



Strategy:

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Respond to heritage and encourage building quality

Initiatives aimed at managing and adding to Havelock's stock of heritage and quality buildings

This strategy includes the following findings and proposed initiatives:

- Recognising different aspects of heritage in Havelock
- Introducing different levels of acknowledgement of heritage and quality buildings

HERITAGE AND BUILDING QUALITY

The need for protecting heritage protection and encouraging building quality

Celebrating heritage and protecting and encouraging high quality buildings that are sensitive to their context contributes to a vibrant and characteristic town centre that is attractive to visitors and residents.

Different aspects of heritage are relevant and distinguish Havelock from other places:

1. Maori archaeological and cultural sites
2. European archaeological sites (pre 1900)
3. Botanical heritage, including:
 - heritage trees
 - significant natural areas
 - view shafts
 - stream beneath Mount Takorika
4. Built heritage: monuments, individual buildings
5. The Havelock historical cemetery

Figure 6-22 shows registered heritage buildings, and buildings and items that should be investigated for their heritage potential. These could include the following:

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| 1. 4197 Main Road, Railway Survey Marker (outside the figure) | 19. Rutherford/ Pickering Memorial |
| 2. 4 Old Coach Road (111 Main Road), Old Cottage Hospital | 20. Havelock War Memorial |
| 3. 8 Cook Street | 21. Havelock Town Hall |
| 4. 14 Cook Street | 22. Havelock Hotel |
| 5. 101 Main Road, Californian bungalow | 23. St. Peter's Anglican Church + hall |
| 6. 11 Cook Street | 24. Havelock Post Office building |
| 7. 76 Main Road | 25. 48 Main Street, Blue Moon Cottage |
| 8. 89 Main Road | 26. 55 Main Road, 1900 single-bay window villa |
| 9. Havelock Museum | 27. 53 Main Road, circa-1900 full veranda villa |
| 10. The Clansman bar and restaurant | 28. Lawrence Street, Sacred Heart Catholic Church |
| 11. 87 Main Road | 29. Rutherford School (Information Centre) |
| 12. 83 Main Road, circa-1900 veranda villa, without veranda; and heavily modified (fabric has potential for adaptation to integrate with precinct theme) | 30. 40 Main Road |
| 13. Wakamarinian Café | 31. Havelock cemetery |
| 14. War Memorial Gates | 32. 30 Main Road |
| 15. Mussel Pot Restaurant | 33. 23 Mahikipawa Road (Queen Charlotte Drive) |
| 16. Havelock Gallery/ Bow & Stern | 34. 13 Main Road |
| 17. Havelock Real Estate | 35. "Takorika" |
| 18. 65 Main Road, Havelock Healthcare (+ bakery/ cafe) | 36. 15 Main Road |
| | 37. 7 Main Road |



ABOVE FIG. 6-22: registered heritage buildings, and buildings and items that should be investigated for their heritage potential

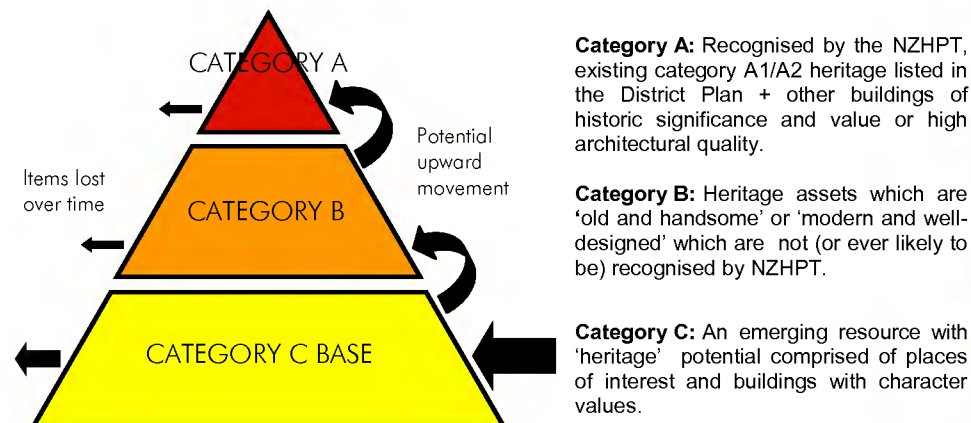
HERITAGE AND BUILDING QUALITY

Heritage aspirations

- Further recognising and safeguarding valued heritage and character buildings in the town centre through a revision to the District's built heritage management strategy.
- Guiding adaptive reuse of heritage buildings or new development to be sensitive to the immediate and wider context within the resource management process.
- Providing heritage specific governance structures to more adequately deal with Havelock's built character in an open communicative, multi-disciplinary forum.

Heritage management process

As for Picton and Blenheim, three categories of heritage building, places, site listings are proposed: Category A, B and C (refer to diagram). In comparison to the current approach, an additional listing category 'C' has been created. This is a recognition of an emerging 'heritage' resource. In other words, buildings which contribute to the character of the town centre that have potential heritage attributes. By building a stronger management base, these character assets have greater chance of community acknowledgement, protection and potential to climb up the heritage ladder to a higher listing status.



Heritage management is a dynamic process, with elements being lost and added continually. 'C' listings may offer considerable utility for the wider management of the built heritage portfolio by:

- recognising a lower value heritage or character building / item;
- avoiding associated onerous or costly controls to building owners;

- helping to raise custodial awareness, pride of ownership and intrinsic worth;
- raising community consciousness and appreciation of heritage values;
- enabling contemporary, post-war buildings to be included which progressively add value to the built environment over time.

Resource Management Controls

A comprehensive review of all planning provisions in the Town Commercial Zone within the Sounds Resource Management Plan is recommended. This review should not be about creating more or less rules, but rather on identifying the *right* rules that make development easier to undertake, but in a manner which also helps make Havelock a better, more attractive, and more vibrant place.



ABOVE FIG. 6-23: some examples of listed and potential heritage buildings (refer to Figure 6-22 for the location of these buildings. 9: Post office building; 10: Rutherford/Pickering Memorial; 20: villa 76 Main Road; 27: St. Peter's Anglican Church

HERITAGE AND BUILDING QUALITY

Heritage precinct

Havelock is unique in the Marlborough township experience, in that, it is the only Marlborough township that has an obvious built heritage fabric, with a public face. This is a result of historic commercial and economic realities, as opposed to any specific management intervention. It also reflects a conscious, positive and tangible commitment by the locals in recognising these values and endeavouring to keep them alive. What remains / exists is a tangible and potentially quite valuable resource platform.

Proposed community initiative

It is proposed that the Havelock community takes the initiative and recognises, identifies and creates a town centre heritage precinct, which has the potential to provide increased interest, improve vitality and vibrancy and add commercial value to the Havelock town centre. An area is suggested in Figure 6-23.

Even with what currently exists, the informal and unmanaged theme of what is 'Uniquely Havelock' adds value to and interest to the town – no other Marlborough town can offer this unique experience. One really exciting element in what is, and can be on offer, is that it is operating 24 hours a day, 7 days a week, for 365 days a year. It is not a peak seasonal event.

How it works

The prospective heritage precinct offers a period theme, which should be interpreted to ascertain the period that it represents, and how it does that (essential features and characteristics). It also needs to be understood how the existing structures can be maintained and enhanced to retain and improve this asset. New buildings will inevitably be added to this precinct and existing buildings will be extended, upgraded and refurbished. If these processes are appropriately managed, then the value of the precinct can be added to, as opposed to detracted from by inappropriate architectural outcomes. To achieve positive outcomes, mechanisms should be put in place, based upon the essential thematic components, to ensure that any new building will also enhance the theme, by

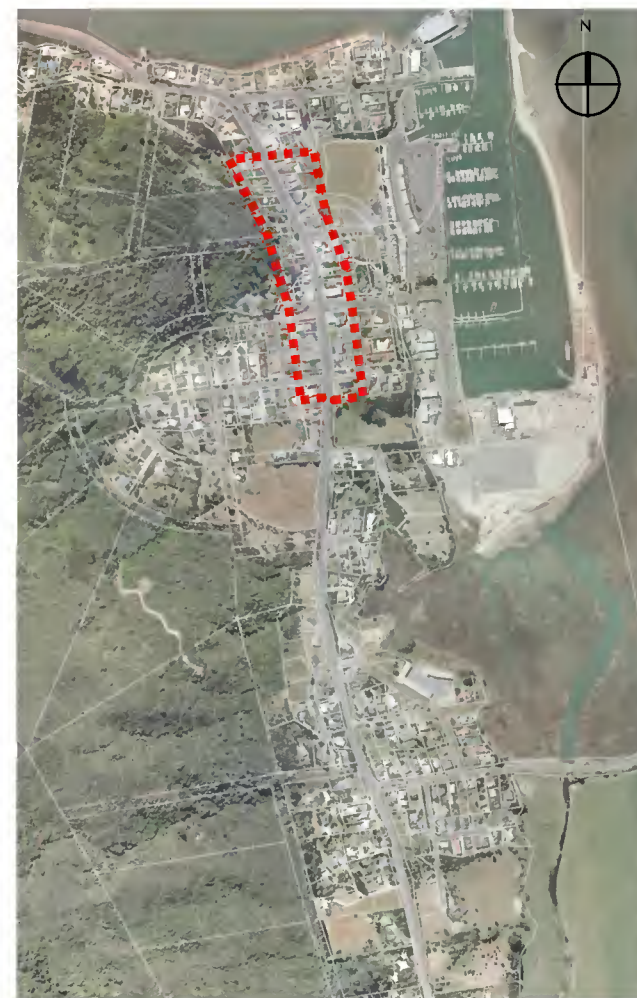
complementing the existing resource with architectural sympathy: relative form, line, materials colour and scale.

Value of a precinct

The creation of a heritage precinct in Havelock could be described as “adding value to the heritage resource”. It is a step over and above the recognition and protection of individual heritage buildings. It arises from a conclusion that says that the sum of the parts provides greater value than the individual pieces. That is the notion that gives rise to this idea and presents it as an opportunity as well as a responsibility. For the idea to be taken forward what comprises this precinct and how it might be managed would need significant consideration.

Formal Resource Management framework

Any recognition and development of this heritage precinct would require a formal management framework. Such a framework can find its expression in the forthcoming review of the Marlborough Regional Policy Statement and the Marlborough Sounds Resource Management Plan. These resource management tools can be utilized by the Havelock community to achieve significant heritage outcomes. Similar management regimes exist around New Zealand. Greytown and Arrowtown could serve as examples. It has been done and is being carried out with distinction, and to considerable advantage, in the localities that have the visionary capacity to recognise and manage these special resources. The most applicable and successful of the existing tools can be adapted to serve the Havelock situation.



ABOVE FIG. 6-23: extend of the proposed Heritage Precinct