

CHAPTER 4 – HISTORIC HERITAGE

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NOTE: Text in grey has not been reviewed, and will be reviewed in a subsequent plan change.

4 HISTORIC HERITAGE

4.1 Introduction

The purpose of this chapter is to identify those **buildings**, memorial, objects, places and sites that are significant to the history of the Manawatū District and therefore warrant protection.

Historic heritage resources are a valuable and important part of the cultural values of the Manawatū District. Historic heritage creates a sense of place, encourages a sense of belonging and is a fundamental link between generations. Identification of significant historic heritage resources in the District Plan is required to ensure the protection of these resources and to ensure that historic heritage values are considered in the assessment of resource consent applications.

The Resource Management Act (1991) requires **Council** to recognise and provide for the protection of historic heritage as a matter of national importance under Section 69(f). The Horizons **Regional Council** 'One Plan' also sets policy direction for **Council**'s to develop and maintain a schedule of known historic heritage in their district.

The District Plan has a responsibility to recognise and provide for historic heritage as a matter of national importance. To achieve this, the District Plan must:

- identify significant natural and built historic heritage, and
- adopt suitable methods to secure the protection of the significant historic heritage.

This chapter is intended to be read in conjunction with the relevant zoning provisions and appendices and the District Plan maps. Significant historic heritage resources are identified in the appendices to this chapter and on the relevant planning maps. The appendices represent the information available at the time of the formation of the District Plan. Identification of historic heritage resources, in accordance with the policy guidance contained in this chapter, will be on-going and updated as new information becomes available.

Important Places

The Rangitikei River estuary is regarded as a regionally important **wetland** and wildlife habitat, but is located just outside the District Plan's boundary (mean high water springs). Other important **wetlands** include the interdunal lakes, and the oxbow lakes which occupy former beds of the Manawatū and Oroua Rivers. (Listed in Appendix 1A). The dune area to the south of Tangimoana Beach **Road** is of international importance due to the presence of an endangered sedge, and a nearby area is of regional importance as a habitat for the North Island fernbird.

Many of the District's rivers and streams have significant value for native and trout fisheries, and as trout and game bird breeding areas.

Much of the **indigenous forest** in the District already has reserve status and is administered by **Council** or DOC, including a substantial area in the Ruahine Forest Park. Other bush areas are subject to conservation covenants administered by **Council** or the QEII National Trust. The District Plan recognises these existing forms of protection. There are however some areas of **indigenous vegetation** which are ecologically significant, but which do not have any formal protection. The few scattered remnants of lowland native forest are particularly important. The tussock and mountain lands of the Ruahine, Ngamoko and Whanahuia Ranges contain valuable and equally fragile ecosystems, which are managed within the Ruahine Forest Park.

Indigenous forest and habitats for indigenous wildlife can be affected by activities other than vegetation clearance and **wetland** drainage. Selective logging can have adverse impacts if too many mature trees (important nesting sites etc.) are removed from the forest ecosystem. Most of the District's remnants of native vegetation are small in area, which makes them vulnerable to "edge **effects**" such as salt and wind damage, drought, invasion by weeds and pests, and trampling by stock. Trees planted close to **wetland** remnants can alter their water tables. Sensitive wildlife may be affected by people living nearby, particularly in increased numbers. These **effects** all need to be recognised.

The **wetlands**, streams, and bush areas referred to above make a significant contribution to the quality of the landscape. The District's outstanding landscapes ~~are identified in Chapter 4.3.3.~~ and features are identified in the Natural Features and Landscapes Chapter of the District Plan. [PC65]

Feilding has a number of large specimen trees which are part of the town's history. Large trees add considerably to the appearance and character of **urban areas**, and some of the trees which have heritage value are listed in the Plan (Appendix 1D).

4.2 Resource Management Issues

The following resource management issues have been identified in relation to historic heritage:

1. The desire to retain **significant historic built heritage** and allow compatible adaptation and reuse of these **buildings**
2. The potential demolition or removal of **significant historic built heritage** resulting in a loss of amenity and character
3. The need to address public safety concerns through providing for the **seismic strengthening** of **buildings** with significant historic heritage values
4. The need to provide for **additions and alterations** to **significant historic built heritage** that is compatible with and does not detract from or remove the heritage values for which the **building** is significant
5. The need to ensure signage is complementary to and does not detract from the heritage values for which the **building** is significant.

4.3 Objectives and Policies – Historic Built Heritage

Objective 1

HV 1) To protect **significant historic built heritage** that represents the history of the Manawatū District, from inappropriate subdivision, use and development.

Policies

1.1 To identify the **significant historic built heritage** in the Manawatū District of significant historic heritage value according to the following values:

Physical values

- a. *Archaeological information*: contributes information about the human history of the District.
- b. *Architecture*: is significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element.
- c. *Technology and Engineering*: demonstrates innovative or important methods of construction or design, contains unusual construction materials, is an early example of the use of a particular construction technique or has the potential to contribute information about technological or engineering history.
- d. *Scientific*: provides scientific information about the history of the district/region.

- e. *Rarity*: the built heritage has features within it that are unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes.
- f. *Representativeness*: is a good example of its class in terms of design, type, features, use, technology or time period.
- g. *Authenticity*: has attributes of cultural heritage (including form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling) that credibly and accurately bear witness to their significance.
- h. *Vulnerability*: is vulnerable to deterioration or destruction or is threatened by land use activities.
- i. *Context or Group*: the built heritage is part of a group, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the built heritage and group/ landscape or extend its significance.

Historic values

- j. *People*: is associated with the life or works of a well-known or important individual, group or organisation.
- k. *Events*: is associated with an important event in local, regional or national history.
- l. *Patterns*: is associated with important aspects, processes, themes or patterns of local, regional or national history.

Cultural values

- m. *Identity*: has a focus of community, district, regional or national identity or sense of place, has social value and provides evidence of cultural or historical continuity.
- n. *Public esteem*: is held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment.
- o. *Commemorative*: has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal.
- p. *Education*: contributes, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures.
- q. *Tangata whenua*: is important to tangata whenua for traditional, spiritual, cultural or historical reasons.

- r. *Statutory recognition*: has statutory acknowledgement including: registration under the Historic Places Act 1993, has statutory acknowledgement under claim settlement legislation, or is it recognised by special legislation.
- 1.2 To schedule **significant historic built heritage** according to their heritage value(s) into one of the following categories:
- a. Category A – **significant historic built heritage** with values of national significance.
- b. Category B – **significant historic built heritage** with values of regional or local significance.
- 1.3 To encourage the continued use and modification for reuse of **significant historic built heritage** where the historic heritage values are retained.
- 1.4 To encourage the **seismic strengthening** of **significant historic built heritage** that maintains the **building's** significant heritage values.
- 1.5 To avoid, where possible, the demolition of **significant historic built heritage**.
- 1.6 To encourage the retention of **building** façades where demolition or substantial alteration of a **building** with significant historic heritage values is proposed.
- 1.7 To balance the protection of significant historic heritage values with other resource management issues and public safety concerns and in making an assessment under this policy to have regard to, without limitation:
- a. Market conditions affecting the feasibility of adaptive reuse;
- b. The economics of a range of reasonably practicable options;
- c. The contribution that any **replacement building** might make to the vitality and vibrancy of the Feilding Town Centre.
- 1.8 To ensure that external **additions and alterations** to **significant historic built heritage** are of a form, mass, scale, proportion and colour and use materials that are compatible with the original built heritage and do not detract from, compete with or dominate the heritage values for which the heritage item is significant.
- 1.9 To ensure that any signage located on **significant historic built heritage** is of a size, location, colour and style that is compatible with the character of the heritage item and does not detract from, compete with or dominate the heritage values for which the heritage item is significant.

Explanation

Ian Bowman, architectural conservator, has compiled the schedule of **buildings** with significant built heritage value, in the Feilding town centre, at Appendix 4A. The criteria for assessment of **significant historic built heritage** aligns with the approach recommended by Heritage New Zealand. These criteria are used to determine whether a **building** is included in the schedule as a Category A or Category B **building** in the District Plan. All **buildings** included in the schedule are identified on the relevant Planning Maps.

A heritage inventory of the **buildings** identified in the schedule, is a reference document designed to accompany the District Plan.

Objective 2

HV 2) To ensure special recognition for natural features and places valued by the Tangata Whenua, and to make provision for protection, preservation or use of such places, in consultation with the groups concerned. (Refer also: Objective LU 4 (4.2)).

Objective 3

HV 3) To promote greater public awareness of heritage places.

Objective 4

HV 4) To promote greater public access to heritage places, as long as that access does not compromise the value of those places. (Refer also: Objectives EM 1 and 2 (6.2)).

Objective 5

HV 5) To promote the sustainable management of those areas of **indigenous vegetation** and habitats which have not been identified as significant. (Refer also: Objective S 11 (5.3.11)).

Policies

- 2.1 To ensure that those **natural areas** and ecosystems which are important parts of the District's **environment** are protected and enhanced.
- 2.2 To protect listed notable trees in such a way that their significance as a heritage resource and the values for which they were listed are not permanently diminished or damaged.
- 2.3 To expand the level of information which is currently available and the level of knowledge which people have about heritage places.
- 2.4 To help preserve and improve public access to the Ruahine Forest Park and other appropriate heritage places.

- 2.5 To encourage the retention and voluntary protection of areas of **indigenous vegetation** and habitats other than those listed as significant.

Explanation

Section 31 of the **Act** charges the District Plan with controlling any actual or potential **effects** of the use, development or protection of land. Such **effects** include potential damage to heritage values. All of the matters of national importance in Section 6, and most of the matters to which **Council** “shall have particular regard” under Section 7 also concern natural and heritage values. (Refer Page 1).

There are many agencies which are already involved in identifying and trying to protect heritage places. They include the QE II National Trust, the NZ Historic Places Trust, the Department of Conservation, the Maori Heritage **Council**, the NZ Archaeological Association, the Geological Society of NZ, Historical Societies and Mainstreet Programmes. The methods which they use include education, voluntary agreements, covenants with landowners, a variety of different statutes, and land ownership and purchase.

Under the **Act Councils**, Ministers of the Crown, and Heritage New Zealand are “heritage protection authorities.” Any other body approved by the Minister for the **Environment** can also become one. These authorities can require **Council** to include “heritage orders” for specific places in the District Plan, in a similar way to public works designations. They are subject to the same public objection and appeal process as designations. Heritage orders contain specific conditions relating to the use or modification of the place concerned. These conditions could vary from not permitting any change at all, to requiring merely that the protection authority is advised prior to demolition of a **building**.

The actions of existing agencies will go some way toward meeting the **Act’s** objectives for heritage places. **Council** will support these agencies where appropriate, as well as being directly involved in activities which complement their work.

This Plan provides an avenue and process for possible legal protection. **Council** may initiate heritage orders for some specific places, but the main instrument for protection will be District rules. Adequate protection for archaeological sites is already provided by the authority process which applies under the Historic Places Act 1993. This process is administered by Heritage New Zealand. Recorded archaeological sites within the District are identified in Appendix 1F primarily for public information. All applications for resource consent will however need to consider any impacts on heritage places, including archaeological sites.

Each heritage place on the Plan’s list has been identified as being Category A, B or C. (Refer: Appendices 1A to 1F). Category A confers the highest level of protection, since destroying these places is a non-complying activity. Some modification is allowed, but **Council** may impose conditions on the manner in which it is done.

For Category B places, **Council’s** consent is required before modification or demolition, and this consent may be granted or refused.

Category C places can be modified “as of right” but advance notice must be given to the **Council** in the case of **building** alterations or demolition. This notice is to allow time for the place to be photographed and recorded, and/or for alternative provision to be made for it.

Decisions on which **natural areas** to list as A, B or C were based on the Department of Conservation’s Recommended Areas for Protection (RAP) survey and consultation with statutory bodies, local communities and the general public. RAP’s are the best representative areas of **indigenous vegetation** found in an ecological district, but RAP status is not a cut-off point for significance. Many other areas in a district are also significant, for a variety of reasons. They may for instance have wildlife habitat values; be reservoirs of biodiversity at the ecosystem, population, species and genetic levels; have landscape values; or soil and water quality values.

As noted above, clearance of certain amounts of certain types of **indigenous vegetation** will require resource consent, so that the value of that habitat can be assessed. The significance criteria in Appendix 1I will be used for this purpose. If an area is deemed significant, it does not automatically imply that activities are unable to take place, but rather that **Council** is required to exercise its statutory obligations and may place controls on an activity in order to ensure that adverse **effects** are avoided, remedied or mitigated. The Plan’s rules permit activities with only minor adverse **effects**. For example, the clearance of young manuka scrub or small areas of **indigenous forest** and **wetland** are **permitted activities**.

A setback distance of 50 metres between plantation forestry in the coastal area and the significant **wetlands** listed in Appendix 1A is also proposed. The reason for this is that adjacent tree plantations can have an adverse **effect** on the ecology of such **wetlands** due to impacts such as lowering the local water table.

4.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable **zone** to determine if an activity involves the use or modification of historic heritage resources.

4.4.1 Permitted Activities

The following are **permitted activities** in all **zones** provided that they comply with the standards in Rule 4.4.2 below:

- i. Management of the water level of areas listed in Appendix 1A (**Wetlands** etc.) if approved by the **Regional Council**.^{MWRC}
- ii. Any activities in respect of a place listed in Appendices 1A, 1B or 1C (**Wetlands** etc., Significant **Indigenous Forest/Vegetation** and Outstanding Natural Features) which are consistent with a **legal covenant** applying to that place. [PC65]

- iii. Animal pest and plant pest control, provision of walking tracks or supplementary planting of native species, within places listed in Appendices 1A and 1B ~~or 1C~~ provided that any such work in Category A places is under **Council** supervision. ^{MWRC} [PC65]
- iv. Pruning and removing branches from the trees listed in Appendix 1D, provided that the pruning is under **Council** supervision.
- v. Maintenance, and minor repair of any **significant historic built heritage**.
- vi. Partial or complete demolition of any **significant historic built heritage** where the work is necessary to make the **site** safe after an accidental fire, flooding or earthquake event.
- vii. **Additions and alterations** to the interior of any **significant historic built heritage**.
- viii. **Seismic strengthening** of any **significant historic built heritage**.
- ix. The construction of new **buildings** and **additions and alterations** to existing **buildings** at the Feilding Saleyards located at ALL DP 3797 ALL DP 6178 LOTS 145 152 153 154 PT LOT 146 DP 19.
- x. Maintenance and burial activities and provision of ancillary facilities such as parking areas, within the cemeteries listed in Appendix 1F.
- xi. Modification or destruction of the archaeological sites listed in Appendix 1F. (NB: Authority from the NZ Historic Places Trust is required for this activity)

4.4.2 Standards for Permitted Activities

For all **zones**, the **permitted activities** specified above must comply with the following standards:

a. **Maintenance and minor repair**

Any **maintenance and minor repair** must be undertaken using original **replacement** material. Where original **replacement** material is not available, the **replacement** must be of the same or similar material, colour, texture, form and design as the original.

b. **Demolition**

The partial or complete demolition of any **significant historic built heritage**, to make a **site** safe after an accidental fire, flooding or earthquake event must appropriately mitigate the **effects** of vacant land in accordance with the underlying zoning rules.

c. **Seismic Strengthening**

Seismic strengthening is a permitted activity only where the strengthening work does not:

- i. Result in structural alterations to the external appearance of the **building**
 - ii. Result in any existing openings (doors and/or windows) being obstructed
- d. Feilding Saleyards

External **additions and alterations** and new **buildings** constructed at the Feilding Saleyards must comply with the development standard for the underlying Outer Business **Zone** in Clause 10.4.7.

4.4.3 Discretionary Activities

The following shall be **discretionary activities** in all **zones**:

- i. Clearing, spraying, felling or burning vegetation (except **plant pests**) in Category A or B places listed in Appendix 1A (**Wetlands** etc).^{MWRC}
- ii. Drainage, reclamation or excavation of Category B places listed in Appendix 1A. This rule shall not apply to water level management permitted by Rule A2.3.1 a. i).^{MWRC}
- iii. Constructing permanent structures for birdwatching etc within Category A or B places listed in Appendix 1A.
- iv. Clearing, spraying, felling, burning or otherwise damaging areas listed as Category B in Appendices 1B, ~~or 1C~~. (Significant **Indigenous Forest/Vegetation**, ~~and Outstanding Natural Features~~).^{MWRC} [PC65]
- v. Extracting dead or damaged trees within areas listed as Category A in Appendix 1B (Significant **Indigenous Forest/Vegetation**).
- vi. Selectively felling trees within areas listed as Category B in Appendix 1B, provided that the sustainable management provisions of the Forests Act 1949 are met.
- vii. Allowing domestic animals to graze areas listed as Category B in Appendix 1B.
- viii. Felling, damaging or cutting branches or roots of trees listed in Appendix 1D (other than pruning permitted by Rule A2.3.1 a. iv)).
- ix. External **additions and alterations** to any Category B **significant historic built heritage**.
- x. Any activity, specified in 4.4.1 above, that does not comply with one or more of the standards in Rules 4.4.2 a-d.
- xi. Partial or complete demolition of any Category B **significant historic built heritage**.
- xii. Relocation on the same **site**, of any Category A or B **significant historic built heritage**.
- xiii. Relocation to another **site**, of any Category B **significant historic built heritage**.

- xiv. **Seismic strengthening** that does not meet the performance standards for a permitted activity.

4.4.4 Assessment of Discretionary Activities

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of Chapter 4 – Historic Heritage, assess any application in terms of the following assessment criteria:

- a. Whether the application demonstrates compliance with any relevant design guidelines.
- b. Whether the application will result in any adverse **effects** on **streetscape** character.

4.4.5 Non-complying Activities

The following shall be **non-complying activities** in all zones:

- i. Drainage, reclamation or excavation of Category A places listed in Appendix 1A (**Wetlands** etc). This rule shall not apply to water level management permitted by Rule A2.3.1 a. (i). ^{MWRC}
- ii. Clearing, spraying, felling, burning or otherwise damaging, including by stock damage, any areas listed as Category A in Appendices 1B, ~~or 1C~~, (**Significant Indigenous Forest/Vegetation, and Outstanding Natural Features**). ^{MWRC} [PC65]
- iii. Partial or complete demolition of Category A **significant historic built heritage**.
- iv. Relocation of any Category A **significant historic built heritage** to another site.
- v. External **additions and alterations** to any Category A **significant historic built heritage**.
- vi. Any activity that is not specifically provided for as a permitted, restricted discretionary, or discretionary activity is a non-complying activity.
- vii. Disturbance of graves or grave markers in the cemeteries listed in Appendix 1F.

Appendix 4.1 - Schedule 4a Significant historic built heritage - Feilding Town Centre

<i>Map ref.</i>	<i>Building</i>	<i>Address</i>	<i>Building rank</i>	<i>Significant historic heritage values</i>
B1	Former NZ Farmer's Motor Co. Ltd.	79-81 Kimbolton Road and 14 MacArthur Street, Feilding	A	Nationally significant for historic, social, architectural and technology values.
B2	Former Colonist's Land And Loan Company	1 MacArthur Street, Feilding	A	Regionally significant for historical, architectural and group heritage values.
B3	Feilding Community Centre	21 Stafford Street, Feilding	A	Nationally significant for historical architectural and group heritage values.
B4	Feilding Totalisator	47 South Street, Feilding	A	National significance for social historical, cultural, architectural and technological values.
B5	Feilding Civic Centre	84 Aorangi Street, Feilding	B	Locally significant for social and architectural heritage values.
B6	McKinnon's	39-41 Fergusson Street, Feilding	B	Locally significant for historical, architectural and group heritage values.
B7	Former Bank of NZ building	52 Fergusson Street, Feilding	B	Locally significant for social, architectural and landmark heritage values.
B8	Gracie Building	57 Fergusson Street, Feilding	B	Regionally significant for historical, architectural, group and landmark heritage values.
B9	Craft Shoppe/Hair Options	60 and 62 Fergusson Street, Feilding	B	Locally significant for group heritage values.
B10	Dominion Building	71 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.

Map ref.	Building	Address	Building rank	Significant historic heritage values
B11	Keith Smith Jeweller	86 Fergusson Street, Feilding	B	Locally significant for architectural heritage values.
Map ref.	Building	Address	Building rank	Significant historic heritage values
B12	Fergusson Buildings	93 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.
B13	Leader And Watt Building	97 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.
B14	Turner's Gifts And Luggage	101 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.
B15	Turner's Gifts And Luggage	103 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.
B17	Feilding Club	25 Kimbolton Road, Feilding	B	Regionally significant for historical and architectural heritage values.
B18	White house	33 Kimbolton Road, Feilding	B	Regionally significant for social, historical and architectural heritage values.
B19	Old Rangitikei Club (Little Kiwi)	35 Kimbolton Road, Feilding	B	Locally significant for historical and architectural heritage values.
B20	New World	39-41 Kimbolton Road, Feilding	B	Locally significant for historical, social and architectural values.
B22	Feilding Jockey Club	71 Kimbolton Road, Feilding	B	Locally significant for historical and architectural heritage values.
B23	Bin Inn Building	85 Kimbolton Road, Feilding	B	Locally significant for historical and architectural heritage values.

Map ref.	Building	Address	Building rank	Significant historic heritage values
B24	Feilding Court house	91 Kimbolton Road, Feilding	B	Regionally significant for historical and architectural heritage values.
Map ref.	Building	Address	Building rank	Significant historic heritage values
B25	Carthew's Building (Pharmacy)	1 Manchester Square, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B26	Cooper Rapley Building (Visique)	4 Manchester Square, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B27	Former Post Office/ My Farm	8 Manchester Square, Feilding	B	Locally significant for social and architectural values.
B28	Feilding Hotel	9 Manchester Square, Feilding	B	Regionally significant for historical and architectural heritage values.
B29	Aylmer Building	10 & 11 Manchester, Feilding Square	B	Regionally significant for historical and architectural heritage values.
B30	Feilding Saleyards	42 Manchester Street, Feilding	B	A site of high regional significance for social and historical values.
B31	Lawries building/Ray White	47 Manchester Street, Feilding	B	Locally significant for historical and architectural heritage values.
B32	Denbigh Hotel	50 Manchester Street, Feilding	B	Regionally significant for historical and architectural heritage values.
B33	Spillard's	52 Manchester Street, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B34	Spillard's	54-56 Manchester Street, Feilding	B	

Map ref.	Building	Address	Building rank	Significant historic heritage values
B35	Spillard's	58 Manchester Street, Feilding	B	
B36	Williamson Building	60-62 Manchester Street, Feilding	B	Regionally significant for historical, architectural and group heritage values.
Map ref.	Building	Address	Building rank	Significant historic heritage values
B37	JDs Linens (Williamson Building)	68 Manchester Street, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B38	The Shed	70 Manchester Street, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B39	Lotto Shop	72 Manchester Street, Feilding	B	Regionally significant for historical and architectural heritage values.
B40	Striped Marlin/Wild at Heart	75-77 Manchester Street, Feilding	B	Regionally significant for historical and architectural heritage values.
B41	Focal Point Cinema	81 Manchester Street, Feilding	B	Significant for local historical heritage values but little authenticity.
B42	Romney House	22-26 Stafford Street, Feilding	B	Locally significant for social, architectural and landmark heritage values.