

Report No:	REP12-09-07
File No:	L206
Date:	11 September 2012
Decision Required	

REPORT SUMMARY

Report to: Environment & Planning Committee
Meeting Date: 20 September 2012
Report Author: Rose Biss, Policy Planner
Subject: **Update of Heritage Schedule**

EXECUTIVE SUMMARY

The report recommends the addition of three new heritage places at Mahana, Matakītaki and Lower Moutere to the Heritage Schedule 16.13A in the Tasman Resource Management Plan. It also recommends the removal of an item that was destroyed by severe flooding in the Aorere River in 2011.

RECOMMENDATION/S

The recommendation is to approve a plan change to add the Harvey hop kiln and workers cottage at 269 George Harvey Road Mahana, the Flett dwelling at 3 Flett Road Lower Moutere and the Horse Terrace Bridge at Matakītaki to the heritage Schedule 16.13A and planning maps in the Tasman Resource Management Plan.

DRAFT RESOLUTION

THAT the Environment & Planning Committee:

- 1. Receives the Update of Heritage Schedule Report REP12-09-07;**
- 2. Adopts Plan Change 41 for public notification.**

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Subject: **Update of Heritage Schedule -Proposed Plan Change**

1. Purpose

- 1.1 The purpose of the report is to seek approval for a plan change to update the Heritage Schedule 16.13A in the Tasman Resource Management Plan (TRMP).

2. Background

- 2.1 The Heritage Schedule 16.13A (buildings and structures) in the Tasman Resource Management Plan was last updated in 2002. From time to time it is necessary to update the schedule when new information becomes available. The following alterations to the Schedule are proposed -

3. Harvey Hop Kiln 269 George Harvey Road Mahana

- 3.1 The Harvey hop kiln and worker's cottage, at 269 George Harvey Road Mahana are proposed to be added to Schedule 16.13A of the TRMP. These buildings were registered by NZ Historic Places Trust as an historic place in 2010. The wooden kiln and worker's cottage, erected in 1939 and 1944 respectively, are well maintained examples of rural industrial heritage buildings.
- 3.2 There are now very few examples of wooden hop kilns remaining within the district. Hop kilns are a unique feature of the Tasman district. The Nelson Tasman Hop Kiln Inventory prepared in 2008 found that hop kiln numbers had declined from 70 to 60 since 1988. While there are four listed hop kilns in the TRMP unfortunately two of these, including the rare cob kiln at Hault Valley, are in a very poor state of repair. By contrast the Harvey kiln and cottage have been regularly maintained.

The Harvey hop kiln building is unusual in that it contains original hop drying tools and equipment such as scuppets (special shovels), a hop press and horsehair drying mesh.

- 3.3 To be listed in the heritage schedule a building needs to meet at least one or more of the five heritage criteria in Schedule 10A in the TRMP. The hop kiln and cottage have been assessed and meets the following heritage criteria in Schedule 10A:

- Architectural significance
- Historical significance
- Landmark significance

3.4 The buildings have been subject to a heritage assessment report prepared by the NZ Historic Places Trust.

4. Flett Dwelling 3 Flett Road Lower Moutere

4.1 The Flett dwelling at 3 Flett Road Lower Moutere was built by Robertson builders for Charles and Elizabeth Flett in 1894. The house which is constructed of rimu and matai timbers still retains many original features. The building is in sound condition thanks to the efforts of the current owners who have repiled the building and replaced the verandah timbers (see photo - Appendix 1). The Flett dwelling building materials, architecture and decorative features represent a typical example of a New Zealand villa constructed at the turn of the nineteenth century. Charles Flett was an early orchardist in the Lower Moutere area and Chairman of the Lower Moutere school committee.

4.2 Currently the Council's heritage schedule has no heritage listings for the Lower Moutere area.

4.3 A heritage assessment for the dwelling was completed in 2011. The dwelling has been assessed and meets the following criteria in Schedule 10A:

- Architectural significance
- Historical significance

5. Horse Terrace Bridge Murchison

5.1 The Horse Terrace Bridge is a rare example of a concrete and stone arch bridge structure which crosses the Matakītaki River 25 kilometres south of Murchison. It was constructed by local contractors for the Public Works Department to replace a failing wooden structure. Construction was begun in 1922 and completed in 1923. It was designed by civil engineer F. Furkert, constructed by local contractor John Whitnall using concrete and local stone and timber.

5.2 In contrast to many other bridges in the Murchison area it withstood the forces of the 1929 Murchison earthquake. The bridge is a well known landmark in the Upper Matakītaki Valley.

5.3 A heritage assessment for the bridge was completed in July 2012. The bridge is assessed as meeting the following criteria in Schedule 10A:

- Historical significance
- Architectural significance
- Scientific significance
- Landmark significance

6. Aorere River Swingbridge

- 6.1 The historic Aorere River Swingbridge was destroyed by the devastating major flood event that swept through the Aorere Valley in December 2010. The bridge has not been recovered. The NZ Historic Places Trust has removed the structure's registration. The listing in Schedule 16.3A and on the planning map should also be removed.

7. Options

- 7.1 There are several methods of heritage protection commonly used in New Zealand. These are discussed below:
- 7.2 A heritage covenant under the NZ Historic Places Act 1993 could be placed on the certificate of title to protect all the privately owned buildings and their contents. A heritage covenant is an agreement between the NZHPT and a property owner which provides for the protection and maintenance of an historic place. Once executed on the title it binds future owners of the place.
- 7.3 Alternatively the buildings and Horse Terrace bridge structure could be listed in the heritage schedule of the Tasman Resource Management Plan.

8. Pros and Cons of Options

- 8.1 A heritage covenant placed on the certificate of title for these buildings places a high level of protection on the subject buildings. However it does not enable the building owner to access the Council's heritage grant scheme. It is understood that the Harvey hop kiln already has a heritage covenant on it.
- 8.2 The listing of a building/structure in the heritage schedule provides for some protection of it as it then becomes subject to a management process for alterations to it being undertaken within the context of district wide heritage objectives, policies and rules. It also allows the owner to access the Council's heritage grant scheme.

9. Consultation

- 9.1 There has been consultation with the owners and owners agent (in relation to the Harvey kiln) on the Flett dwelling and Harvey hop buildings being added to the schedule. They are supportive of these buildings being added to the TRMP heritage schedule.
- 9.2 The Murchison Historical Society has provided written support for listing the Horse Terrace bridge as a heritage place (see letter attached). Network Tasman and the Council's Transportation Manager have also been consulted about the proposal to list the bridge.

10. Significance

10.1 This is not considered to be a significant decision under Council's Significance Policy although the bridge is part of the Council's transport system which is a strategic asset.

11. Recommendation/s

11.1 The recommendation is to approve a plan change to add the Harvey hop kiln and workers cottage at 269 George Harvey Road Mahana, the Flett dwelling at 3 Flett Road Lower Moutere and the Horse Terrace Bridge at Matakītaki to the heritage Schedule 16.13A and planning maps in the Tasman Resource Management Plan (refer Appendix 2).

11.2 The Aorere swingbridge should be removed from Schedule 16.13A.

12. Timeline/Next Steps

12.1 The next plan update is proposed to be in November 2012.

13. Draft Resolution

THAT the Environment & Planning Committee:

- 1. Receives the Update of Heritage Schedule Report REP12-09-07;**
- 2. Adopts Plan Change 41 for public notification.**



Rose Biss
Policy Planner



Flett house



Harvey Hop Kiln

**TASMAN DISTRICT COUNCIL
TASMAN RESOURCE MANAGEMENT PLAN**

**PROPOSED PLAN CHANGE 41
Notified**

Explanatory Statement

The plan change updates the Council's heritage schedule 16.13A by including a wooden hop kiln building and workers cottage at George Harvey Road Mahana, a late nineteenth century dwelling at Flett Road Lower Moutere associated with early orcharding in that locality and a concrete and stone arch bridge at Matakitaki. It also removes the Aorere River Swingbridge from the schedule as it was destroyed by floods in 2011.

The Council has considered the proposed amendments in its policy report REP12-09-07 It has considered the issues and options, and is satisfied that the proposed plan change is the most appropriate and effective means of addressing the issues.

Amendments

The Tasman Resource Management Plan is amended in accordance with the following:

1. Schedule 16.13A

Add the following items to Schedule 16.13A:

Name	Location	Valuation No.	Legal description	Registration No.	Area Map No.
<i>Motueka Ward</i>					
Flett house	3 Flett Rd, Lower Moutere	1928032500	Lot 1 DP417432	H26	AM19
<i>Waimea Moutere Ward</i>					
Harvey hop kiln and workers cottage	269 George Harvey Road, Mahana	1938063100	Pt Sec 1 Sec 32A	9308	AM53
<i>Lakes Murchison Ward</i>					
Horse Terrace Bridge	Across Matakitaki River	Not assessed		H27	AM37

Delete the following items from Schedule 16.13A:

Name	Location	Valuation No.	Legal description	Registration No.	Area Map No.
<i>Golden Bay Ward</i>					
Aorere River swingbridge	Aorere Valley	Not assessed		5123	AM8

2. Planning Maps

The following amendments to the planning maps are proposed:

Area Map 53 -add heritage symbol 9308 to Pt Sec 1 Sec 32A

Area Map 19 -add heritage symbol H26 to Lot 1 DP 417432

Area Map 37 - add heritage symbol H27 to Horse Terrace Bridge Upper Matakitaki

Area Map 8 - delete heritage symbol 5123

Rose Biss – Policy Planner
Gary Clark – Transportation Manager
Tasman District Council
Private Bag 4
Richmond 7031



Date

Dear Rose and Gary

Re: Horse Terrace Bridge, Murchison

At our meeting on 17 June 2011, the Murchison Historical & Museum Society unanimously resolved to request that Tasman District Council identify Horse Terrace Bridge as a heritage place for inclusion in the historic schedule in the Tasman Resource Management Plan (TRMP).

The society believes it is important that the heritage values of Horse Terrace Bridge are recognised for the following reasons:

- It is an important part of Murchison's early settler history, and is a representation of the social patterns of those very challenging times when safe river crossings meant the difference between life and death.
- The bridge is a notable example of early concrete bridge construction, the only one of its type in New Zealand, and we believe there is only one other remaining in Canada. It was completed in 1923.
- The bridge was built by John Whitnall, many members of the Whitnall family still live here including Barry who is responsible for maintaining the local roading network including bridges. John Whitnall was a well known bridge builder, and was also responsible for the Pikomanu tunnel at Kawatiri.
- The bridge is significant in that the design and materials are so strong it has survived until now in such remarkably good condition.
- The bridge is rather beautiful and its setting is very picturesque. It is probably one of the most photographed landmarks in the Murchison District and is greatly valued by members of our community.

We look forward to hearing from you.

Yours faithfully,

Judy Peacock

Judy Peacock.
Hon Secretary, Murchison Historical Society and Museum.