



## STAFF REPORT

**TO:** Environment & Planning Committee

**FROM:** Rose Biss, Policy Planner

**REFERENCE:** L206

**SUBJECT:** **ADDITION TO HERITAGE BUILDING SCHEDULE - REPORT EP07/07/05 - Report Prepared for 12 July 2007 Meeting**

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### 1. PURPOSE OF REPORT

The purpose of the report is to gain approval to add a building, the former Sarau School, to the heritage schedule in the Tasman Resource Management Plan (TRMP).

### 2. BACKGROUND

In July 2002 a conservation architect visited the former Sarau School building to assess its heritage values. The small school building is now located in the grounds of the Upper Moutere School.

The building was photographed and inspected. It was reported that the wooden building was in good condition and relatively authentic with some original features such as the exposed interior scissor truss roof framing and double hung windows. Records indicate the building was erected in 1856/1857.

While the building is no longer on its original site which was further north on the Moutere Highway it is in an appropriate setting and managed by a supportive tenant. The headmaster and the Upper Moutere School Board of Trustees are interested in protecting the historic building as it is one of New Zealand's oldest schools still in use as part of a school. The Upper Moutere school is celebrating its 150<sup>th</sup> anniversary in October this year.

### 3. OPTIONS

Before varying the Tasman Resource Management Plan the Council is required to evaluate, having regard to efficiency and effectiveness whether the TRMP policies and rules, or some other method are the most appropriate for achieving the objective of protecting the building.

Listing in the TRMP heritage schedule is a method that provides a public record that the building is protected. As the building is on a designated site heritage would then become a matter that the Council could make a recommendation on if there was some change to the old school building proposed in an outline plan.

Another protection method that could be considered is a heritage covenant under the Historic Places Trust Act 1991. However this method provides less public visibility - as the covenant is apparent only to those who view the land ownership record.

Listing in the heritage schedule of the TRMP is considered to be the most efficient and effective means of protecting the heritage values of the building.

#### 4. ASSESSMENT CRITERIA

For a building to be listed in the TRMP heritage schedule 18.1A it has to meet one or more of the five criteria listed in Schedule 10A of the TRMP. The former Sarau School building meets criteria 1 for **historical significance** - *the building has a strong association with significant people or events or is important as a reflection of social patterns of its time*

The school has a strong association with the early Lutheran settlement of Sarau (now Upper Moutere).

#### 5. OTHER MATTERS

Before adding a building that is affected by the Council's Earthquake Prone Buildings Policy (operative May 2006), to Schedule 18.1A in the TRMP, an earthquake risk assessment is now required. A structural report on the seismic performance of the Sarau classroom building has been prepared (WR Andrew Ltd June 2007). While the report determines that the structure is an "earthquake prone" building under the Building Act it notes the building has only minor weaknesses in terms of earthquake performance.

#### 6. PROCESS

It is proposed to add the building to the Heritage Schedule 18.1A as a late item in the Proposed Variation on land use amendments approved for public notification in Update 26 by the Environment and Planning Committee at its meeting on 20 June 2007.

#### 7. RECOMMENDATION

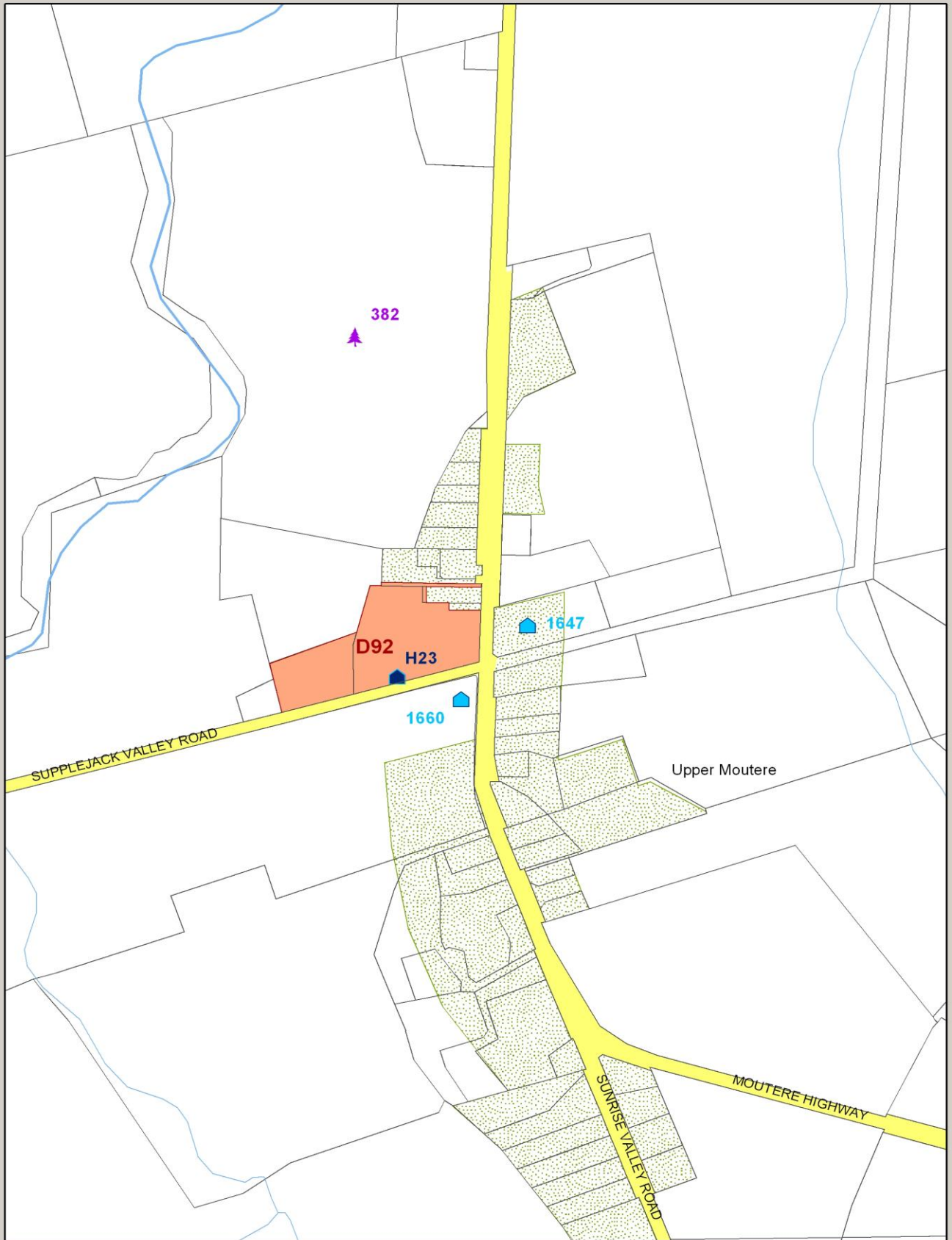
It is recommended:

**THAT the former Sarau School is added to the Heritage Schedule 18.1A and Area Map 88 as a new item in the Proposed Variation on Land Use Amendments as follows:**

**Add to Heritage Schedule 18.1A Waimea Moutere section**

***"Former Sarau School Moutere Highway 1936007800 Pt Lot 3 Deeds 184 H23 Area Map 88"***


Rose Biss  
**Policy Planner**



**AREAS**

Update Map 26/8  
 Map/s affected: 88


**Legend**

-  Add Heritage Building H23
-  Former Sarau School

**TASMAN RESOURCE MANAGEMENT PLAN**  
 Notified: 21 July 2007



**Proposed Variation 58**

  
 Scale 1:5,000 at A4 paper size

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