

Melissa Pearson

From: Cinna Smith <cinna.smith@rocketmail.com>
Sent: Friday, 13 December 2024 3:55 pm
To: Melissa Pearson
Subject: Re: Submission on the Te Waimate Heritage Area overlay - Far North Proposed District Plan
Attachments: additional information Cinna Smith Waimate North submission - Dec 24.pdf

Kia ora Melissa,

sorry for the delay in getting back to you - it has taken some time and effort to gather the requested information. Please find attached a document with clarification regarding the areas I am requesting be added to Te Waimate Heritage area.

Can I ask whether you plan to make this information publicly available? I have included information I have gathered about the sacred tree /wāhi tapu grove of trees but am conscious that mana whenua may not want this information publicly disclosed and would urge you to seek advice from mana whenua before publishing these details. You could contact Tauwhara Marae tauwharamarae@gmail.com and Te Rau Allen - terau.arena@icloud.com

Also, I have included images of a kiwifruit orchard in Te Waimate from a Trademe listing to demonstrate what I am talking about re horticultural structures and there may well be copyright issues with publishing these images.

I have tried to include citations for most images – many of which are in museums or libraries. If you do plan to publish this additional information and there are any issues with the images, please let me know and I will remove them and send you a revised version.

Thank you and please give me a call any time if you have any questions.

Ngā mihi,

Cinna Smith
021 928 948

On Monday, 4 November 2024 at 09:02:52 am NZDT, Melissa Pearson <melissa.pearson@slrconsulting.com> wrote:

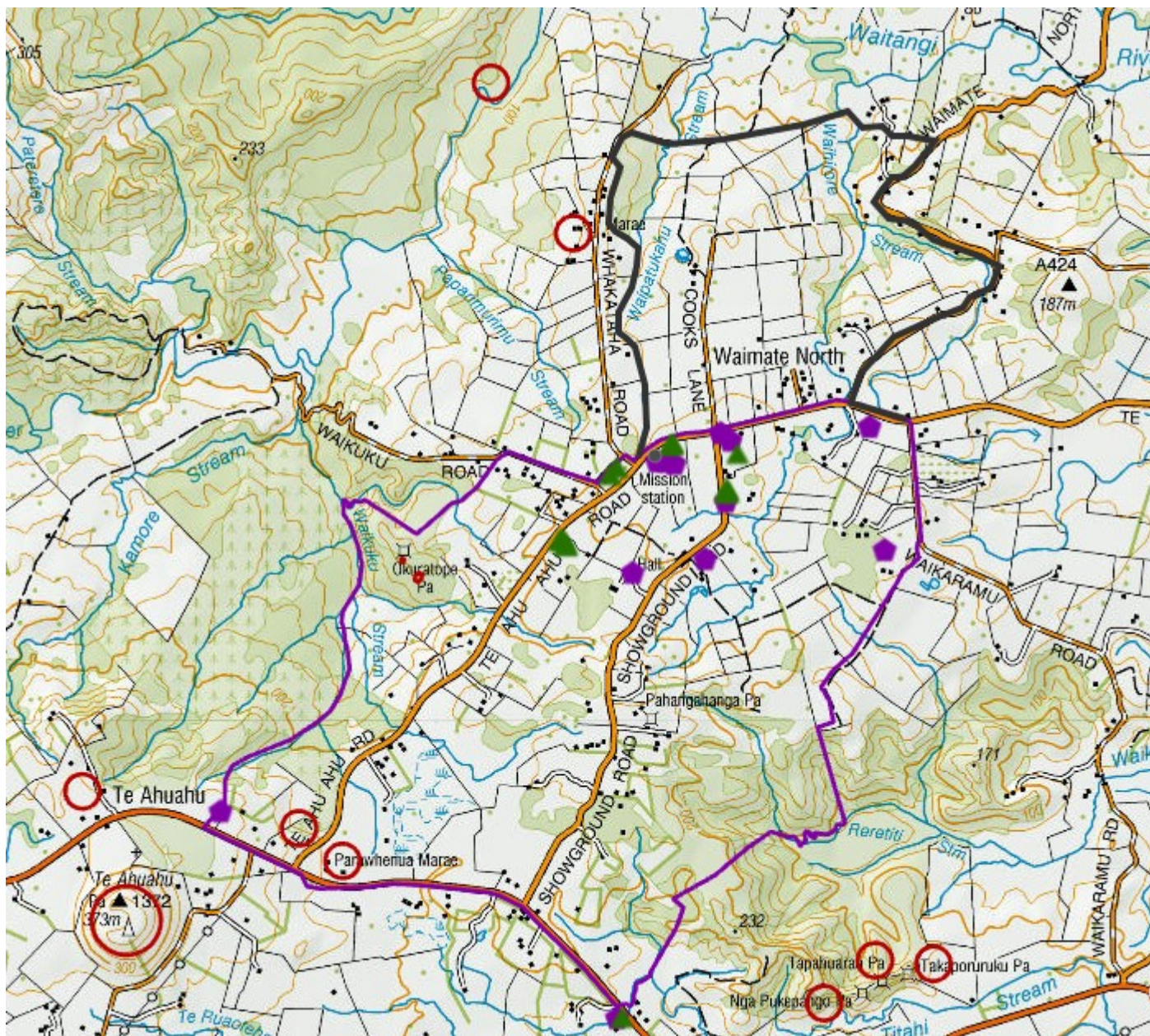
Hi Cinna,

My name is Melissa Pearson, I am a consultant planner engaged by the Far North District Council (FNDC) to be the reporting officer on the Heritage topic, the hearing for which is currently scheduled for May 2025. I'm working with a heritage expert on behalf of the FNDC to assess the requests for amendments to heritage provisions in the Proposed District Plan (PDP), including the Heritage Area overlays. From reading your submission I understand that you are particularly interested in the Heritage Area proposed to protect Te Waimate.

Part of being able to assess requests to amend Heritage Area overlay boundaries is understanding the spatial extent of such requests. Sometimes this is difficult for us to do when the requested changes are described in words, as opposed to being shown on a map. To ensure that we clearly understand the scope of your submission, we request further clarification as to the boundaries of the Te Waimate Heritage Area that you support, down to a land parcel specific level of detail. In particular:

- The extent of the valley north of the Mission Station (to the bush and ridge) that you wish to be included. We require more information than the direction that the overlay include Courthouse Lane and extend as far as the school (near the intersection of Waimate North Road).
- The extent of the farm/valley directly opposite the Mission on Te Ahu Ahu Road (formerly 'Cook's Farm') that you seek to be included.
- The location of the cluster of ancient trees where local Maori left their tūpāpaku/dead.
- Clarification of how you wish to protect the view shafts in Te Waimate. Your submission suggests that these were protected under the old 'special zone' in the Operative District Plan, however the notified Te Waimate Heritage Area overlay encompasses the entirety of the operative zone so it is not clear if you are requesting additional land be included to protect the viewshafts or if you are seeking that some of the Operative Plan wording is rolled over relating to view shafts?

Based on the written description in your submission, we have attempted to show the Te Waimate Heritage Area overlay as requested in your submission (additional area shown in black, notified area shown in purple) but this is a very rough first estimate. Please confirm whether this accurately reflects the additional land that you are seeking to be added to the Te Waimate Heritage Area overlay. A hand mark up of the map below is fine to correct any assumptions that we have wrong, this can be scanned (or photographed) and emailed to me, or dropped off to a Council service centre where they can scan and email to me on your behalf. Also, if you have access to any of the historic maps/plans that you alluded to in your submission that show these features, please supply these to better support your submission.



If you have any issues with clarifying this map (or any other questions), please let me know and we can try and find a method of getting this information to us that works for you. Any other questions, please feel free to email me or call me to discuss on 022 010 2850.

Kind regards,

Melissa Pearson

Principal Consultant - Planning

- PLEASE NOTE MY WORKING HOURS ARE FULL TIME MONDAY AND TUESDAY AND HALF DAYS WEDNESDAY AND FRIDAY

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E melissa.pearson@slrconsulting.com

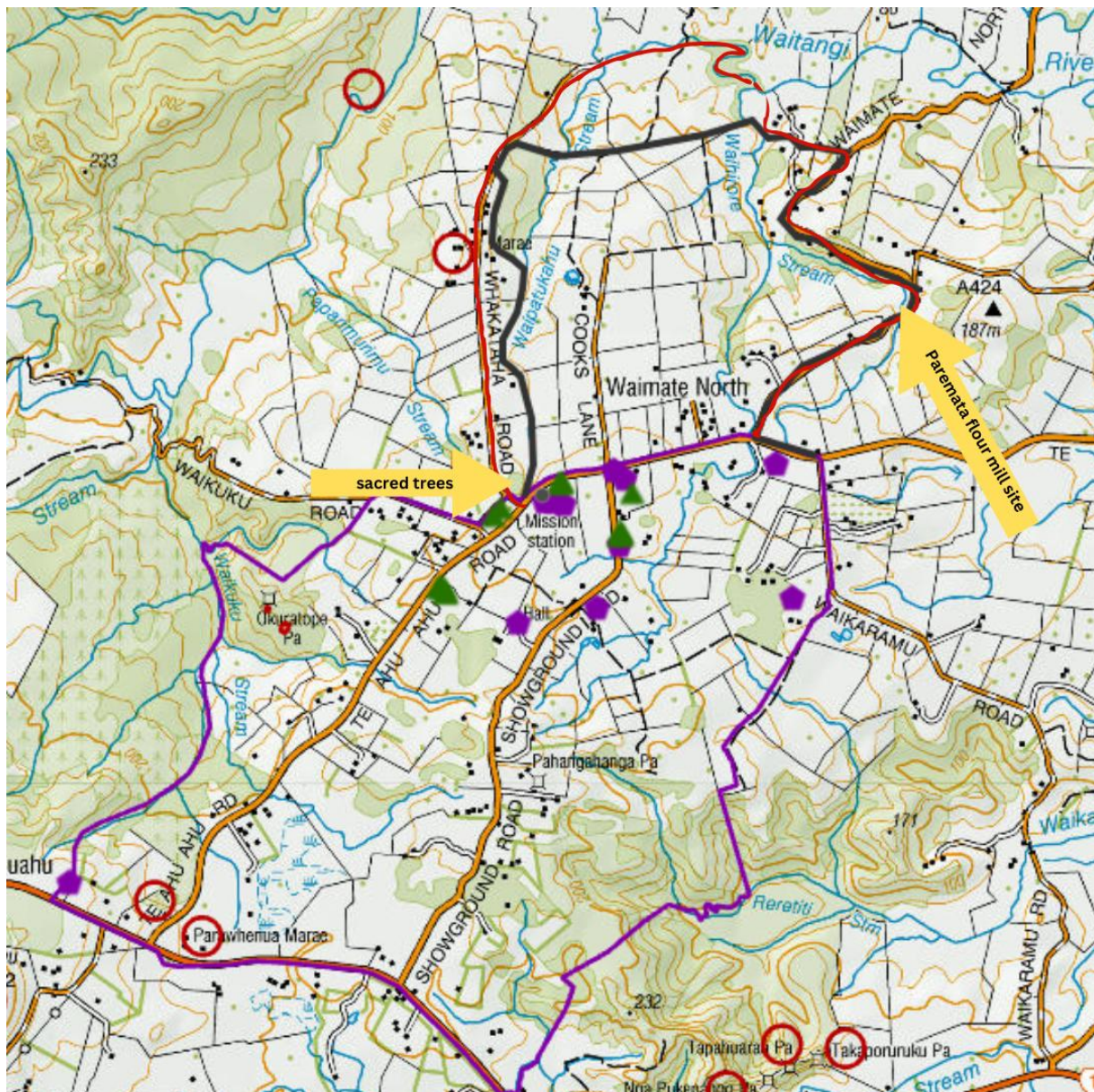
SLR Consulting New Zealand Limited
201 Victoria Street West, Auckland, New Zealand 1010



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Cinna Smith: CLARIFICATION RE MY SUBMISSION TO EXTEND TE WAIMATE HERITAGE AREA



I have drawn a red line to indicate my requested extension to the black area identified on the map you sent. Specific Parcels of land are listed in Appendix 1. Reasons for the inclusion of this area:

- This area is crucial to preserving the view shafts of Waimate North - these view shafts have been recognised as nationally and internationally significant and deserving of protection. They are culturally significant to both Māori and Pākehā.
- Horticultural developments are already starting to negatively impact these view shafts with their imposing structures including tall posts and large white overhead canopies, as seen in the below photo from TradeMe property listing <https://www.trademe.co.nz/a/property/rural/northland/far-north/waimate-north/listing/4733513144>, which shows how the extent of the overhead canopy of a kiwifruit orchard on Te Ahu Ahu Road directly opposite the existing heritage area. This canopy can be seen from kilometres away.



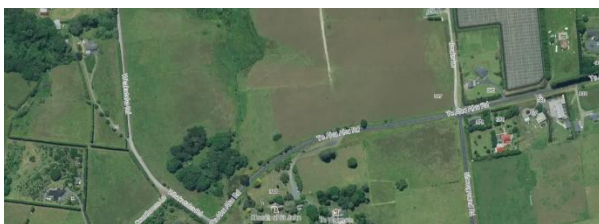
- Parcels of land included in my proposed extension area form part of the original Mission station farm and were part of the first pastoral farms in New Zealand. In pre-European times, the area was successfully farmed by Māori. It is my understanding there are items of archaeological significance there – please clarify with Heritage New Zealand.
- The proposed extension includes a sacred wāhi tapu grove of trees on the corner of Whakataha and Te Ahu Ahu Roads (evidence of their significance is included below).
- The proposed area includes the first vehicular (cart) road in New Zealand (now Cook's Lane) and included the first bridge in New Zealand (Clarke's Bridge).
- The proposed extension area includes the site of the Paremata flour mill (photographic evidence below).
- The new water reservoir under construction on Te Ahu Ahu Road may enable more horticultural developments. It is urgent that measures are put in place to protect Te Waimate's view shafts before they are lost, which would be a tragedy given Waimate North's historical significance and its culturally significant landscape, which deserves to be protected for future generations.

EVIDENCE OF SACRED TREES

This model refers to the 'knoll and sacred grove' – far right bottom.



Source: Te Waimate Mission



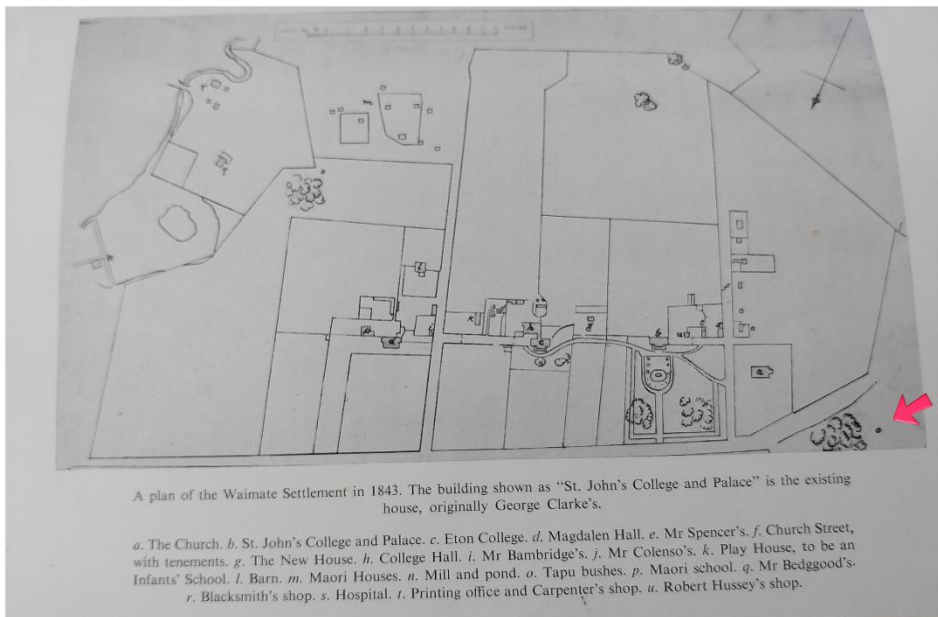
Sacred trees today – the grove is on the corner of Te Ahu Ahu Road and Whakataha Road. Parcel 6821740 Lot 5 DP 359752. ***PLEASE CHECK WITH MANA WHENUA BEFORE PUBLISHING THIS INFORMATION ANYWHERE AS THEY MAY NOT WANT IT TO BE SHARED**

P 13 and P 43 of M.W Standish's 'The Waimate Mission Station' (National Historic Places Trust Government Press 1962) describes the site of the trees

"The 'wahi tapu' – the sacred bush where the dead were once laid before being taken away to their burial – lies just across the road from the great trees standing over the quiet graves beside the lovely church." P 43

"Close to the station two clumps of bush were 'wahi tapu' places where the Maori laid their dead for a period before carrying them to their permanent graves." P13

Map from MW Standish's book and another diagram below refer to the sacred trees.



Tapu bushes are also identified in the same spot on this diagram 'o' - right.





Another reference to the tapu bushes, source Te Waimate Mission Station

Angela Middleton's *Pewhairangi Bay of Islands Missions and Māori 1814 to 1845* (Otago University Press 2014) mentions the sacred trees (p175). Moka (one of three Rangatira who signed the land deed for Waimate to enable the creation of the mission), was concerned a wahi tapu, sacred place of trees, "that should not be touched or walked through, and the area was noted in the land deeds. This was an ancient place in which bodies were left after death for the flesh to dry from the bones before the hahunga."

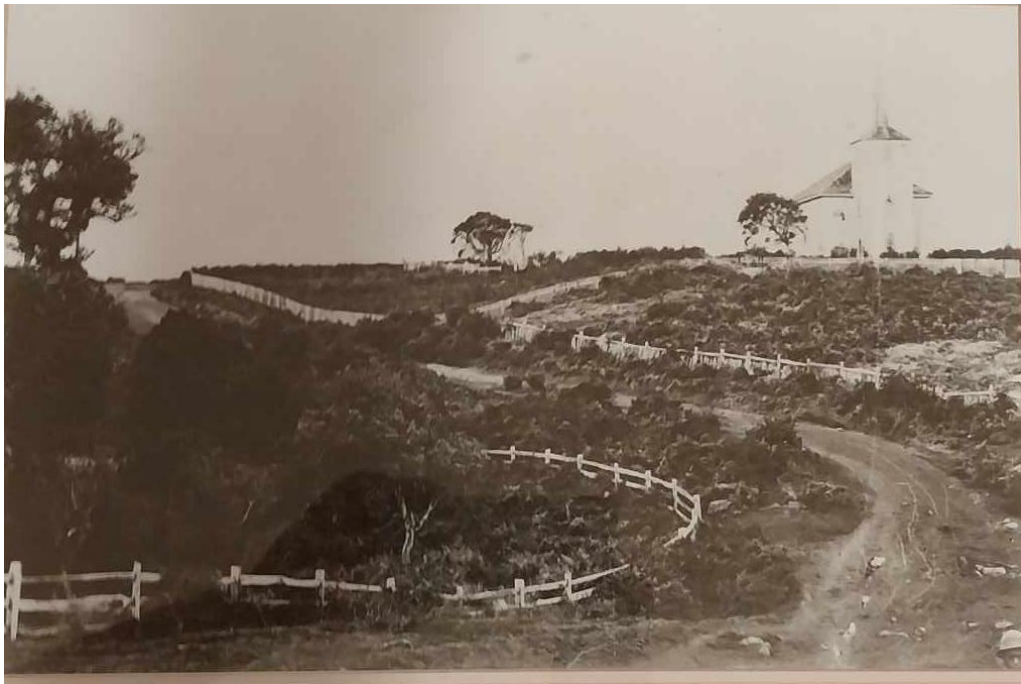
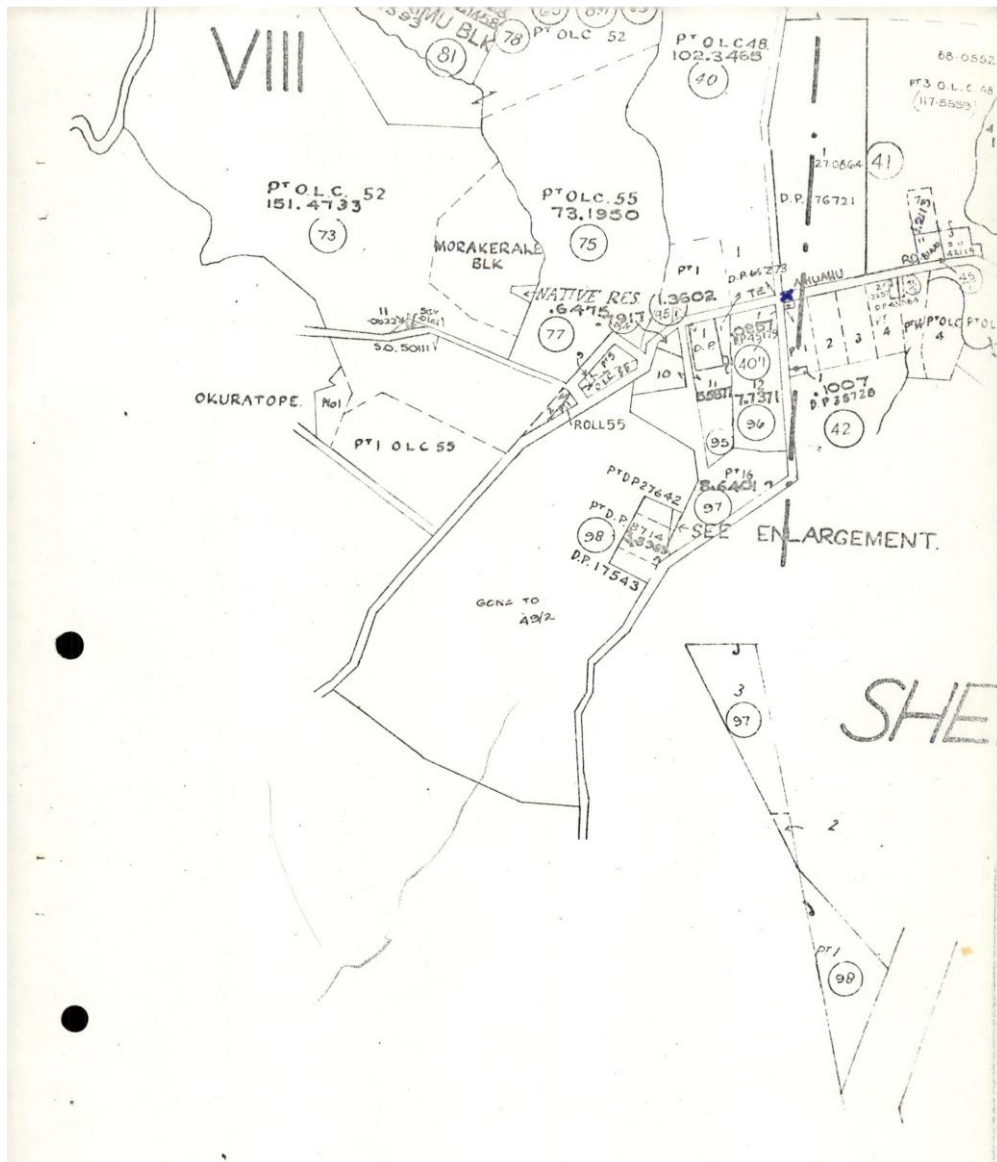


Photo shows sacred trees to left, opposite the church. Alexander Turnbull. This church was the second built on the site and was there from 1839-1871 – so this photo must have been pre 1871.



Map (left) shows marked as "Native Reserve" source Council BP1149265 - Building Application Information - 216093 (1)

FARMLAND IN THE PROPOSED EXTENSION AREA WAS:

- **farmed prior to European arrival**
- **part of the original mission farm**
- **where pastoral farming was first conducted in New Zealand**
- **formed an integral part of the vistas that Te Waimate became renowned for**

Sources:

- According to Angela Middleton's *Pewhairangi Bay of Islands Missions and Māori 1814 to 1845* (Otago University Press 2014), Te Waimate was Hongi Hika's principal inland area for growing food (p171) and one of his primary residences. In 1815, Samuel Marsden noted fenced fields planted with potatoes, turnips and kumara. Hongi was growing wheat from seed Marsden had sent him.
- "What the missionaries found were abundant fields of maize, sweet potatoes (kumara) brought to New Zealand from the Pacific Islands by early Māori settlers, and native tree ferns..." <https://www.worldhistory.org/article/1475/in-darwins-footsteps---te-waimate-mission/>
- This newspaper article refers to land across from Faithfull's Store (now The Old Store, 372 Te Ahu Ahu Road) being given by Hongi Hika to the missionaries for growing wheat. The area across from Faithfull's store is part of my suggested extension area. <https://paperspast.natlib.govt.nz/newspapers/NA19340205.2.13>
- In pre-European times the area likely formed part of rangatira Tāreha's farm (he lived in Whakataha Pa near the northern most tip of the proposed extension area). <https://nzhistory.govt.nz/politics/declaration/signatory/t%C4%81reha>
- Samuel Marsden visited his 'farm' in 1815 and 1820 and described the pa as having "much rich land round it." He also described the scenery as "sublime." <https://www.biodiversitylibrary.org/page/62704473#page/10/mode/1up> p 4
- In the 1830s, the Waimate Christian mission farm was 1300 acres (M W Standish, the Mission Station 1962, p 23).
- In 1835 missionary George Clarke (who lived in one of the mission houses) wrote "*in front of our house we have cows and sheep grazing on a beautiful field of English clover and our horses and carts moving backwards and forwards as on an English farm.*" G Clarke letter to father, 8 May 1835, Waimate Mission House archive.

The following images illustrate how the farmland in the proposed extension area formed part of the original mission station, was the site of the first European pastoral farming, and contributed to the remarkable view shafts.



Cyprian Bridge sketched this idyllic 1845 scene (later made into an engraving), showing sheep resting in the shade of the trees at the Waimate North Mission.”

*The foreground of the image is my proposed extension area.

Source:<https://teara.govt.nz/en/artwork/16622/waimate-mission-station-1845>

<https://natlib.govt.nz/records/23165305?search%5Bpath%5D=items&search%5Btext%5D=waimate+north+mission+station>



1845, by Bridge, Cyprian, 1807-1885, Reference A-079-036 Low scrub in the foreground, with a drive leading to fenced fields, where cattle are grazing. The Waimate North Mission Station is on the skyline in the centre background, and a distinctive volcanic cone, Puke Nui, or Te Ahuahu, is on the right, beyond other buildings



<https://natlib.govt.nz/records/22314246?search%5Bpage%5D=2&search%5Bpath%5D=items&search%5Btext%5D=waimate+north+mission+station>

A road in the foreground, fences and paddocks, cows grazing and further grazing animals in the middle distance. In the centre, a church, with a two-storied house (the Waimate Mission Station) and other smaller buildings to its left. Two small houses beyond a clump of bush to the right. In the background, a steep hill (Pukenui or Puke Nui) with either cultivated land or a pa on one side.

Another image showing pastoral grazing:

<https://natlib.govt.nz/records/22836733?search%5Bpage%5D=2&search%5Bpath%5D=items&search%5Btext%5D=waimate+north+mission+station>



<https://natlib.govt.nz/records/22344494?search%5Bpath%5D=items&search%5Btext%5D=waimate+north+mission+station>

View across a plain, with a flat-topped hill in the background and the Church of England mission station buildings in the middle ground. Two wharves, a pataka, and a group of Māori with a dog are in the foreground

<https://teara.govt.nz/en/artwork/16622/waimate-mission-station-1845>

[Military map of Bay of islands showing roads through Waimate](#)

https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE354633&dps_custom_att_1=emu



Source: Te Waimate Mission Station



The first clover grown in NZ was on the Mission farm

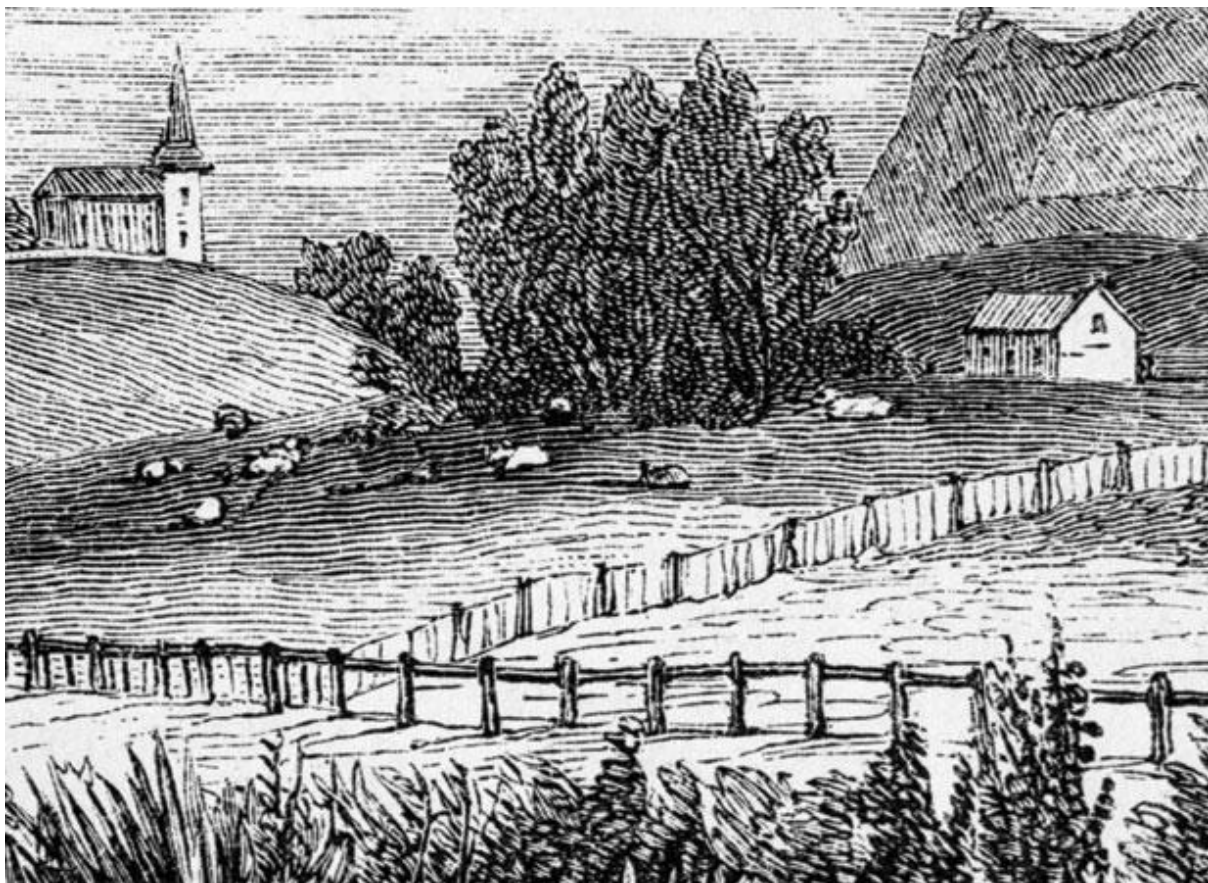
<https://paperspast.natlib.govt.nz/newspapers/BOPT19330403.2.8>

Description of farming in the area -

<https://paperspast.natlib.govt.nz/newspapers/CHP19610912.2.192>



Source: Te Waimate Mission



<https://nzhistory.govt.nz/first-sheep-released-in-new-zealand>



1845, By Williams, John, -1905?; Turnbull, Alexander Horsburgh, 1868-1918 Reference

A-079-018 An extensive view at Waimate North, with a windmill, the mission station and the church on the horizon. Bracken in the foreground and a rutted dirt road running away into the distance. Fenced paddocks to the right and three small people walking away on the road to the left. Several dead trees in the foreground.

<https://natlib.govt.nz/records/22349363?search%5Bpage%5D=4&search%5Bpath%5D=photos&search%5Btext%5D=waimate+north+>



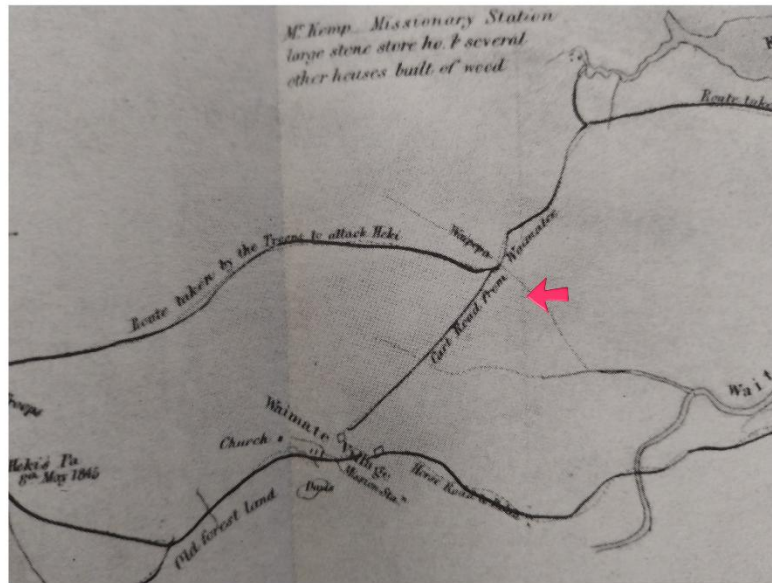
1841 - A small Gothic-style church, with the fenced in grave and memorial stone for Arthur Taylor, the artist's oldest son, killed in a fall from a horse. Pukenui is the flat-topped hill in the background. There are houses visible in the middle distance.

<https://natlib.govt.nz/records/22796870?search%5Bi%5D%5Bsubject%5D%5B%5D=Waimate+North&search%5Bi%5D%5Bsubject%5D%5B%5D=Northland+Region&search%5Bpage%5D=2&search%5Bpath%5D=photos&search%5Btext%5D=waimate+north+>

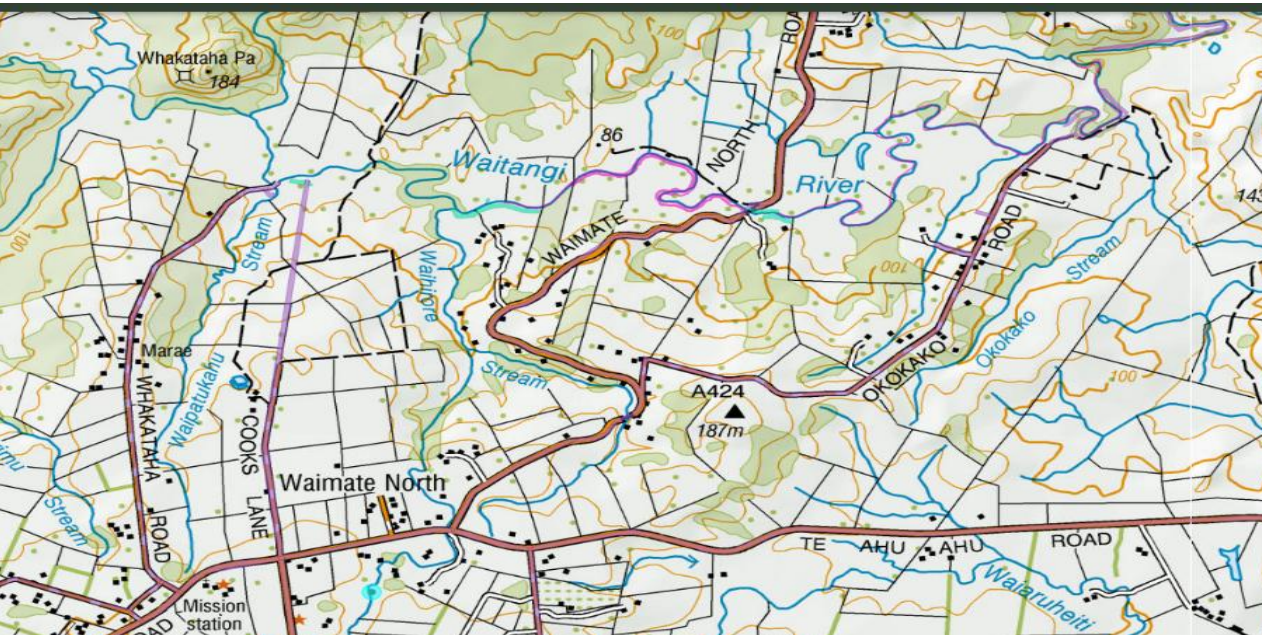


FIRST ROAD IN NEW ZEALAND

- The proposed extension area has the first vehicular/cart road in New Zealand running through it.
- *"The station became a sizeable village ... with the farm that extended all around it. A cart road into it from Kerikeri was the country's first road."* P 133 'Tides of History' by Kaye Boese, Bay of Islands County Council 1977 (evidence cited IMO Pioneer relics at Waimate North AA Bulletin April 1957 p 10)
- It was built in 1830 by missionaries Clarke and Hamlin with Māori help p8
<https://wdc.recollect.co.nz/nodes/view/1716#idx12070>
- This newspaper article refers to the first road in New Zealand – now known as 'Cook's Lane' and part of the proposed extension area
<https://paperspast.natlib.govt.nz/newspapers/EP19340517.2.40>
- The road was built by Māori and linked to Kerikeri :
<https://paperspast.natlib.govt.nz/newspapers/NORAG19380414.2.26>
- The bullock track between Kerikeri and Te Waimate is still visible where it crosses the Waitangi River.
- The road is identified on an 1845 map (picture below) and online (3rd image on this page
<https://www.deadsouls.co.nz/shop/m-w-standish-the-waimate-mission-station/>



Cook's Lane is a paper road that extends to the Waitangi River, as shown in purple on the map below.



Details
(1 of 1)
[Zoom to](#)
Waimate North, Northland, NZL
[Show more results](#)



WAIMATE NORTH VISTAS RECOGNISED

- Early Waimate was described as “*rich and picturesque, situated in an extensive plain, surrounded by all the beauties that nature can present.*” (sources listed p65 of this report) – from J Preece and Rev W Yates
<https://wdc.recollect.co.nz/nodes/view/1716#idx12070> p 12
- This newspaper article refers to the vistas of Waimate North:
<https://paperspast.natlib.govt.nz/newspapers/AS19170127.2.57>

“The country passed through to-day presents in many parts a beautiful park-like effect. The grass paddocks are dotted with dumps of native trees, especially purine, -which are particularly beautiful, reminding one of a group of oaks. An Englishman with the party said that the landscape of Waimate North, the longest settled and most beautiful part of this region, reminded him greatly of the tree-studded and wood-adorned English) countryside. Waimate is the inland gem of the cultivated North. Land there is so good that it has been cultivated in places for seventy year without manures.”*

- Charles Darwin visited in 1835 and commented on the views “*it’s well-dressed fields, placed there as if by an enchanter’s wand.*” Darwin mentioned the adjoining slope having fine crops of barley and wheat, potatoes and clover. Darwin article -
<https://paperspast.natlib.govt.nz/newspapers/CHP19820813.2.86>

“The Waimate Mission station and farm sits atop a small rise surrounded by the sloping pastoral landscape of Waimate, Bay of Islands and preserves New Zealand’s early colonial architecture and missionary history.”

<https://www.worldhistory.org/article/1475/in-darwins-footsteps---te-waimate-mission/>

- The Northern Luminary 11 Nov 1884 described Waimate North as a “*picturesque settlement*” ... “*the place has a park-like appearance – groves of puriri trees here and there, meandering streams, rich meadows, pleasant homesteads, well kept flower gardens, and rich shrubberies, the church steeple towering over all.*”



Pastoral views as seen from the Showgrounds 1940s

Current vista, north towards the Waitangi River



THREAT TO VISTAS

Directly adjacent to this view shaft, kiwifruit developments are having a significant impact on the viewshafts.



Photos from the Trademe property listing

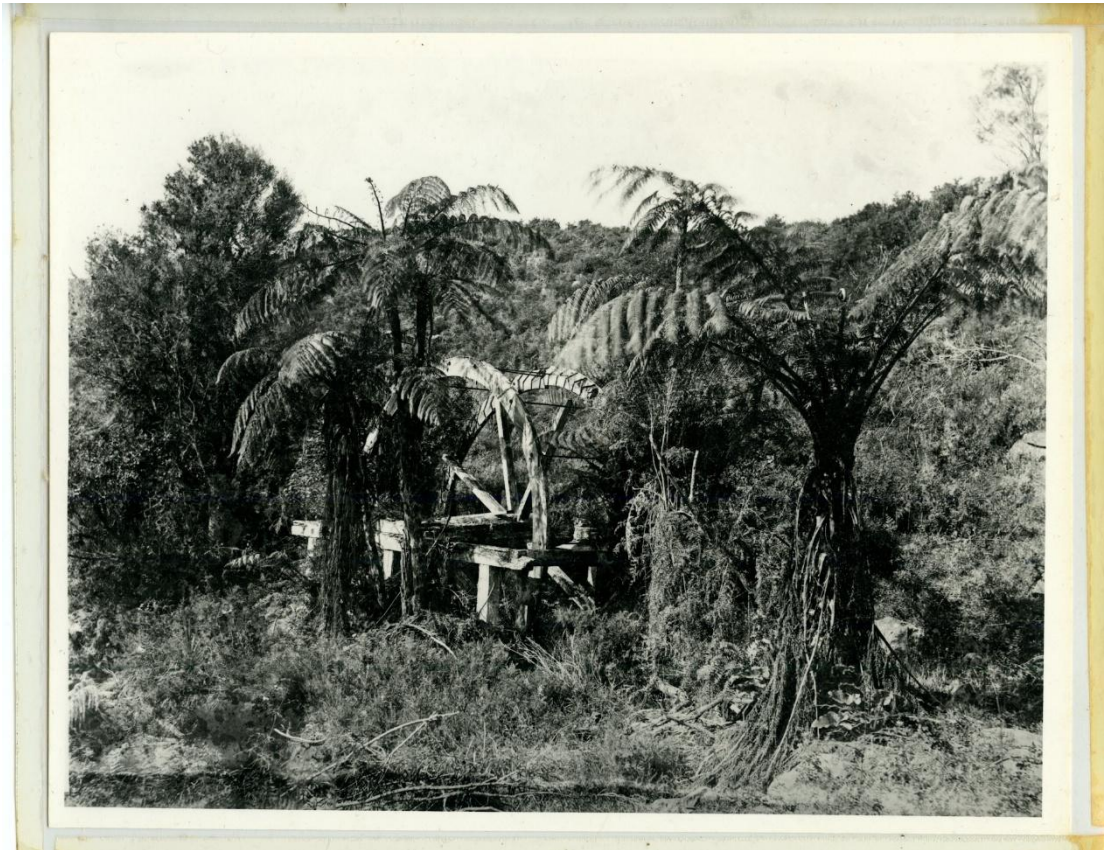
<https://www.trademe.co.nz/a/property/rural/northland/far-north/waimate-north/listing/4733513144> showing the impact of the kiwifruit overhead canopy on the view shafts. Atkinson House (Grade 2 listed) can be seen in the top right



PAREMATA FLOUR MILL SITE

Many images here <https://natlib.govt.nz/records/22508455>

In 1852 the Waimate Mission Flour Mill was purchased by John Bedggood and re-erected on this site. It collapsed in 1959. More info <https://www.waymarking.com/waymarks/WMABWE>

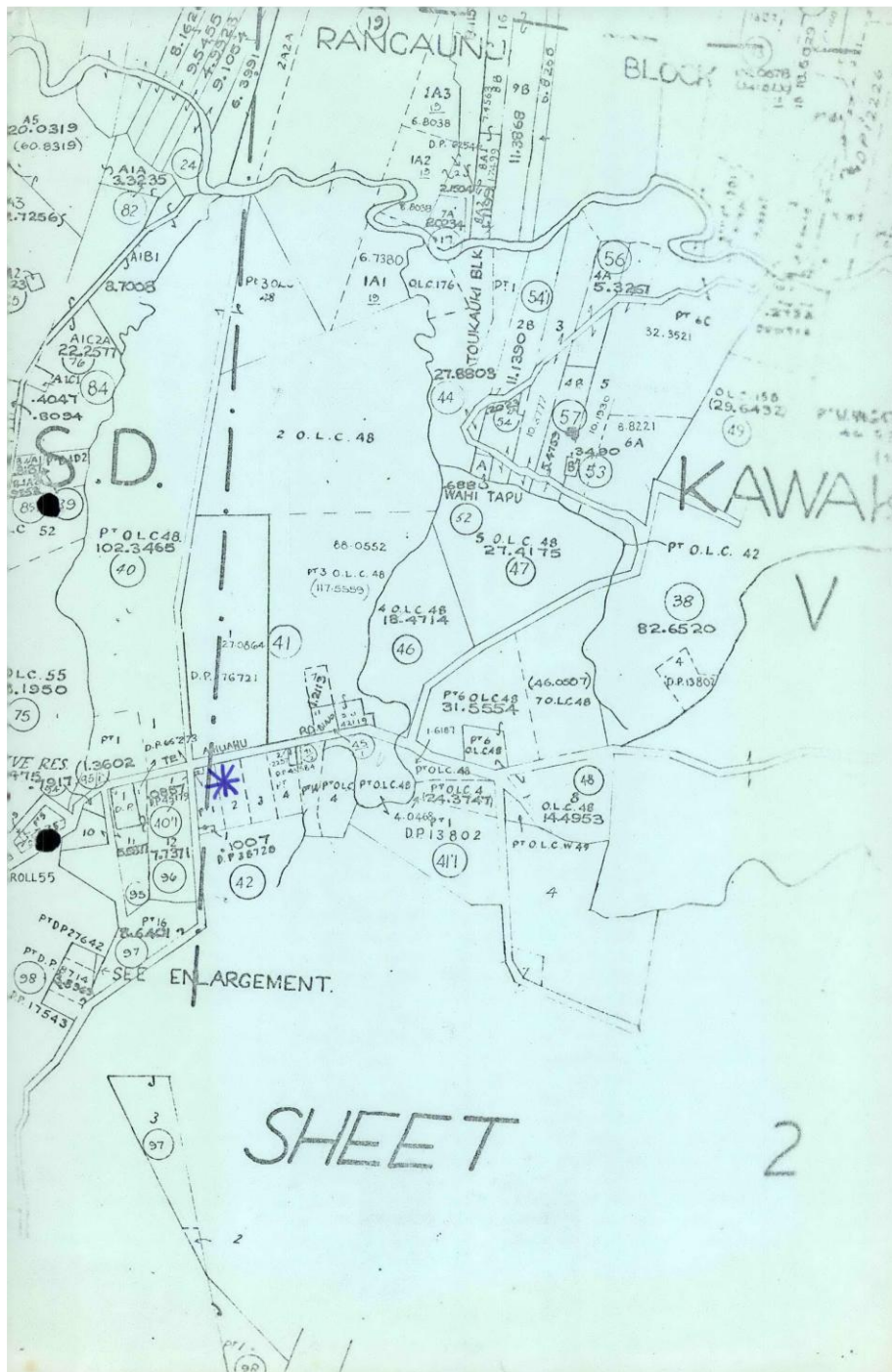




TOURISM POTENTIAL OF WAIMATE NORTH

- The attached council document 566-TCPA-Permits and Decisions contains information about the historical significance and tourism potential of Waimate North. In 1976, the Mission attracted 27,000 annual visitors (p9 of 566-TCPA-Permits and Decisions report).
- The current management of Te Waimate Mission are working hard to build the profile of the site and attract visitors with many events and activities.
- There are other culturally and historic areas in Te Waimate that may one day be incorporated into tourism offerings.
- Protecting the view shafts of Waimate North is therefore critical to harness the benefits of tourism, and to protect significant cultural landscapes for future generations.

There is another wahi tapu area marked on this map (52) within the proposed extension area that may require investigation



Source: 1983 subdivision documents from Property File for 372 te Ahu Ahu Rd – held by council 1635-TCPBIC - Resource Consent Information - 216098 (1)

APPENDIX 1 PARCELS OF LAND IN EXTENDED AREA

- 1 - Sacred Tree Site Par Id 6821740, Valuations 00527-06706, Legal Descriptions Lot 5 DP 359752**
- 2 – Farmland opposite mission station –Parcel Id 4954962, Valuations 00527-10411, Legal Descriptions Pt OLC 48**
- 3- Par Id 4809247, Valuations 00527-10411, Legal Descriptions Pt OLC 48**
- 4- Parcel: 6821739, Valuations 00527-06705, Legal Descriptions Lot 4 DP 359752**
- 5 – 6821738 Valuations 00527-06704 Legal Descriptions Lot 3 DP 359752**
- 6 - Par Id 4926167, Valuations 00527-10000, Legal Descriptions Lot 1 DP 179821**
- 7 - Par ID 4797991, Valuations 00527-10001, Legal Descriptions Lot 2 DP 179821**
- 8 - Par Id 4926029, Valuations 00527-09800, Legal Descriptions Lot 2 DP 145977**
- 9 - Par Id 5054625, Valuations 00527-09700, Legal Descriptions Lot 1 DP 145977GIS**
- 10- 6794860 Valuations 00527-09600, Legal Descriptions Tapapanui B4A4**
- 11 – 4925772 Valuations 00527-09500 Legal Descriptions Pt Tapapanui B4A1**
- 12 - Par Id 4797602, Feat.Valuations 00527-09300 Legal Descriptions Tapapanui A1C2A**
- 13 – 8054483 Valuations 00527-10410, Legal Descriptions Lot 1 DP 541978**
- 14 – 8054484 Valuations00527-10408Legal DescriptionsLot 2 DP 541978**
- 14 – 8063176 Valuations00527-10411Legal DescriptionsLot 2 DP 545937**
- 15 -6669859 Valuations00527-10411Legal DescriptionsLot 1 DP 330972**
- 16 - 8340862, Valuations 00527-11014, Legal Descriptions Lot 2 DP 575327**
- 17 – 8340861 Valuations00527-11015Legal DescriptionsLot 1 DP 575327**
- 18 – Kiwifruit Orchard 8340863 Valuations00527-11013Legal DescriptionsLot 3 DP 575327**
- 19 - 8340864Feat. CodeparcelValuations00527-10411Legal DescriptionsLot 4 DP 575327**
- 20 - Par Id 4826741 , Valuations 00527-11800, Legal Descriptions Allotment 5 OLC 48**

BAY OF ISLANDS COUNTY COUNCIL



IN THE MATTER of the Town and
Country Planning Act 1953

AND

IN THE MATTER of an application
under Section 35 of the aforesaid
Act by R.H. LEWIS for consent to
SPECIFIED DEPARTURE of land in the
RURAL A zone.

APPLICATION

Application for consent to Specified Departure of the land referred to hereunder and the building thereon to be used as an Arts and Crafts and Souvenir Shop.

The land to which the application refers is zoned Rural A, situated at the southern side of Main Road at Waimate North, and is legally described as Lot 1, D.P. 45179.

HEARING

Before the Judicial Committee of the Bay of Islands County Council on the 10th September 1976, when the application was read and evidence in support thereof was submitted by the Applicant.


DECISION

That following consideration of the report and recommendations of the Judicial Committee contained in the record of its meeting held on the 10th September 1976, Council at its monthly meeting held on the 15th September 1976, passed a resolution "That Council approve the Planning application for a specified departure made by Mr R.H. Lewis to operate an Arts and Crafts Shop on Lot 1, D.P. 45179, at the south-east corner of Te Ahu Ahu Road and Waimate North Showgrounds Road, subject to the following conditions:-

- (1) That all signs exhibited are to be constructed and painted to a tradesman-like standard, sited on the applicant's property and not exceeding a total area of 1.1 sq metres. Any such signs may be double sided.
- (2) That the sealed parking area on the road reserve in front of the store be maintained to the satisfaction of the County Engineer.
- (3) That the building be repaired and painted, such work to be in harmony with the historic character of the old country store.
- (4) Compliance, particularly for the purposes of a shop, with all relevant acts, bylaws and regulations."

RIGHT OF APPEAL

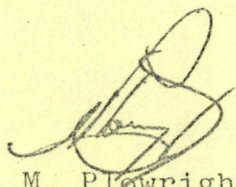
The Town and Country Planning Act provides a Right of Appeal to the Town and Country Planning Appeal Board in respect of the foregoing decision of the Council.


M.M. Plowright
GENERAL MANAGER:

17th September 1976
KAWAKAWA:

RIGHT OF APPEAL:

The Town and Country Planning Act, provides a Right of Appeal within one month to the Planning Tribunal, in respect of the foregoing decision of the Council.



M. M. Plowright,
GENERAL MANAGER.

27th August, 1984,
KAWAKAWA:

6.54. PA 566 - Art and Craft shop in Old Waimate North Store:

Resolved: 18 AUG 1976

18 AUG 1976

That Guy and Wallace be advised that a hearing of Mr Lewis's application to open an Art and Craft shop in the old Waimate North Store on Lot 1, D.P. 45179, will be required to establish the need for a commercial undertaking in a Rural Zone.

Bay of Islands County Council

Our Reference
MMP:LB CU ~~XXX~~ PA 566
If calling, please ask for
MR. PLOWRIGHT



County Chambers,
Main Highway,
Kawakawa, N.Z.

17th September 1976

Mr R.H. Lewis,
Pakaraka.

Dear Sir/Madam,

~~CONDITIONAL USE~~/SPECIFIED DEPARTURE APPLICATION

R.H. LEWIS :

I enclose herewith a copy of Council's decision in respect of
this ~~Conditional Use~~/Specified Departure Application.

Yours faithfully,

M.M. Plowright
GENERAL MANAGER:

15 SEP 1976

15 SEP 1976

7.1. PA 566 - Specified Departure - R.H. Lewis, Pakaraka:

Resolved: 15 SEP 1976

15 SEP 1976

That the Planning application for a specified departure made by Mr R.H. Lewis to operate an Arts and Crafts shop on Lot 1, D.P. 45179, at the south-east corner of Te Ahu Ahu Road and Waimate North Showgrounds Road be approved subject to the following conditions:-

15 SEP 1976

- (1) That all signs exhibited are to be constructed and painted to a trade man-like standard, sited on the applicant's property and not exceeding a total area of 1.1 square metres. Any such signs may be double sided.

15 SEP 1976

15 SEP 1976

- (2) That the sealed parking area on the road reserve in front of the store be maintained to the satisfaction of the County Engineer.

15 SEP 1976

- (3) That the building be repaired and painted, such work to be in harmony with the historic character of the old country store.

15 SEP 1976

15 SEP 1976

- (4) Compliance, particularly for the purposes of a shop, with all relevant acts, bylaws and regulations.

15 SEP 1976

15 SEP 1976

THE TOWN AND COUNTRY PLANNING ACT 1953.

BAY OF ISLANDS COUNTY COUNCIL DISTRICT SCHEME

Hearing by the Judicial Committee of an application by R. H. Lewis for consent under Section 35 of the Town and Country Planning Act 1953 to permit the operation of an arts and crafts and souvenir shop in the old Waimate North Store building situated on Lot 1 D.P. 45179 on the south east corner of Te Ahu Ahu Road and the Waimate North showgrounds road.

Statement of: Lawrence Robert McCallum M.A.
Planning Officer,
BAY OF ISLANDS COUNTY COUNCIL

Subject of application.

The applicant seeks to establish a shop in an old country store in the vicinity of the historic tourist attractions of Waimate North. The land is at present being grazed, while the store is vacant. The road is sealed for parking in front of the store and it has a rustic charm. The site of 857.4 square metres is zoned Rural A in both the operative and reviewed District Schemes.

The purpose of the Rural A Zone is (according to the zone statement) as the general farming zone of the district. The proposed use is neither designed for the day to day service of rural customers nor for the necessary servicing of the travelling public, criteria under which the establishment of a commercial use would have to be viewed.

The type of shop proposed should be sited, in accordance with the District Scheme, in the commercial area of one of the townships of the Bay of Islands or in Kaikohe Borough. The intrusion of a specialty shop into a rural zone would have planning significance beyond the vicinity of the land concerned and the provisions of the scheme could not remain without change.

RECOMMENDATION:

That Council decline the application.

L. R. McCallum,
PLANNING OFFICER.

10th. September 1976.

*Presented orally
by Applicant.
(Unrepresented)*

✓
IN THE MATTER of the Town and Country

Planning Act 1953

AND

IN THE MATTER of an application to the
Bay of Islands County Council for Consent
to Operate an Arts and Crafts and Souvenir
Shop at Waimate North.

STATEMENT OF EVIDENCE BY RONALD HOPE-LEWIS

I am the owner of Lot 1, D.P. 45179, Block V, Kawakawa S.D.
Waimate North, which is the subject of this application.

I have been associated with the property since 1934 which I
conducted as a general store for 37 years until 1971, when owing to the
pressures of conducting two businesses and an illness in the family it
was reluctantly decided to lease the Waimate Store to my assistant.

The Store was conducted by her up until two and a half years ago
when ill health and the inability to continue forced her to close the
business.

The site has been a general Store for over 100 years and the Store
as it is now was built in the eighties of last century by Mr William Cook
for Mr Atkinson and is the only example left of a country Store of that
period in Waimate. The interior is largely as it was built with kauri
shop counters, high shelving, exposed pit sawn ceiling joists and hand
dressed timbers. The flooring is fastened with ewbank nails.

The Store is a contemporary of the fine old Atkinson Homestead,
which is adjacent.

The historic oak tree which was planted by Rev. Davis in the
1830's is only 150 yards away and is a regular attraction for visitors.
The Store is in the centre of historic Waimate near the old Church and
Mission House which is visited by thousands each year.

When I conducted the Store there was a steady demand from Tourists
for some memento of their visit to Waimate and they like to purchase these
mementos where the history occurred. If there is ever a place so steeped
in history it is Waimate, you have only to walk around the lovely Church,
the resting place of many of our early pioneers and the names on the head-
stones both Pakeha and Maori bring one close to the early days of New Zealand.

I propose, subject to this departure being approved by Council to sell the property to Mr Geoffrey Harvey, a resident of Waimate North for the purpose of opening an Arts and Crafts and Souvenir Shop that will give a useful outlet for handicrafts of local people and meet a need of the travelling public.

The use of the building as an Arts and Crafts and Souvenir Shop, as proposed, would enable building to be kept in similar state to long standing use and be put to an economic use and be retained rather than be absorbed into an adjacent farm or fall into disrepair and be lost forever.

The evidence shows that relevant to Section 35 of the Town and Country Planning Act 1935⁵³ that:

- (a) The past history of the building and the intended type of shop will not be contrary to public interest.
- (b) The matter is a special case, in that the building is the only one of its type in the area. Waimate North is one of the most important historical areas in the Country and in these circumstances, approval of application should not result in any planning precedent as same or similar circumstances are unlikely to again arise.
- (c) For same reasons as (b) above provisions of scheme can justifiably be left unchanged.

If the Council gives their approval the following are suggestive conditions:

- (a) Parking area on road already formed. Therefore conditions in this respect not necessary. *Tarsealed area off street.*
- (b) That building be repaired and painted in line with intentions detailed in Mr Harvey's evidence to the satisfaction of Councils Officers or Council.
- (c) That any relevant by-laws will be complied with by Mr Harvey.

*Presented orally
by Geoffrey Harvey.
in support of Applicant*

IN THE MATTER OF THE TOWN AND COUNTRY PLANNING ACT 1953

IN THE MATTER OF AN APPLICATION TO THE BAY OF ISLANDS COUNTY COUNCIL FOR A
SPECIFIED DEPARTURE TO OPERATE AN ARTS & CRAFT & SOUVENIR SHOP IN WAIMATE NORTH

STATEMENT OF EVIDENCE BY J.G. & E.H. HARVEY

We are residents of Waimate North and subject to approval by this committee of a Specified Departure wish to purchase the old Waimate North store with a view to operating it as an Arts & Crafts & Souvenir shop. We propose that the shop be restored as far as possible to its original condition. The shop would stock such items as pottery, leatherwork, woodcraft, weaving, handmade clothing, Maori artifacts and craftwork and a limited variety of topical souvenirs and photographs of local interest etc.

Need for Craft Shop - Despite limited publicity many people have already registered approval of the fact that there could be a local sales outlet for their handiwork available. In particular the local Maraes have indicated they will supply material for the shop which they hope will promote their culture amongst their youth. These lines are not now available at Waimate North and are in demand by visitors to this historic area.

We intend to display items of local historic interest including early agricultural machinery and this would make an interesting display.

The Craft Shop would serve as an added attraction to a notably historic area which is already of considerable tourist interest. The Mission House had 27,000 visitors last year and is increasing yearly many of whom could be expected to appreciate local handicrafts. The shop is ideally situated for this as it is only 400 metres from the Mission House. People like to buy where the history is and a shop of this type in a commercial area such as Kaikohe or Ohaeawai would not have this advantage and would be swallowed up amongst a plethora of other businesses. It is the only wooden example of an early pioneering New Zealand country store in close proximity to a major tourist attraction situated as it is in the centre of Waimate North.

The building is of great historic interest with its pit sawn and hand dressed timbers and if left unused will only deteriorate further and will eventually be lost to posterity for ever. Apart from a commercial undertaking of some kind the building could only be used as a hayshed or storehouse. Plans are already underway to restore the building many quotes having been obtained already and some materials purchased. The repairs proposed will be in harmony with the past character of the building and consist of repairs to the verandah, reblocking where necessary, repairs to roof, weather boards and painting.

We feel this is an exceptional circumstance as we are utilising an existing amenity which is in keeping with the historical nature of the area rather than creating a modern facility.

We propose to open from 10a.m. to 4p.m. daily with extended hours for weekends and public holidays. This would complement the Mission House hours and provide an interesting opportunity to fill in the two hours between 12noon and 2p.m. daily when the Mission House is closed for lunch and many tourists sit in their cars waiting for it to re-open.

We stress that our intentions are community orientated rather than solely commercial.

A N D

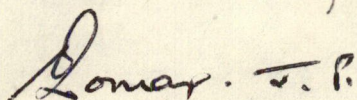
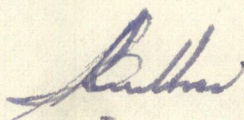
IN THE MATTER of an Application by
RONALD HOPE LEWIS for
a Specified Departure

I, ROBERT CECIL WALLACE of Kaikohe Solicitor DO SOLEMNLY AND
SINCERELY DECLARE:

1. THAT I am the Solicitor for the Applicant above-named.
2. THAT the provisions of sub-clauses (3) and (5) of
Regulation 32 of the Town and Country Planning Regulations
1960 have been complied with.
3. THAT after lodging the Application with the Council the
Applicant publicly notified full particulars thereof by
advertisements in the Northern Advocate on the 22nd and
30th days of July 1976 as is evidenced by the portion of
such newspaper of the 30th day of July 1976 hereto annexed
marked "A" and the account for such advertising from the
agents of the said Northern Advocate (namely I.L. and
L.J. Kingstone Limited trading as Broadway Book Centre)
hereto annexed marked "B". The Application was also adver-
tised in the Northern News on the 22nd day of July 1976
and a page of that newspaper containing such advertisement
is hereto annexed marked "C".
4. THAT copies of the Application and Notice lodged with the
Council were sent by registered post on the 19th July 1976
to:-
 - (a) The Secretary, Te Punga Farm Ltd.,
Waimate North,
R.D. Ohaeawai
 - (b) The Secretary, River Run Farms Ltd.,
c/o Mr. and Mrs. W.E. Cook,
Waimate North,
R.D. Ohaeawai
 - (c) The Secretary, Waiare Properties Ltd.,
Okaihau
 - (d) The Director, Northland District Regional Planning Authority,
17 Rose Street,
Whangarei
 - (e) The District Commissioner of Works,
P.O. Box 5040
Auckland, 1.
 - (f) The Commissioner of Works,
P.O. Box 8024,
Wellington

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the
same to be true and by virtue of the Oaths and Declarations Act,
1957.

DECLARED at Kaikohe
this 7th day of
September 1976
before me:



IN THE MATTER of the Town and Country
Planning Act, 1953

A N D

IN THE MATTER of an Application by
RONALD HOPE LEWIS for
a Specified Departure

DECLARATION OF COMPLIANCE

GUY & WALLACE
SOLICITORS
KAIKOHE

Melissa Pearson

From: Warren Bliss <wdbliss@gmail.com>
Sent: Sunday, 24 November 2024 4:02 pm
To: Melissa Pearson
Subject: Re: Submission on the Pouerua Heritage Area overlay - Far North Proposed District Plan

Hello Melissa,

Back from holiday.

Yes - the Pouerua Heritage Area overlay that you have shown on your email has accurately interpreted my submission. If you need anything else please let me know.

Regards

Warren

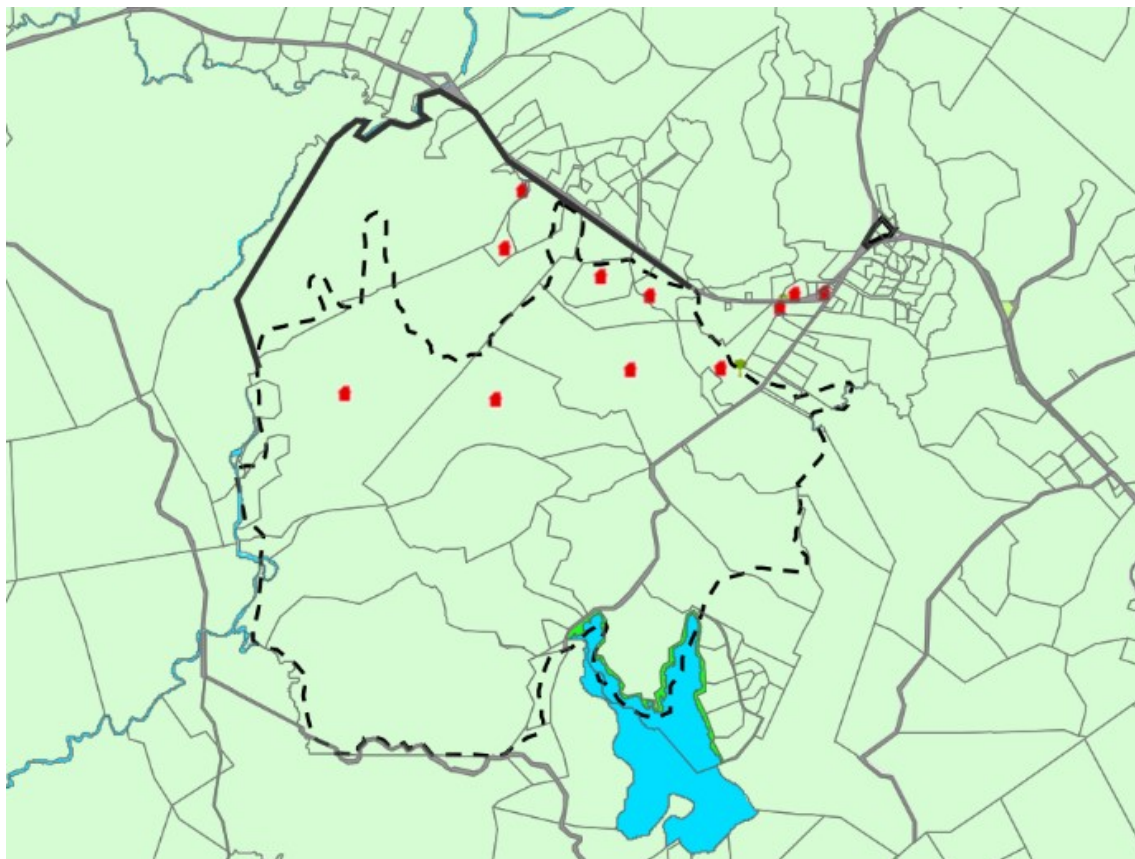
On Mon, Nov 4, 2024 at 9:27 AM Melissa Pearson <melissa.pearson@slrconsulting.com> wrote:

Hi Warren,

My name is Melissa Pearson, I am a consultant planner engaged by the Far North District Council (FNDC) to be the reporting officer on the Heritage topic, the hearing for which is currently scheduled for May 2025. I'm working with a heritage expert on behalf of the FNDC to assess the requests for amendments to heritage provisions in the Proposed District Plan (PDP), including the Heritage Area overlays. From reading your submission I understand that you are particularly interested in the Heritage Area proposed to protect Pouerua.

Part of being able to assess requests to amend Heritage Area overlay boundaries is understanding the spatial extent of such requests. Sometimes this is difficult for us to do when the requested changes are described in words, as opposed to being shown on a map. To ensure that we clearly understand the scope of your submission, we request further clarification as to the boundaries of Pouerua Heritage Area that you support, down to a land parcel specific level of detail.

Based on the written description in your submission, we have attempted to show the Pouerua Heritage Area overlay as requested in your submission – it appears that you support the northern extension of the heritage area overlay but not the southern extension. Based on a comparison of the Operative and Proposed boundaries, we have assumed that you support the northern boundary of the overlay as notified in the Proposed Plan (shown as a black, solid line below), but would prefer the rest of the boundary to follow the Operative Plan line (shown as a dotted black line).



Could you please confirm in writing that we have accurately interpreted your submission? Alternatively, if we have incorrectly assumed the scope of your submission the best way to clarify the scope would be a marked-up map that showed the new overlay boundaries that you are seeking. This can be hand marked up (if that's the easiest option for you) and can be scanned (or photographed) and emailed to me, or dropped off to a Council service centre where they can scan and email to me on your behalf.

If you have any issues with clarifying this map (or any other questions), please let me know and we can try and find a method of getting this information to us that works for you. Any other questions, please feel free to email me or call me to discuss on 022 010 2850.

Kind regards,

Melissa Pearson

Principal Consultant - Planning

- PLEASE NOTE MY WORKING HOURS ARE FULL TIME MONDAY AND TUESDAY AND HALF DAYS WEDNESDAY AND FRIDAY

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Melissa Pearson
Principal Consultant - Planning

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Melissa Pearson

From: Melissa Pearson
Sent: Monday, 4 November 2024 11:15 am
To: Heather Adams; dross@xtra.co.nz
Cc: John and Adina Brown; Chloe Mackay
Subject: RE: Submission on the Te Waimate Heritage Area overlay - Far North Proposed District Plan
Attachments: proposeddistrictplansubmission545duncanrossandheatheradams.pdf; Te Waimate Heritage Area Overlay.pdf

Hi Heather,

Copy of your submission attached and also a PDF of the PDP map showing the Te Waimate Heritage Area overlay as notified (boundary in purple). I have just taken this as a screen grab from the PDP maps online, a hand mark up of this map would be sufficient or you are welcome to draw the boundaries on electronically if that suits you.

The heritage expert I am working with is John Brown from Plan Heritage (cc'd into this email). At this stage we are just seeking clarification of the extent of requested extensions to heritage overlay areas, we are not having formal or informal pre-hearing meetings with individual submitters to discuss the merits of each submitter's request. The onus to provide additional evidence to support extensions of heritage area overlays is on each submitter rather than the Council researching and supplying additional information e.g. historic maps. However, John's original report on the Te Waimate Heritage Area overlay can be found online here (as Appendix 2 to the section 32 report for the Heritage chapters of the PDP) - https://www.fndc.govt.nz/_data/assets/pdf_file/0015/18033/section-32-historical-heritage-heritage-areas-appendix-2.pdf

Ideally we would be able to clarify the spatial extent of your submission some time in the next few weeks as the FND C GIS team are currently working to map all of the heritage area submissions. Any other questions please feel free to give me a call on 022 010 2850 as it might be easier to explain the process over the phone.

Kind regards,

Melissa Pearson

Principal Consultant - Planning

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If you have received this e-mail in error, please notify the author and delete this message immediately.

From: Heather Adams <hfadams26@gmail.com>

Sent: Monday, November 4, 2024 10:39 AM

To: Melissa Pearson <melissa.pearson@slrconsulting.com>

Subject: Re: Submission on the Te Waimate Heritage Area overlay - Far North Proposed District Plan

Hi Melissa,

Thanks for your email. For our clarification please send us a copy of our submission, any older maps that indicate the history of the Precinct and Heritage Area, and the map that you want us to overlay details.

When do you want our response to your request?

Who is the heritage expert that you are working with and would they be available to have an informal meeting with us?

Kind regards

Heather and Duncan

On 4 Nov 2024, at 9:16 AM, Melissa Pearson <melissa.pearson@slrconsulting.com> wrote:

Hi Heather and Duncan,

My name is Melissa Pearson, I am a consultant planner engaged by the Far North District Council (FNDC) to be the reporting officer on the Heritage topic, the hearing for which is currently scheduled for May 2025. I'm working with a heritage expert on behalf of the FNDC to assess the requests for amendments to heritage provisions in the Proposed District Plan (PDP), including the Heritage Area overlays. From reading your submission I understand that you are particularly interested in the Heritage Area proposed to protect Te Waimate.

Part of being able to assess requests to amend Heritage Area overlay boundaries is understanding the spatial extent of such requests. Sometimes this is difficult for us to do when the requested changes are described in words, as opposed to being shown on a map. To ensure that we clearly understand the scope of your submission, we request further clarification as to the boundaries of the Te Waimate Heritage Area that you support, down to a land parcel specific level of detail. In particular, how far you consider the Te Waimate Heritage Area overlay needs to be extended to encompass the Mission House complex, Cooks Lane, Courthouse Lane, Whakataha Road and the additional flour mill site.

The best way to clarify the scope of your submission would be a marked-up map that showed the new overlay boundaries that you are seeking. This can be hand marked up (if that's the easiest option for you) and can be scanned (or photographed) and emailed to me, or dropped off to a Council service centre where they can scan and email to me on your behalf.

If you have any issues with clarifying this map (or any other questions), please let me know and we can try and find a method of getting this information to us that works for you. Any other questions, please feel free to email me or call me to discuss on 022 010 2850.

Kind regards,

Melissa Pearson

Principal Consultant - Planning

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Melissa Pearson

Principal Consultant - Planning

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If you have received this e-mail in error, please notify the author and delete this message immediately.

Melissa Pearson

From: Heather Adams <hfadams26@gmail.com>
Sent: Tuesday, 10 December 2024 8:43 am
To: Melissa Pearson
Subject: Submission Te Waimate
Attachments: Scanned Document 2024-12-03 at 2.42.54 PM.pdf

Morena Melissa,

Please find the information you requested on the scope of our submission and let us know if this is satisfactory.

The area included by the yellow line on the map, bounded by Court House Lane, Whakataha Road, part of the Waitangi River, part of Waimate North Road, and part of Te Ahu Ahu Road.

This includes, Cook's Lane (part of the New Zealand's first vehicular road down to the Waitangi River, the catchments of the Waipatukahu and Waihiore streams, important parts of the Mission farm, the first pioneering European type farm in New Zealand and associated vista, the first and second site of the water wheel driven flour mill and biscuit factory, ditch and wall fence, a marae, one urupa that we know of, another sacred small tapu grove of trees associated with the dead, surviving evidence of traditional Maori cultivation (kumera pits and terraced gardens and implements).

We have little doubt, there would be valuable new discoveries, if properly investigated, before even more is destroyed by short term commercial interests, that place no value on this community and its heritage.

Kind regards

Heather & Duncan

