



Questions and Answers

What would registration mean for Lyttelton?

The residents of Lyttelton know the town and its setting is special and so does anyone who has visited it.

It's hard not to delight in the dramatic setting, the streetscapes, the volcanic stone walls, the variety of buildings packed within the steep topography of the town, and the views. The pleasure of visiting Lyttelton comes from the combination of all these things, not any one thing.

Entering the town in the *NZHPT Register of historic places, historic areas, wahi tapu and wahi tapu areas* would recognise and celebrate these aspects of Lyttelton town.

It will certainly not stop development or discourage income generating activity. Indeed, registration may provide an opportunity for businesses to think about ways of using the town's heritage status for marketing purposes.

If Lyttelton Township Historic Area is registered then no one would expect it to stay the same or indeed to become a 'theme park'. What registration says is this town has something special and advocates for thinking about how to make change (including new developments) work which respect what makes it so special.

Frequently asked questions

Many questions have been asked about the proposed registration which we have summarised below.

What is the NZHPT Register?

The Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas is the national inventory of New Zealand's treasured heritage places. Items are included which are in both public and private ownership. In order to be added to the Register items have to meet certain criteria. The criteria and the qualities that justify the listing of Lyttelton Township Historic Area can be found at the NZHPT website www.historic.org.nz

What does registration mean?

Registration is an information and advocacy tool – it is the established national means of identifying and celebrating important heritage in a locality. It does not equal automatic protection. It does not directly create regulatory consequences or legal obligations on property owners. It can provide heritage funding opportunities. It does not directly create specific rights or control over property. It can lead to heritage properties being considered for inclusion in district plan heritage schedules, but this is a separate process undertaken by the Council involving public consultation and submission (refer to questions about Council's role below).

What is the process for entering Lyttelton Township Historic Area on the Register?

A nomination for registering Lyttelton as a historic area was made by the Lyttelton Information Centre Trust Board in 2005. The nomination involved a considerable amount of research, community consultation and collation.

In 2008 the NZHPT assessed the nomination and considered that it met the criteria for progressing it as a proposal. Accordingly, in October 2008, the NZHPT delivered letters to Lyttelton letterboxes (and to owners of Lyttelton properties who lived elsewhere in New Zealand), advising them of the nomination and inviting them to a public meeting in Lyttelton in late October 2008. Feedback at that public meeting was positive and since then a registration proposal report has been compiled, building on information provided in the nomination. A number of media articles have been published and information on the proposal has been placed and updated on the NZHPT website. Formal consultation on the proposal began in late March 2009 and the consultation period has been extended to allow the community further time to consider the proposal. **The new closing date for submissions is Thursday 4 June 2009.**

Following the submission closing date, the NZHPT will prepare a report outlining the views contained in all the submissions received. The NZHPT Registration Committee will consider this report at its meeting on 24 July 2009 and make a recommendation to the NZHPT Board, which is expected to make the final decision on the registration at its meeting on 14 August 2009. The decision will then be publicly notified.

What is the area that is being proposed for registration?

The extent of registration map on the NZHPT website shows the proposed area for registration. With a few exceptions, legal land parcels have determined the boundary.

Why are modern buildings with no historic value included within the boundary of the historic area?

A historic area is a group of related historic places such as a geographical area with a number of properties or sites, or a cultural landscape. Emphasis is on the significance of the group. It is a single contiguous area of land, which is why the extent of registration of the proposed Lyttelton Township Historic Area incorporates non-historic as well as historic places within it.

It is acknowledged that the highest concentration of historic buildings and features is within Lyttelton's original 1850s street grid pattern and that beyond that there is a gradual transition to a more suburban form, with a more scattered and smaller collection of historic buildings and structures at the outer margins.

The NZHPT has identified key elements within the boundary as being:

- Street names and street layout (including split levelling and 'ramps' on many of the steep streets);
- Public pedestrian walkways and steps;
- The numerous 19th century timber cottages;
- Predominance of volcanic stone walls;
- Public spaces such as the cemeteries, former gaol site, and streets;
- The archaeology of the town (especially the brick barrel storm water system under the entire town);

- Historic public and commercial buildings in the lower part of the town;
- Historic kerb and channelling on Oxford Street and Simeon Quay;
- Churches and lodges;
- The streetscape views within the township, views to and from the crater rim skyline and views to and from the port and harbour.

Will registration turn Lyttelton into a living museum like Ferrymead or Shantytown?

Not at all. Part of the appeal of Lyttelton is its durability as a vibrant township that continues to be a desirable place to live and visit.

Why did some owners receive more than one letter notifying them of the proposed registration?

Some owners will have received more than one letter of notification. Separate letters were sent to all individuals with respect to each property owned in Lyttelton. All ownership information has been derived from Christchurch City Council ratepayer records.

What effect will the registration have on property owners?

Registration does not prevent owners from selling, developing or modifying their property, nor does it change the ownership or tenure of the property.

There are already 24 properties in Lyttelton already entered on the NZHPT Register. Registration has not interfered with their owners' use or business operations and in some cases has been instrumental in their gaining heritage funding monies.

Apart from feeling proud about living in a place of special heritage significance, with the possibility of funding and marketing opportunities, registration will have little effect on the daily life of Lyttelton residents.

What about archaeology?

The archaeological provisions of the Historic Places Act 1993 require an archaeological authority from the NZHPT to modify, damage or destroy an archaeological site. **These provisions come into play regardless of whether or not a place is registered.**

What is the position regarding everyday maintenance of buildings in the proposed area, such things as exterior and interior painting, for example, or alterations such as upgrading of a toilet or kitchen?

Registration does not impact on every day maintenance of buildings (including interior and exterior painting), or alterations such as upgrading of a toilet or kitchen and does not have direct control over construction of an outbuilding. The Council will be able to give you guidance on their requirements for building consents and costs.

Is subdivision allowed?

As above, it is the Council that determines the rules and regulations about subdivision and new build within the township. The Council has such information set out in its district plan and will be able to give you guidance on this.

What role does the local Council have in the consideration of the registration?

Like the community in general, Christchurch City Council and Environment Canterbury have been consulted about the proposed registration since late last year and will have the opportunity to make a submission about the proposal to register Lyttelton Township Historic Area.

The Council already has some 125 items listed as heritage items in the Banks Peninsula District Plan. It is the rules in the district plan that determine what can and cannot be done within the township, and also when resource consents are required.

Under the Historic Places Act, territorial authorities are required to give particular regard to entries in the Register. This means that Christchurch City Council will need to take any Lyttelton Township Historic Area registration into account but it does not mean that it must have regulatory planning rules associated with the entire area. Currently the NZHPT may be involved as an affected party under the RMA process on planning work for heritage listings throughout Lyttelton, and for those places located within the Lyttelton Town Centre and Residential Conservation Zones.

The NZHPT has recommended that Council ensure the retention of key elements of the Lyttelton Township Historic Area through appropriate planning processes. Going forward and to encourage the retention of those key elements the NZHPT will advocate to Council that a strategic approach is required to deal with the wide range of threats and risks, and that Council's approach not be limited to a number of rules in the district plan.

Christchurch City Council advises that it will be soon undertaking some studies which may guide decisions about development and planning applications. While a Lyttelton Township Historic Area registration can inform such studies, it does not lead them directly nor directly determine future plan changes.

It is anticipated that Council will include the Historic Area Registration as part of information gathering and consideration in the review of the forthcoming Heritage review. From the draft LTCCP 2009-2019, the NZHPT understands that "...a programme of research and documentation for heritage protection will be defined by July 2009, and completed by June 2015" (p196-197, volume 1).

What are the clarified NZHPT Recommendations?

It is recognised that the proposed extent of registration for Lyttelton Township Historic Area is a large area. The NZHPT therefore has not made specific planning recommendations, other than that Christchurch City Council's upcoming heritage conservation and heritage character studies use the information in the Lyttelton Township Historic Area registration report to inform those studies. As a result of enquiries during the submission period, a clarification has been made to the NZHPT Recommendations section of the report as follows:

NZHPT Recommendations

To ensure the long-term conservation of this place, the NZHPT recommends that the Christchurch City Council has particular regard to the Lyttelton Township Historic Area and uses it to inform decision-making about statutory and non-statutory methods for conservation and protection of historical and cultural heritage.

The NZHPT recommends that the Christchurch City Council ensures the retention of key elements of the Lyttelton Township Historic Area through appropriate planning processes. The NZHPT identifies the key elements of the Lyttelton Township Historic area as follows:

- *Street names and street layout (including split levelling and 'ramps' on many of the steep streets);*
- *Public pedestrian walkways and steps;*
- *The numerous 19th century timber cottages;*
- *Predominance of volcanic stone walls;*
- *Public spaces such as the cemeteries, former gaol site, and streets;*
- *The archaeology of the town (especially the brick barrel storm water system under the entire town);*
- *Historic public and commercial buildings in the lower part of the town;*
- *Historic kerb and channelling on Oxford Street and Simeon Quay;*
- *Churches and lodges;*
- *The streetscape views within the township, views to and from the crater rim skyline and views to and from the port and harbour.*

The Banks Peninsula District Plan (administered by the Christchurch City Council) already contains a number of planning rules that seek the retention of the distinctive heritage values and character elements of the town (notably in the Town Centre and Residential Conservation zones in the current district plan). NZHPT recommends that the existing provisions which will result in the retention of the key features noted above are retained in any future amendment of the district plan.

The NZHPT further recommends that the Lyttelton Township Historic Area registration report informs upcoming Lyttelton heritage conservation and heritage character studies by the Christchurch City Council and that further community consultation is undertaken by the Christchurch City Council as part of those studies.

Tell us what you think

The NZHPT wants to hear from the Lyttelton community so if you would like to make a written submission on the proposed listing then please write to:

Malcolm Duff
General Manager, Southern
New Zealand Historic Places Trust
P O Box 4403
Christchurch

(The closing date for submissions is 4pm Thursday 4 June 2009)

Alternatively, if you have a query or you want to make a comment:

email it to infosouthern@historic.org.nz or

telephone NZHPT Southern Region office in Christchurch on 3652897.

Registration updates on NZHPT website

Updates on what's happening with the Lyttelton Township Historic Area registration proposal will be posted on the NZHPT website www.historic.org.nz. Click on the Quick Links section on the right hand side of the front page menu.