



Strategy:

# 3 Respond to heritage and encourage building quality

Initiatives aimed at protecting and enhancing Picton's character by managing and adding to Picton's stock of heritage and quality buildings

This strategy includes the following findings and proposed initiatives:

- Recognising different aspects of heritage in Picton
- Introducing different levels of acknowledgement of heritage and quality buildings
- Introducing rules and guidelines to rebuild townscape



## RESPOND TO HERITAGE AND ENCOURAGE BUILDING QUALITY

### The need for protecting heritage protection and encouraging building quality

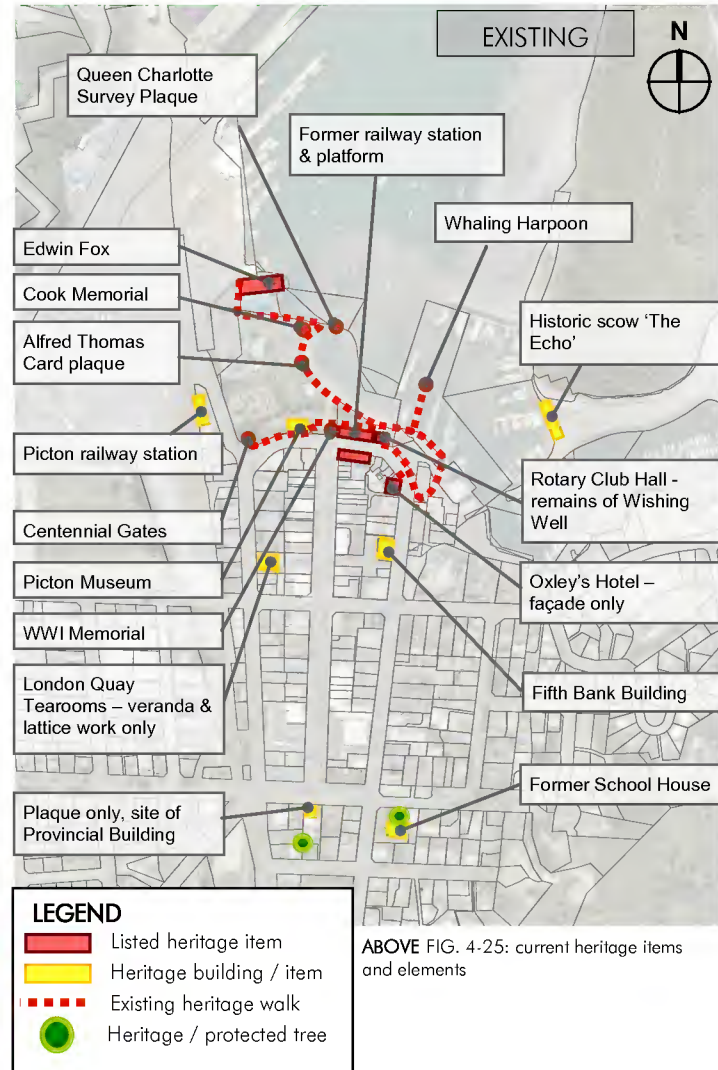
Celebrating heritage and protecting and encouraging high quality buildings that are sensitive to their context, contributes to a vibrant and characteristic town centre that is attractive to visitors and residents.

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

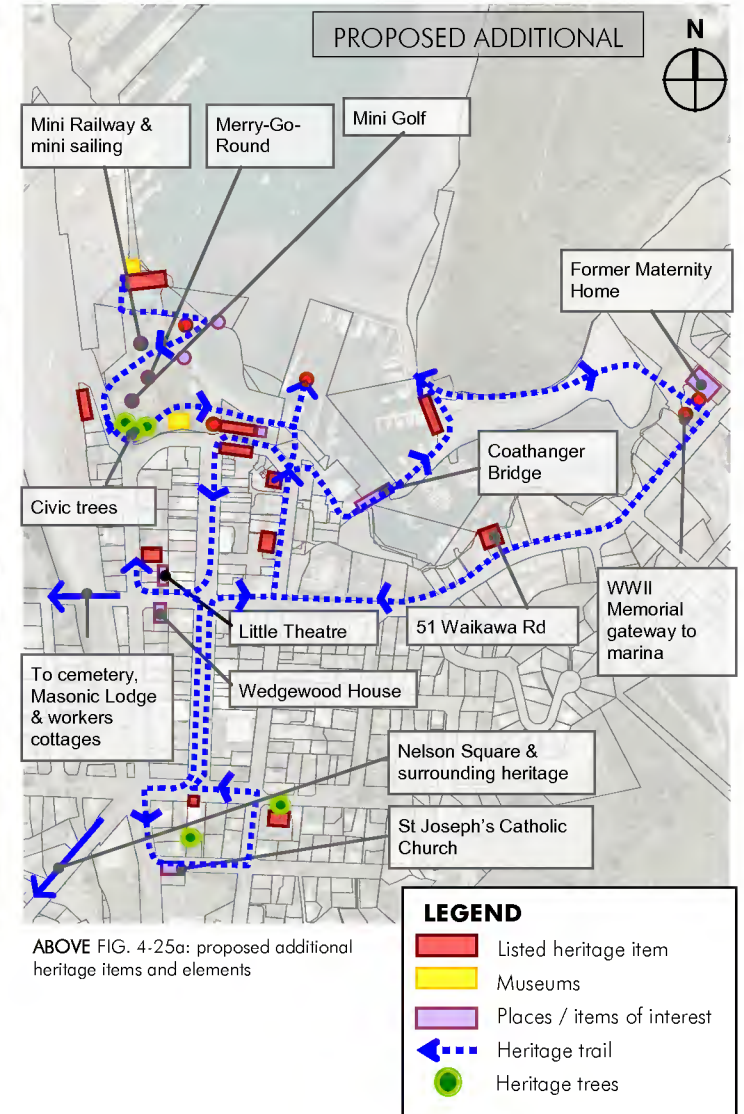
- Maori archaeological and cultural sites;
- European archaeological sites (pre 1900);
- Botanical heritage, including trees and natural areas of outstanding value;
- Built heritage: monuments, individual buildings; and
- Maritime heritage, including historic ships, whaling history, port-related items.

Figure 4-25 shows the heritage items and buildings that currently have an official listed status or are recognised otherwise. A short heritage walk around the foreshore connects several of these items.

It is proposed that the items and buildings in Figure 4-25a will be investigated for their heritage value or other significance. A more extensive heritage walk is additionally proposed. This could be complemented with signage, plaques and information panels of a uniform design and colour.



ABOVE FIG. 4-25: current heritage items and elements



ABOVE FIG. 4-25a: proposed additional heritage items and elements

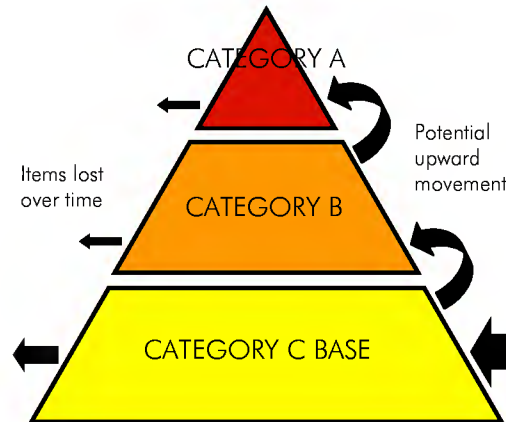
## RESPOND TO HERITAGE AND ENCOURAGE BUILDING QUALITY

### 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 Picton's built character in an open communicative, multi-disciplinary forum.

### Heritage management process

As for 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.



**Category A:** Recognised by the NZHPT, existing category A1/A2 heritage listed in the District Plan + other buildings of historic significance and value or high architectural quality.

**Category B:** Heritage assets which are 'old and handsome' or 'modern and well-designed' which are not (or ever likely to be) recognised by NZHPT.

**Category C:** An emerging resource with 'heritage' potential comprised of places of interest and buildings with character values.

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 Picton a better, more attractive, and more vibrant place.

### Future

- **Rules and guidelines to rebuild, create townscape with cohesive and appropriate architecture**

