



Sustainable Management of Historic Heritage Guidance

Information Sheet 17

Assessing Impacts on Historic Areas

Principles

Historic areas may include registered historic areas, conservation areas and character areas and precincts.

In the urban setting, historic areas may involve significant townscapes and streetscapes. Change in these areas and landscapes needs to be carefully managed to preserve heritage values. Demolition, relocation, or inappropriate additions can undermine the collective integrity of historic areas and landscapes.

The construction of new buildings can compromise historic areas. New buildings should be designed in a manner that is sympathetic to the significance and character of the area.

In the rural setting, historic areas may include complex archaeological and cultural sites and historic landscapes associated with extractive industries (i.e. goldmining), pastoral farming, and nature conservation. Rural historic areas are threatened by a range of land use changes in the environment. Transport and land use planning needs careful consideration with protection offered by protective zones and overlays.

Proactive planning for historic areas will require the use of management plans, structure plans and master plans to guide future development and the formulation of any required plan changes.

The significance of the historic area requires adequate research, documentation and explanation. Appropriately skilled professionals such as landscape architects should be engaged to provide expert advice. Any non-contributory buildings that are of minimal heritage value or are invasive should be identified.

The archaeological authority provisions of the Historic Places Act 1993 may be relevant with regard to any earthworks in a historic area.

Maori heritage values associated with any historic area require special consideration. The documentation of these values may require a cultural heritage impact assessment.

The standards for buildings and structures relating to repair and maintenance, alterations and additions, relocation, partial demolition, demolition, surroundings and subdivision outlined in other information sheets in this series may be relevant considerations for assessing changes to a historic area.

Checklist for assessing proposed changes to a historic area

- The proposed activity should be located to avoid any damage to places of significance to Maori, historic sites or archaeological sites.
- The proposed activity should not affect the heritage significance, integrity and condition of the historic area including any significant components or building fabric of heritage value.
- The proposed activity should not affect a building, area, or item that makes a contribution towards the significance of the street, area or landscape.
- The proposed activity should be limited to affecting a building which has been identified as a non-contributory item or is intrusive within a historic area. Any demolition or removal should not create a vacant site and should be associated with the planning of a replacement structure.

Rural Subdivision

- The proposed subdivision should retain or reinforce the existing and dominant historic property boundaries in terms of size and location.
- The proposed subdivision should retain or reinforce the existing consistent rhythm and pattern of buildings, items, and areas.
- The proposed subdivision should respect the historical layout and character of the area in terms of building envelopes, frontages, building sites, roading, materials and colours.
- The proposed subdivision should have positive heritage outcomes, including the protection and conservation of historic places and areas, and the adoption of covenants and management plans.

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

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