



Sustainable Management of Historic Heritage Guidance

Information Sheet 20

Assessing Impacts of Subdivision on Historic Heritage

Principles

Subdivision is a land use and often results in major land use changes. It must be carefully managed and should not compromise the condition or integrity of historic heritage values.

Subdivision should be designed to protect any historic place, historic area, historic and archaeological site, and place and area of significance to Maori. In addition, subdivision should be designed to protect the setting or curtilage of historic heritage.

In the case of rural subdivision that may affect historic heritage, development needs to be planned to avoid sites, with the location of any earthworks (driveways, services, fencing, building platforms, etc) determined at an early planning stage. The future physical management of archaeological sites is an important consideration of any subdivision proposal.

Obtaining professional heritage advice is an important first step for any subdivision proposal that may affect historic heritage. In relation to archaeological sites, the advice of a professional archaeologist should be engaged.

Integration with archaeological authority processes under the Historic Places Act 1993 is essential and advice should be sought from the regional NZHPT archaeologist.

The applicant should be informed, as soon as possible if, on the basis of an archaeological assessment, an archaeological authority from the NZHPT is required.

The principles of the Treaty of Waitangi will be relevant where an historic or archaeological site is associated with Maori historical occupation and use.

Subdivision that results in positive outcomes for historic heritage should be encouraged. A conservation plan should guide the future active management of historic heritage and matters such as the control of vegetation, stock, soil erosion, vandalism, and public access and interpretation.

Checklist for assessing subdivision proposals.

- The proposed subdivision should avoid affecting a place or area of significance to Maori as stated by tangata whenua.

- 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.

Note: the principles and standards for surroundings associated with historic heritage as outlined in other information sheets in this series may also be relevant to subdivision.

Source: NZHPT, *Sustainable Management of Historic Heritage Guidance Series*, Discussion Paper No.2, Assessment of Effects on the Historic Environment, 3 August 2007.

The NZHPT welcomes any feedback and comments on this information sheet.

Comments can be provided to information@historic.org.nz. (Attention: Sustainable Heritage Guidance)