealand Pouhere Taonga and Wellington Regional Council

Heritage New Zealand Pouhere Taonga is responsible for managing the archaeological authority process. This process applies when an activity that may affect an archaeological site as defined in the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). Under the HNZPTA, archaeological sites are places (including buildings and structures) that are associated with human activity that occurred before the year 1900. Modification or destruction of these sites requires an archaeological authority under the HNZPTA.

Heritage New Zealand Pouhere Taonga is also responsible for maintaining the New Zealand Heritage List/Rārangī Kōrero. Under the RMA, local authorities are required to have regard to places on this list.

Wellington Regional Council is responsible for historic heritage located in the coastal marine area.

Objectives

HH-O1	Historic heritage values are recognised and protected
Significant historic heritage values associated with buildings, structures and areas are recognised and protected from inappropriate subdivision, use, and development.	
HH-O2	Sustainable long-term use
Buildings, structures, and areas with significant historic heritage values are well-maintained, resilient, and kept in sustainable long-term use.	

Policies

HH-P1	Identify significant historic heritage
Identify buildings, structures and areas with significant historic heritage values that contribute to an understanding and appreciation of history and culture under one or more of the following criteria: <ul style="list-style-type: none"> a. Historic values, b. Physical values, c. Social values, d. Tangata whenua values, e. Surroundings, f. Rarity, and g. Representativeness. 	
HH-P2	Identifying historic heritage within heritage areas
Within heritage areas, identify: <ul style="list-style-type: none"> a. Heritage buildings and heritage structures, and b. Contributing buildings or structures, that contribute to the identified historic heritage values of the area.	
HH-P3	Enable maintenance and repair
Enable the maintenance and repair of heritage buildings, heritage structures, and buildings and structures in heritage areas where identified historic heritage values are maintained.	
HH-P4	Continued use and adaptive re-use
Provide for continued use and adaptive re-use of heritage buildings, heritage structures, and buildings and structures in heritage areas, where significant historic heritage values are protected.	
HH-P5	Healthy and energy efficient heritage buildings
Provide for alterations to heritage buildings that improve their energy efficiency or the health of the interior environment, where significant historic heritage values are protected.	
HH-P6	Seismic strengthening, fire safety, and accessibility
Provide for seismic strengthening, fire safety, and accessibility upgrades to heritage buildings, heritage structures, and buildings and structures in heritage areas where: <ul style="list-style-type: none"> a. Significant historic heritage values are protected, and b. It provides for the continued use or adaptive re-use of the building or structure. 	
HH-P7	Alterations, additions and partial demolition
Allow alterations and additions to, and partial demolition of, heritage buildings, heritage structures, and buildings and structures in heritage areas where: <ul style="list-style-type: none"> a. Significant historic heritage values are protected, and b. It provides for the continued use or adaptive re-use of the building or structure. 	
HH-P8	Relocation within the site
Allow relocation of heritage buildings, heritage structures, and contributing buildings or structures in heritage areas where: <ul style="list-style-type: none"> a. The building or structure is relocated within the site, b. Significant historic heritage values are protected, and c. Relocation provides for the continued use or adaptive re-use of the building or structure, including a reduction to natural hazard risk. 	

HH-P9	Relocation outside the site
Only allow relocation of heritage buildings, heritage structures, and contributing buildings or structures in heritage areas outside the site where it is demonstrated that relocation is the only reasonably practicable option to provide for the protection and ongoing use or adaptive re-use, of the building or structure.	
HH-P10	New buildings and structures on the site of a heritage building or heritage structure
Provide for new buildings and structures on the sites that contain a heritage building or heritage structure where: <ol style="list-style-type: none"> New buildings and structures are compatible with the existing form, scale, materials and architectural style of the heritage buildings and heritage structures on the site, New buildings and structures are located appropriately and are of an appropriate size and scale, having regard to: <ol style="list-style-type: none"> The location, size, and scale of heritage buildings or heritage structures, and The relationship between heritage buildings or heritage structures and their setting, and New buildings and structures provide for the continued use or adaptive re-use of heritage buildings and heritage structures on the site. 	
HH-P11	Total demolition of heritage buildings and heritage structures
Avoid total demolition of heritage buildings and heritage structures unless: <ol style="list-style-type: none"> The heritage building or heritage structure poses an immediate threat to life, or It is demonstrated that there are no reasonably practicable alternatives to total demolition, and: <ol style="list-style-type: none"> Total demolition is necessary to provide for the functional or operational needs of infrastructure, or Total demolition is necessary to provide for the purpose of the Zone that the heritage building or heritage structure is located in. 	
HH-P12	Total demolition of contributing buildings or structures in heritage areas
Only allow the total demolition of contributing buildings or structures in heritage areas where: <ol style="list-style-type: none"> The contributing building or structure poses an immediate threat to life, or Total demolition: <ol style="list-style-type: none"> Is for the purpose of developing new buildings and structures on the site that contribute to the continued use of the site, Avoids significant adverse effects on the historic heritage values of the heritage area, and avoids, remedies or mitigates other adverse effects on historic heritage values of the heritage area, and Does not reduce the overall significance of the heritage area. 	
HH-P13	Redevelopment of non-contributing buildings or structures in heritage areas
Provide for redevelopment of non-contributing buildings or structures in heritage areas (including alterations, additions, relocation, and demolition) where: <ol style="list-style-type: none"> The significant historic heritage values of the heritage area are protected, and Redevelopment contributes to the continued use of sites within the heritage area. 	
HH-P14	New buildings and structures in heritage areas
Provide for new buildings and structures in heritage areas where new buildings and structures are compatible with the existing form, scale, materials, and architectural style of the heritage area.	

Rules

Note:

The rules of this chapter apply to works that relate to buildings and structures identified in SCHED1 - Heritage Buildings and Structures and buildings and structures located in areas listed in SCHED2 - Heritage Areas.

Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

HH-R1	Maintenance and repair of heritage buildings, heritage structures, and buildings and structures in heritage areas
All zones	1. Activity status: Permitted
HH-R2	Alterations and additions to heritage buildings, heritage structures, and buildings and structures in heritage areas
All zones	1. Activity status: Permitted
	Where:

	<ul style="list-style-type: none"> a. For heritage buildings, heritage structures, or contributing buildings or structures: <ul style="list-style-type: none"> i. The alteration or addition is internal to the building or structure, or ii. The alteration is: <ul style="list-style-type: none"> 1. For a customer connection that does not involve the alteration of the street-facing elevation of the building or structure, or 2. To remove a customer connection from the building or structure provided that maintenance and repair is undertaken to the part of the building or structure where the customer connection was removed. b. For non-contributing buildings or structures in a heritage area: <ul style="list-style-type: none"> i. The alteration or addition is internal to the building or structure, or ii. The addition or alteration is external to the building or structure and compliance is achieved with HH-S1: Height in heritage areas, HH-S2: Height in relation to boundary in heritage areas, and HH-S3: Setbacks in heritage areas.
All zones	<p>2. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with Rule HH-R2.1a, and b. The alteration is: <ul style="list-style-type: none"> i. The installation of clear insulated glazing within an existing window sash or frame that does not involve the removal of an original leadlight, or ii. The replacement of an existing window sash or frame with a new clear insulated glazed window sash or frame that is of the same design, materials, and appearance as the existing window sash or frame, and that does not involve the removal of an original leadlight, or iii. Installation of a roof-mounted solar panel that will not be visible from a public place, or iv. Installation of a ventilation duct with a diameter of no greater than 150mm in an exterior wall or roof that will not be visible from a public place. <p>Matters of control are restricted to:</p> <ul style="list-style-type: none"> 1. The effects on the historic heritage values of the building or structure. 2. The extent to which the works are compatible with the scale, form, and materials of the building or structure. 3. The extent to which the works are compatible with the prominent architectural features, style or design of the building or structure. <p>Notification:</p> <p>Public and limited notification is precluded for applications under this rule.</p>
All zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with Rule HH-R2.1a, and b. The alteration or addition is not a controlled activity under Rule HH-R2.2. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The effects on the historic heritage values of the building or structure. 2. The extent to which the works are compatible with the scale, form, and materials of the building or structure. 3. The extent to which the works are compatible with, and retain, the prominent architectural features, style, or design of the building or structure. 4. The extent to which the works are visible from public places. 5. The extent to which the works increase structural stability, accessibility and means of escape from fire. 6. The extent to which the works provide for continued use or adaptive re-use of the building or structure, and the positive effects associated with this. 7. For buildings or structures in a heritage area: <ul style="list-style-type: none"> a. Where HH-S1, HH-S2, or HH-S3 are infringed, the matters of discretion of the infringed standard. b. The extent to which the works are compatible with the scale, form, proportion and materials of the heritage buildings, heritage structures, and contributing buildings in the heritage area.
All zones	<p>4. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with Rule HH-R2.1b.

	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effects on the historic heritage values of the heritage area. 2. Where HH-S1, HH-S2, or HH-S3 are infringed, the matters of discretion of the infringed standard. 3. The extent to which the works are compatible with the scale, form, and materials of the heritage buildings, heritage structures, and contributing buildings or structures in the heritage area. 4. The extent to which the works increase structural stability, accessibility and means of escape from fire. 5. The extent to which the works provide for continued use or adaptive re-use of the building or structure, and the positive effects associated with this. <p>Notification: Public and limited notification is precluded for applications under this rule where compliance is achieved with HH-S1, HH-S2, and HH-S3.</p>
HH-R3	Partial demolition of heritage buildings, heritage structures, and buildings and structures in heritage areas
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. For heritage buildings, heritage structures, or contributing buildings or structures: <ol style="list-style-type: none"> i. The partial demolition is internal to the building or structure, or b. The building or structure is a non-contributing building or structure.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with Rule HH-R3.1. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effects on the historic heritage values of the building or structure. 2. The extent to which the works retain the prominent architectural features, style or design of the building or structure. 3. The extent to which the works are visible from public places. 4. The extent to which the works increase structural stability, accessibility and means of escape from fire. 5. The extent to which the works provide for continued use or adaptive re-use of the building or structure, and the positive effects associated with this.
HH-R4	Relocation of heritage buildings, heritage structures, and buildings and structures in heritage areas
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The building or structure is a non-contributing building or structure. b. For relocation of a building or structure in a heritage area, compliance is achieved with: <ol style="list-style-type: none"> i. HH-S1: Height in heritage areas, ii. HH-S2: Height in relation to boundary in heritage areas, and iii. HH-S3: Setbacks in heritage areas.
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The building or structure is a heritage building, heritage structure, or contributing building or structure, and b. The building or structure is relocated within the site. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effects on the historic heritage values of the building or structure, including the association of the building or structure with its setting. 2. Whether the relocation is necessary for the continued use or adaptive re-use of the building or structure. 3. Whether relocation will provide for ongoing protection of the building or structure, including whether relocation will reduce natural hazard risk. 4. Where HH-S1, HH-S2, or HH-S3 are infringed, the matters of discretion of the

		infringed standard.
	All zones	3. Activity status: Discretionary Where: a. The building or structure is a contributing building or structure.
	All zones	4. Activity status: Non-complying Where: a. The building or structure is a heritage building or heritage structure, and b. The building or structure is relocated beyond the site.
HH-R5		Total demolition of heritage buildings, heritage structures, and buildings and structures in heritage areas
	All zones	1. Activity status: Permitted Where: a. The building or structure is a non-contributing building or structure.
	All zones	2. Activity status: Discretionary Where: a. The building or structure is a contributing building or structure.
	All zones	3. Activity status: Non-complying Where: a. The building or structure is a heritage building or heritage structure.
HH-R6		New buildings and structures on sites with heritage buildings or heritage structures
	All zones	1. Activity status: Permitted Where: a. The new building is an accessory building, and i. Except in the General Rural Zone, Rural Production Zone, or Natural Open Space Zone, the new building is not located closer to the road boundary than the heritage building or heritage structure, and ii. The footprint of the new building is less than 10m ² , and b. The height of the new building or structure does not exceed 2m above ground level.
	All zones	2. Activity status: Restricted discretionary Where: A. Compliance is not achieved with HH-R6.1. Matters of discretion are restricted to: 1. The effects on the historic heritage values of the heritage buildings or heritage structures on the site. 2. The extent to which the works are compatible with the scale, form, and materials of the heritage buildings or heritage structures on the site. 3. The extent to which the works impact the visibility of heritage buildings or heritage structures on the site from public spaces. 4. The extent to which the works provide for continued use or adaptive re-use of heritage buildings or heritage structures on the site, and the positive effects associated with this.
HH-R7		New buildings and structures in heritage areas
	All zones	1. Activity status: Permitted Where: a. The new building is an accessory building, and i. The new building complies with HH-S3: Setbacks in heritage areas, and ii. The footprint of the new building is less than 10m ² , and b. The height of the new building or structure does not exceed:

		<ul style="list-style-type: none"> i. 2m above ground level, or ii. 1.2m above ground level where the structure is a fence on a road boundary or within a setback from a road boundary.
	All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with Rule HH-R7.1, and b. Compliance is achieved with HH-S1, HH-S2, and HH-S3. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the works are compatible with the scale, form, and materials of the heritage buildings, heritage structures, and contributing buildings or structures in the heritage area. 2. The extent to which the works provide for continued use or adaptive re-use of sites within the heritage area. <p>Notification: Public and limited notification is precluded for applications under this rule.</p>
	All zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with Rule HH-R7.2. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of the infringed standard. 2. The extent to which the works are compatible with the scale, form, and materials of the heritage buildings, heritage structures, and contributing buildings or structures in the heritage area. 3. The extent to which the works provide for continued use or adaptive re-use of sites within the heritage area.

Standards

HH-S1	Height in heritage areas
<p>Heretaunga Settlement Heritage Area</p> <p>Riddlers Crescent Heritage Area</p>	<ul style="list-style-type: none"> 1. Buildings and structures shall not exceed the height of the tallest building on the site. In the case of a vacant site, buildings or structures shall not exceed the height of the tallest building on the site prior to the site becoming vacant. <p>Note: Height standards in the underlying zone may apply.</p> <p>Matters of discretion if the standard is breached:</p> <ul style="list-style-type: none"> 1. Effects on the historic heritage values of the heritage area. 2. The extent to which the works are compatible with the scale and form of heritage buildings, heritage structures, and contributing buildings or structures in the heritage area.
Jackson Street Heritage Area	<ul style="list-style-type: none"> 2. Buildings and structures shall not exceed a height of 10m above ground level. <p>Note: Height standards in the underlying zone may apply.</p> <p>Matters of discretion if the standard is breached:</p> <ul style="list-style-type: none"> 1. Effects on the historic heritage values of the heritage area. 2. The extent to which the works are compatible with the scale and form of heritage buildings, heritage structures, and contributing buildings or structures in the heritage area.
All other heritage areas	<ul style="list-style-type: none"> 3. There are no requirements under this standard. <p>Note: Height standards in the underlying zone may apply.</p>
HH-S2	Height in relation to boundary in heritage areas
Heretaunga Settlement Heritage	<ul style="list-style-type: none"> 1. Buildings and structures shall be contained within a 2.75m + 60° height in relation to boundary plane.

Area Riddlers Crescent Heritage Area	<p>Where the boundary forms part of part of a legal right of way, entrance strip, access site, or pedestrian accessway this standard applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road, Existing or proposed internal boundaries within a site, and Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed. <p>Note: Height in relation to boundary standards in the underlying zone may apply.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> Effects on the historic heritage values of the heritage area. The extent to which the works are compatible with the scale and form of heritage buildings, heritage structures, and contributing buildings or structures in the heritage area.
All other heritage areas	<ol style="list-style-type: none"> There are no requirements under this standard. <p>Note: Height in relation to boundary standards in the underlying zone may apply.</p>
HH-S3	Setbacks in heritage areas
Heretaunga Settlement Heritage Area	<ol style="list-style-type: none"> Buildings shall be set back from the relevant boundary by the minimum distance listed below: <ol style="list-style-type: none"> Front boundary: 6m. Side boundaries that are a north boundary: 2m. Side boundaries that are not a north boundary: 1m. Rear boundary: 3m. <p>Except that:</p> <ol style="list-style-type: none"> An accessory building may be located within the side or rear boundary setbacks provided that the length of the building does not exceed 8m or 25% of the length of the boundary, whichever is the lesser. <p>For the purposes of this standard, front boundary means any boundary with a road.</p> <p>Note: Setback standards in the underlying zone may apply.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> Effects on the historic heritage values of the heritage area. The extent to which the works are compatible with the scale and form of heritage buildings, heritage structures, and contributing buildings or structures in the heritage area.
Riddlers Crescent Heritage Area	<ol style="list-style-type: none"> Buildings shall be set back from the relevant boundary by the minimum distance listed below: <ol style="list-style-type: none"> Front boundary: 3m. Side boundary: 1.5m. Rear boundary: 3m. <p>Except that:</p> <ol style="list-style-type: none"> An accessory building may be located within the side or rear boundary setbacks provided that the length of the building does not exceed 8m or 25% of the length of the boundary, whichever is the lesser. <p>For the purposes of this standard, front boundary means any boundary with a road.</p> <p>Note: Setback standards in the underlying zone may apply.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none"> Effects on the historic heritage values of the heritage area. The extent to which the works are compatible with the scale and form of heritage buildings, heritage structures, and contributing buildings or structures in the heritage area.

	area.
Jackson Street Heritage Area	<p>3. New buildings (other than accessory buildings) must be built to the road boundary.</p> <p>Note: Setback standards in the underlying zone may apply.</p> <p>Matters of discretion if the standard is breached:</p> <ol style="list-style-type: none">1. Effects on the historic heritage values of the heritage area.2. The extent to which the works are compatible with the scale and form of heritage buildings, heritage structures, and contributing buildings or structures in the heritage area.
All other heritage areas	<p>4. There are no requirements under this standard.</p> <p>Note: Setback standards in the underlying zone may apply.</p>