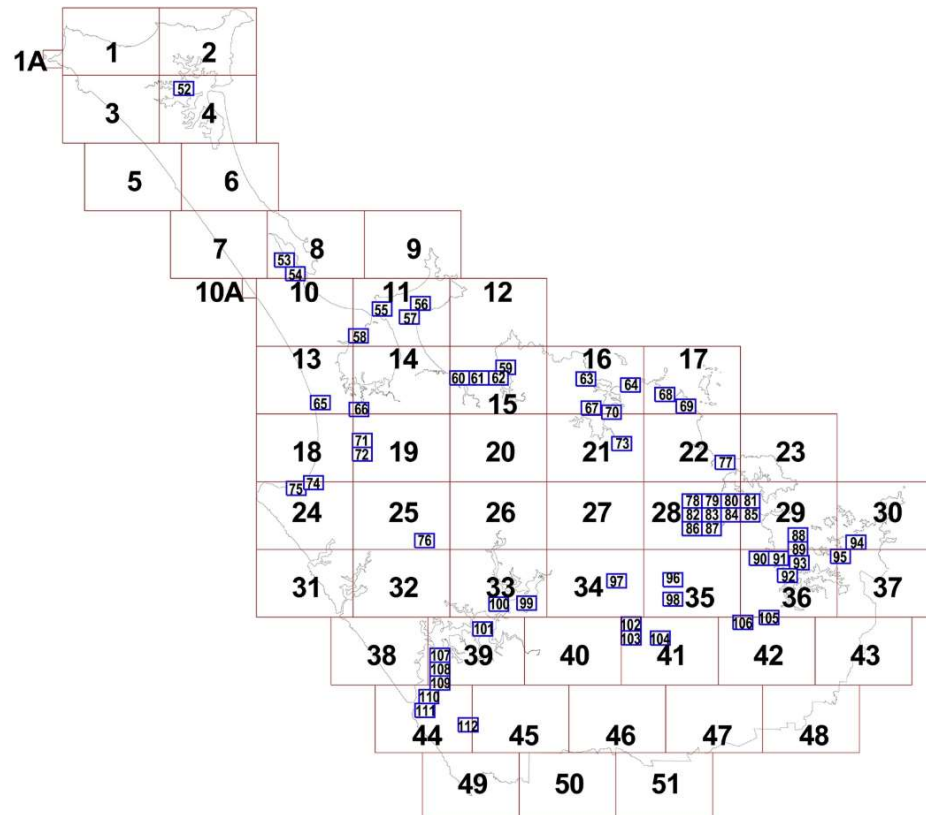


FAR NORTH DISTRICT PLAN REVIEW
HERITAGE AREA OVERLAYS: TECHNICAL REVIEW OF SUBMISSIONS
(TO SUPPORT SECTION 42A REPORT)
PREPARED FOR FAR NORTH DISTRICT COUNCIL
APRIL 2025



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APPENDIX 1: REVISED BOUNDARY ADJUSTMENTS - MAPS**APPENDIX 2: FAR NORTH DISTRICT PLAN HISTORIC HERITAGE PAINT COLOURS FOR HA-****APPENDIX 3: COMPARISON OF ACCIDENTAL DISCOVERY PROTOCOLS – HA OVERLAY AND EARTHWORKS****APPENDIX 4: OPERATIVE DISTRICT PLAN - WAIMATE NORTH ZONE - DEVELOPMENT BONUS FOR REFERENCE (SECTION 18.3.6.4.3)****APPENDIX 5: POTENTIAL ECONOMIC BENEFITS OF HERITAGE AREAS**

EXECUTIVE SUMMARY

The Far North District Council (the Council) has reviewed the 2009 District Plan and replaced it with a Proposed District Plan (PDP), which was notified in July 2022. Building on the work undertaken by Plan.Heritage Ltd prior to notification, the Council has commissioned Plan.Heritage Ltd to undertake a review of 'Heritage Area Overlays' as notified in the PDP, including the spatial extent of each overlay and the associated Heritage Area Overlay chapter to support responding to submissions. This *Heritage Area Overlays: Technical Review of Submissions* report has been prepared to inform the section 42A report on the Historic Heritage topic.

Specifically, this report covers:

1. A summary of the submissions and issues raised by submitters as they relate to the proposed Heritage Area Overlay chapter and associated spatial extent of the nine Heritage Area Overlays.
2. More detailed discussion on any information provided by submitters relating to Heritage Area Overlay provisions.
3. Recommendations for the Heritage Area Overlay chapter and spatial extent of the nine Heritage Area Overlays, acknowledging that further policy analysis, discussion with Council staff and pre-hearing engagement with some external stakeholders has been undertaken as part of the notification process.

The recommendations in this report build on the previous reports prepared by Plan.Heritage prior to notification of the PDP (which accompanied the section 32 report for Historic Heritage):

- *Historic Heritage: Stage One Background Research report*
- *Brown. J. and A. Brown., June 2020. Far North District Plan Review: Historic Heritage Stage Two. Rapid Assessment Reports. Plan Heritage Ltd Report Prepared for Far North District Council.*

The response from submitters is gratefully acknowledged and has been taken into consideration when making recommendations on the Heritage Area Overlays, particularly where submitters have expressed their own appreciation of values relating to Heritage Area Overlays, and how they consider the role in of Heritage Area Overlays in maintaining and regenerating local areas.

INTRODUCTION

Background

This *Heritage Area Overlay: Technical Report on Submissions* has been commissioned by the Council to support the section 42A officer's recommendations on both the spatial extent and provisions associated with Heritage Area Overlays (HA Overlays).

Plan.Heritage Ltd has undertaken a review of the proposed HA Overlay chapter as notified and associated submissions relating to these provisions. HA Overlays, combined with a schedule of Heritage Resources (SCHED2 of the PDP), are the primary mechanisms in the PDP to protect historic heritage and there are provisions relating to both in the HA Overlay chapter. The provisions in the HA Overlay chapter are supported by provisions in the Historic Heritage (HH) chapter that protect scheduled Heritage Resources where they are located outside of a HA Overlay. The intention is that the HH chapter provisions align with the HA Overlay chapter provisions, to ensure consistent protection of scheduled Heritage Resources across the PDP.

Purpose

The purpose of this *Heritage Area Overlays: Technical Review of Submissions* report is to review the submissions received on the HA Overlay chapter of the PDP and review any additional supporting information provided by submitters in relation to the HA Overlay chapter provisions and/or the spatial extent of the HA Overlays. The advice in this report is intended to support the section 42A officer make their recommendations on the HA Overlay chapter.

The scope of the report is primarily focused on the HA Overlay chapter, however consideration of the HH chapter and other sections of the PDP was necessary to ensure that provisions are consistently applied across the PDP. This report does not specifically consider Notable Trees or Sites and Areas of Significance to Māori.

Constraints to this technical report.

This report is related to the technical review of the HA Overlays in the PDP. It is constrained by the scope of the submissions on the HA Overlay and HH chapters, as well as the technical and spatial information provided by the submitters in terms of what can reasonably be addressed through submissions.

Acknowledgements

Plan.Heritage Ltd. wishes to acknowledge all submitters who have provided their submission and views on the changes to Heritage Areas provisions in the proposed FNDP. This is an essential part of the process.

Definitions for this report

Key definitions relating to the HA Overlay provisions are as follows:

HISTORIC HERITAGE

has the same meaning as in section 2 of the RMA (as set out below):

- a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
 - I. archaeological:
 - II. architectural:
 - III. cultural:
 - IV. historic:
 - V. scientific:
 - VI. technological; and
- b) includes—
 - I. historic sites, structures, places, and areas; and
 - II. archaeological sites; and
 - III. sites of significance to Māori, including wāhi tapu; and
 - IV. surroundings associated with the natural and physical resources.

SCHEDULED HERITAGE RESOURCE

means the historic buildings, sites, objects and places identified on the planning maps as a 'heritage item' and listed in Schedule 2 – Schedule of historic sites, buildings and objects.

SENSITIVE MATERIAL

(in relation to the Accidental Discovery Protocol HA-S3) Means:

Human remains and kōiwi;

An archaeological site;

Māori cultural artefact/taonga tuturu;

A protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).

TANGATA WHENUA

Has the same meaning as in section 2 of the RMA:

In relation to a particular area, means the iwi, or hapū, that holds mana whenua over that area.

EARTHWORKS

means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts

CULTIVATION

means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.

Other Definitions are included in the PDP section Part 1 – Interpretation – Definitions.

DISCUSSION

This section of the report provides a discussion on key issues raised by submitters on the HA Overlay chapter and the spatial extent of the HA Overlays. Conclusions and recommendations are then summarised in the recommendations section below.

Over 180 submissions were received in relation to the HA Overlays, with more than 600 submission points. These have been summarised and tabulated in this report. Summary responses to individual submission points are included in the tables, and the broader themes are also discussed further below.

Submissions fall into three broad categories, which are discussed in the following order:

- Submissions on plan structure, objectives and policies
- Submissions on rules and standards
- Submissions on spatial extents, and any supporting information (See Appendix 1 for revisions to recommended spatial extents)

The majority of submissions are of a lay nature and do not include additional expert evidence, though the local knowledge and oral histories included in some of the submissions provide some valuable contextual information. Any additional material supporting submissions that have been provided by submitters is appended to the *Heritage Area Overlay and Historic Heritage chapters* section 42A report prepared by Melissa Pearson and it has been considered as part of this technical review.

Plan Structure, Objectives and Policies

There have been several submissions relating to the proposed plan structure. For example, Heritage New Zealand (HNZPT) submit that the modular nature of the plan is appropriate regarding the protection of historical and cultural heritage¹. The National Planning Standards updated November 2019 (NPS) require that historic heritage is included under District-Wide Matters (NPS 2019: 7.15). This reflects its status as a matter of environmental importance identified in the RMA 1991. I consider that the plan structure is appropriate as notified but note that it is also quite reasonable to expect a chapter managing HA Overlays to be located in the same chapter section as the HH chapter, as demonstrated for example in the Auckland Unitary Plan Operative in Part (AUPOP).

SUBMISSIONS ON HERITAGE AREA OVERLAYS – OVERVIEW, OBJECTIVES AND POLICIES

The following table summarises submissions on the overview, objectives and policies of the HA Overlay chapter. My specific recommendations are provided in the comments column of the table in relation to the single objective and the policies, however I have some general comments on the overview, objective and policies below.

Overview

Several submissions have requested changes to the '*overview*' text of the HA Overlay chapter. In general, these recommendations relate to text that is non-statutory, but they further help to establish the context and reason for the HA Overlays, including additional references to historical events, such as the battle of Kororāreka in 1845. Such amendments to the overview text are generally supportable, subject to confirming the accuracy of information.

Objectives and policies

The HA Overlay chapter has one objective:

HA-O1

The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites and landform, are identified and protected.

Submissions from Heritage New Zealand Pouhere Taonga (HNZPT)² and Waka Kotahi³ in particular support the retention of HA-O1 as notified. Northland Federated farmers consider

¹ HNZPT Submission S409.001

² Submission Point # S409.002

³ Submission Point # S356.050

the proposed wording of HA-O1 is inconsistent with the RMAs Section 6(f) wording, implying a hierarchical protection of historic heritage values above other aspects of the plan. They seek amendments as follows⁴:

The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites, and landform, are identified, and protected from inappropriate subdivision, use, and development.

This amendment is consistent with the RMA section 6(f) and does not contradict the overlay policies which follow on. It helps to clarify what the resource is being protected from. The amendment is supported as proposed. A similar amendment is proposed by the submitter for the general historic heritage objective HH-O2. It would be appropriate for both objectives to be consistent in this regard.

Additionally, NFFNZ seek similar amendments to Treaty Settlement Land and area-specific policies (E.g. HA-P1).⁵ This does not generate any conflict with the HHA overlay Objective from a heritage management perspective.

HNZPT request that the objectives and policies for each of the existing heritage areas and special purpose zones in the ODP are rolled over. However, in my view, it is not necessary to have specific objectives for each HA Overlay sitting under the primary objective, especially given the broad nature of the proposed objective. I consider that HA Overlay specific policies are sufficient in this regard.

⁴ Submission Point # S421.098

⁵ Submission Point # S421.099

PDP HA OVERLAY OBJECTIVES AND POLICIES			Comment	
Section	Reference	Text	Recommendation	Submission Points Reference
Objectives	HA-O1	The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites and landform, are identified and protected.	The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites, and landform, are identified, and protected <u>from inappropriate subdivision, use, and development.</u>	S421.098 (Farmers)
Policies	HA-P1	To protect the unique heritage values of each Heritage Area overlay by: a. identifying and protecting the heritage buildings, objects and sites, and archaeological sites within the Heritage area overlay; b. maintaining the architectural and historical integrity of scheduled Heritage Resources; c. acknowledging the surrounds or setting of the Heritage area overlay which has an important relationship with the values of the Heritage Resources; d. providing for construction and alteration of buildings or structures when they contribute to the cultural values, character and heritage values of the Heritage area overlay; and e. providing for the demolition of non-heritage buildings or structures when they do not contribute to the cultural values, character and heritage values of the Heritage area overlay.	To protect the unique heritage values of each Heritage Area overlay by: a. identifying and protecting the heritage buildings, objects and sites, and archaeological sites within the Heritage area overlay; b. maintaining the architectural and historical integrity of scheduled Heritage Resources; c. acknowledging the surrounds or setting of the Heritage area overlay which has an important relationship with the values of the Heritage Resources; d. providing for <u>enabling construction of new buildings</u> and alteration of <u>existing</u> buildings or structures when they contribute to the cultural values, character and heritage values of the Heritage area overlay; and e. providing for <u>enabling</u> the demolition of non-heritage buildings or structures when they do not contribute to the cultural values, character and heritage values of the Heritage area overlay. In this context and in relation to submissions on other policies (e.g. Top Energy for several locations, Alec Jack S277.004 specifically with regard to Pouerua), and the consequential changes to rules, I consider that ‘enabling’ provides stronger direction than to “provide for’, and puts greater weight on activities which generate positive heritage outcomes	S356.051 (Waka Kotahi) S409.006 (HNZPT) Consequential – Alec Jack S277.004; Top Energy (multiple)
Policies for Kerikeri Heritage area overlay	HA-P2	To maintain the integrity of the Kerikeri Heritage area overlay and protect the heritage values by retaining the visual dominance and connection of the Kerikeri Mission Station buildings and Kororipo Pa through: a. the control of the scale, form, colour; and b. location of alterations and development of buildings or structures.	To maintain the integrity of the Kerikeri Heritage area overlay and protect the heritage values by retaining the visual dominance and connection of the Kerikeri Mission Station buildings and Kororipo Pa through <u>control of:</u> a. the control of the scale, form, <u>and</u> colour; b. <u>location of new development;</u> <u>and</u> , c. <u>any alterations of buildings or structures;</u> or words to this effect, if more consistent with other policies. This policy then links directly to the rules and standards. Note – I do not consider it necessary to include ‘provide for existing activities’ as the policy does not preclude these.	S159.045 (Waka Kotahi) S409.006 (HNZPT)
	HA-P3	To maintain visual connection to Kororipo Pā, the Stone Store and Kemp House by limiting built development and landscaping within Part B to protect viewshafts of Kororipo Pā.	No Specific changes proposed (HNZ seek to retain all HA policies) No challenge to this policy wording.	S409.006 (HNZPT)

PDP HA OVERLAY OBJECTIVES AND POLICIES			Comment	
Section	Reference	Text	Recommendation	Submission Points Reference
Policies for Kohukohu Heritage area overlay	HA-P4	To maintain the integrity of the Kohukohu Heritage area overlay and protect the heritage values by: <ul style="list-style-type: none"> a. retaining the compact and intact range of public, commercial and residential heritage buildings, generally dating between 1880 and 1910, which demonstrate the development of the town during the Kauri Timber industry boom; and b. ensuring subdivision complements the form of the early township and the surviving historical boundaries. 	No Specific changes proposed (HNZ seek to retain all HA policies)	S409.006 (HNZPT)
	HA-P5	To enable subdivision and land use that recognises and protects the historical significance of Kohukohu as a place of early settlement, trade and interaction between Māori and Pakeha on the Hokianga.	No Specific changes proposed (HNZ seek to retain all HA policies)	S409.006 (HNZPT)
Policies for Kororāreka Russell Heritage area overlay	HA-P6	To maintain the integrity of the Kororāreka Russell Heritage area overlay and protect the heritage values by: <ul style="list-style-type: none"> a. maintaining the architecture and integrity of the build form within Part A The Strand, recognising the use of veranda, roof forms and materials that reflect an earlier architectural style; b. maintaining Part A The Strand as predominately a pedestrian area; c. protecting the architecture and integrity of the build form within Part B Wellington Street, recognising the low key informal siting of buildings, bush backdrop and villa or bungalow style build form; d. recognising and protecting the foreground and informal area upon entry of the Village created by the open space of the Christ Church building and yard of Part C Christ Church; e. ensuring subdivision reflects the form of the early township and the surviving historical boundaries and street layout; f. protecting scheduled archaeological sites from damage or destruction, and retrieving archaeological information whenever unscheduled archaeological sites are discovered; g. acknowledging and protecting the landforms and setting of Russell Kororāreka which have an important relationship to the values of the heritage area; and h. protecting boundary treatments and landscape areas associated with Scheduled Heritage Resources. 	<p>John Riddell has requested changes, which are not contrary to the existing policies, but which make the notified policy more specific.</p> <p>I do not agree with the proposed insertion of the phrase 'lack of ornamentation' at point a). I do not consider this specific addition necessary, as there is variety in architectural styles across all periods.</p> <p>Riddell has requested the following insertion:</p> <p>i. recognising the importance of Part D, with its modest scale of development, in providing the heritage and village setting for the land entrance to Kororareka/Russell and for the backdrop to Part A The Strand, Part B Wellington Street, and Part C, Christchurch.</p> <p>This does not generate any conflict from a heritage perspective and I support the proposed inclusion.</p>	S409.006 (HNZPT) S431.055 (Riddell) S179.041 (RPS)
	HA-P7	To enable subdivision which recognises and protects the heritage values of the Sites and Areas of Significance to Māori, particularly the relationship of the Pā sites located on the headlands to the north and south of the historical Russell Kororāreka town centre.	No Specific changes proposed (HNZPT seek to retain all HA policies)	S409.006 (HNZPT)

PDP HA OVERLAY OBJECTIVES AND POLICIES			Comment	
Section	Reference	Text	Recommendation	Submission Points Reference
Policies for Mangōnui and Rangitoto Peninsula Heritage area overlay	HA-P8	<p>To maintain the integrity of the Mangōnui and Rangitoto Peninsula Heritage area overlay and protect the heritage values by:</p> <ul style="list-style-type: none"> a. retaining the compact and intact range of public, commercial and residential heritage buildings in Part A, reflective of a colonial period coastal settlement township; b. ensuring subdivision complements the form of the early township and the surviving historical boundaries and street layout; and c. protecting scheduled archaeological sites from damage or destruction and retrieving archaeological information whenever unscheduled archaeological sites are discovered. 	<p>No Specific changes proposed (HNZPT seek to retain all HA policies)</p> <p>Recommendation - modify text as follows to more closely meet the objective of the overlay and to respond to HA-P9. This changes also acknowledges alternative submissions on enabling subdivision and development elsewhere e.g. Pouerua.</p> <p>To maintain the integrity of the Mangōnui and Rangitoto Peninsula Heritage area overlay and protect the heritage values by:</p> <ul style="list-style-type: none"> d. retaining the compact and intact range of public, commercial and residential heritage buildings in Part A, reflective of a colonial period coastal settlement township; e. ensuring enabling subdivision that complements the form of the early township and the surviving historical boundaries and street layout; and f. protecting scheduled archaeological sites from damage or destruction and retrieving archaeological information whenever unscheduled archaeological sites are discovered. 	<p>S409.006 (HNZPT)</p> <p>S13.002 (J Connor - support)</p> <p>S14.002 (H Connor - support)</p>
	HA-P9	<p>To enable subdivision and land use in Part B which recognises and protects the heritage values, strong connection and context of the Rangikapiti and Rangitoto Point pa sites guarding the Mangōnui harbour mouth.</p>	<p>The submission by several parties is to delete policy HA-P9, relating to Mangōnui and Rangitoto Peninsula Heritage Area Part B</p> <p>I do not agree with deletion based on lack of evidence to demonstrate why the area does not contribute to the heritage overlay.</p> <p>Conversely, NZHPT have provided additional evidence to support retention of the overlay in this location. This supports the initial assessment undertaken prior to notification of the PDP.</p> <p>I do not agree that the following submission request is required for protection of heritage values: <i>Insert policies and rules to the plan to introduce Tradable Development Rights to compensate landowners for land uses and activities which the Heritage Area rules affect within the area.</i></p> <p>However, the enabling function of the policy should be clearly translated down to the rules, so that complementary development is encouraged and a pathway to this is made easier by the plan. In the absence of economic incentives, clear pathways to encourage complementary development are appropriate and support the outcome sought by the PDP.</p>	<p>S409.006 (HNZPT Support)</p> <p>S257.013 (Te Hiku oppose)</p> <p>S358.013 (Frieling L appose)</p> <p>S357.013 (Frieling S oppose)</p> <p>S472.013 (M Foy oppose)</p>

PDP HA OVERLAY OBJECTIVES AND POLICIES			Comment	
Section	Reference	Text	Recommendation	Submission Points Reference
Policies for Paihia Heritage area overlay	HA-P10	To maintain the integrity of the Paihia Heritage area overlay and protect the heritage values by recognising and providing for: <ul style="list-style-type: none"> a. Paihia's context value as an integral component of a network of Heritage Resources contained within the Bay of Islands, including the Waitangi Treaty Grounds and the Russell Township; b. the topography, foreshore and scenic reserves located on higher ground and on headlands at either end of Paihia Beach which contribute to the heritage landscape; and c. the contribution of the non-contiguous relationship of Heritage Resources throughout the Heritage area overlay to its overall historic value. 	This proposed wording signifies an understanding that these aspects of the Paihia Heritage Area are what drives its heritage significance. It supports identification of 'non-contiguous' elements such as the Waitangi Islands and near Horotutu Creek	S409.006 (HNZPT)
	HA-P11	To recognise and provide for the protection of potential archaeological sites and Sites and Areas of Significance to Māori along the foreshore, within scenic reserves and near Horotutu Creek through the use of accidental discovery protocols.	I support the adoption of archaeological discovery protocols, but I recommend these are established as a standard across all Heritage Areas	S409.006 (HNZPT)
Policies for Pouerua Heritage area overlay	HA-P12	To maintain the integrity of the Pouerua Heritage area overlay and protect the heritage values by: <ul style="list-style-type: none"> a. recognising that Pouerua sits within a rural farming landscape with numerous Māori stone field systems, and historical drywall boundaries which reflect early rural subdivisions; and b. protecting the Sites and Areas of Significance to Māori, the pa sites and other landscape features which share a strong contextual and visual connection with the central Pouerua Pa. 	<p>A Jack notes that his family have constructed many walls, and that not enough is known about walls reflecting 'early subdivision' to justify blanket protection. He seeks the following amendment to HA-P12 as follows:</p> <p>'To maintain the integrity of the Pouerua Heritage area overlay and protect the heritage values by: recognising that Pouerua sits within a rural farming landscape with numerous Māori stone field systems, and historical drywall boundaries which reflect early rural subdivisions;'</p> <p>The spatial component of the submission is discussed further below in the mapping section. I do not support the deletion of 'historical dry-wall boundaries' because these are also an important part of the historical landscape which provides context to the scheduled buildings and structures.</p>	S409.006 (HNZPT) S159.046 (Hort NZ support in part) S277.005 (A Jack Oppose)

PDP HA OVERLAY OBJECTIVES AND POLICIES			Comment	
Section	Reference	Text	Recommendation	Submission Points Reference
	HA-P13	To enable subdivision and land use which recognises and protects the cultural and heritage values of Pouerua, and the strong connection and context of Pouerua scoria cone, Ohaewai volcanic field and Ngahuha scoria cone.	<p>Horticulture NZ seek following amendment: To enable <u>farming</u> (inferred), subdivision and land use which recognises and protects the cultural and heritage values of Pouerua, and their strong connections and context of Pouerua scoria cone, Ohaewai volcanic field and Ngahuha scoria cone <u>from inappropriate subdivision, use, and development.</u></p> <p>Mr Jack seeks the following: Amend HA-P13 to clarify that it also enables subdivisions and land use that make no difference to the cultural and heritage values of the area.</p> <p>I agree that the policy should enable land use where this is sympathetic to, and does not adversely affect, heritage values. The policy should encourage ‘appropriate development’ rather than preclude it. The recommended addition ‘from inappropriate subdivision..’ is reinforces that notion and is consistent with RMA s6(f)</p> <p>Ngati Rangi support in part but seek the policy to be amended so that Ngati Rangi is included as Tangata whenua in regards to Pouerua and is consulted and engaged with any activities, overlays, data, and information.</p> <p>From a historical heritage perspective, identifying communication paths with the relevant iwi and hapu is a positive approach to the long-term management of cultural heritage within a locality. This might be done within a policy statement, like the approach taken in the Queenstown Lakes District Plan⁶, or through a spatial identification of rohe, such as with the Auckland Unitary Plan model. Any sensitivities around naming of particular groups holding authority in an area may need to be addressed and agreed by respective parties before such submissions might be adopted in a plan, to avoid any perceived bias in the provision of heritage protection. For example, the Hamilton plan notes:</p> <p><i>An important concern for tangata whenua is the need to protect sites from accidental or intentional interference. The District Plan will record and protect only those sites which iwi are comfortable to make known. The location of other sites is known only to Waikato iwi and local hapu. The policies also recognise the importance of these sites to Maaori.</i> (Hamilton City Operative District Plan 19.2.4 Archaeological and Cultural Heritage.</p> <p>I note that the Tanagata Whenua section of the PDP identifies several iwi in the Northland area, and additionally, this consultation process can be provided for by reference to Policy TW-P6, which provides for consultation as per this request.</p>	<p>S409.006 (HNZPT support)</p> <p>S421.100 (Northland FF Support in part)</p> <p>S277.004 (A Jack Support in part)</p> <p>S304.007 (Ngati Rangi ki Ngawha Hapu Support in part)</p>

⁶ Queenstown Lakes Proposed District Plan 26.3.3.2 *Ensure that in making decisions on development proposals, the effects on tangible and non-tangible values of sites of significance to Maori, are informed by those mandated to do so.*

PDP HA OVERLAY OBJECTIVES AND POLICIES			Comment	
Section	Reference	Text	Recommendation	Submission Points Reference
Policies for Rangihoua Heritage area overlay	HA-P14	The archaic value of the landforms and objects of historic significance at Rangihoua, and their context is retained by limiting the location, type, scale and nature of buildings or structures, including any additions or alterations.	No specific comments identified. No change recommended.	S409.036 (HNZPT Support)
	HA-P15	The significant land features Rangihoua Pā , Te Pahi's Entrepot, Oihi and Te Puna and their connections are protected by the control of scale, form, colour and location of buildings or structures , including additions or alterations.	No specific comments identified. No change recommended.	S409.036 (HNZPT Support)
Policy for Te Waimate Heritage area overlay	HA-P16	<p>To maintain the integrity of the Te Waimate Heritage area overlay and protect the heritage values by:</p> <ol style="list-style-type: none"> recognising that the area is part of an early attempt to create an English-style landscape in New Zealand and spread European agricultural methods; avoiding adverse effects on the heritage values of the Te Waimate Mission house, which is the second oldest standing building in New Zealand, having been built in 1832; and recognising that the area is part of an extensive historic landscape, which includes buried archaeological deposits, Okuratope Pā, other standing structures and natural features and the oldest road in the country, identified as the Te Waimate North Road, from Kerikeri. 	<p>Hort New Zealand support in part but seek an additional amendment to the policy as follows:</p> <p><u>d) providing for existing activities in the overlay area</u></p> <p>The proposed policy is also supported by the Ross family, although they are concerned with the effect of horticultural activities on the visual amenity of the landscape. The Ross family seek stronger provisions to protect the historical pastoral landscape.</p> <p>In my opinion, the existing policy wording only clearly engages 'avoidance of adverse effects' to the Te Waimate Mission House, and not to a broader landscape. This policy could be modified as follows:</p> <p>To maintain the integrity of the Te Waimate Heritage area overlay, <u>avoid adverse effects from inappropriate subdivision, use</u> and protect the heritage values by:</p> <ol style="list-style-type: none"> recognising that the area is part of an early attempt to create an English-style landscape in New Zealand and spread European agricultural methods; avoiding adverse effects on the heritage values of the Te Waimate Mission house, which is the second oldest standing building in New Zealand, having been built in 1832; and , recognising that the area is part of an extensive historic landscape, which includes buried archaeological deposits, Okuratope Pā, other standing structures and natural features and the oldest road in the country, identified as the Te Waimate North Road, from Kerikeri. <u>Enable rural activities where these are complementary to the identified values of the heritage overlay as described in the statement of significance</u> 	<p>S409.006 (HNZPT Support)</p> <p>S159.047 (Hort NZ Support in part)</p>

SUBMISSIONS ON HERITAGE AREA OVERLAYS - RULES

General comments

Many submitters were concerned with both the structure and content of rules relating to HA Overlays.

In terms of content, requests included ensuring that rules relating to ODP zones were incorporated into the HA Overlay chapter for specific areas, e.g. the activity status for development in the former Kerikeri visual buffer, and the Russell Township zone. For Pouerua and Te Waimate, in particular there were submissions around the status of farming activities, particularly relating to the conversion of pastoral agriculture areas into horticulture. Northern Federated Farmers were concerned for example that the overviews for the Pouerua and Rangihoua HA Overlays did not acknowledge the relevance of modern farming activities as a continuation of a previous agricultural legacy and noted that existing activities should not be penalised by overly constraining rules⁷. I agree that it is appropriate that the HA Overlay provisions acknowledge historical activities like farming, as these have resulted in the development of the current historic rural landscape.

However, HA Overlays have been carefully identified based on evidence of historical activities, boundaries identified by mapping and other evidence, and through site visits to publicly accessible areas. HA Overlays typically contain higher concentrations of historically recorded sites, including archaeological sites and sites of cultural significance. Such sites may be vulnerable to more intensive rural activities, conversion to horticulture, subdivision and development for new housing areas, or forestry.

HA Overlay provisions are not intended to constrain or prohibit such existing activities generally, but to provide a process to ensure the potential risk to historical and cultural sites is reduced, through supporting appropriate subdivision, use and development.

In terms of structure, I agree generally that there is the potential to simplify rules so that they are more consistent, both within the HA Overlay chapter and with the HH chapter. I consider that the approach recommended in the section 42A report still manages higher levels of risk to heritage values but provides a clearer, more certain set of provisions for landowners. Where it can be evidentially demonstrated that significant adverse effects are avoided, and other adverse effects are avoided, remedied or mitigated, the rules should ideally be enabling and provide pathways which are not onerous from a compliance perspective. This reflects a balanced approach to conservation within HA Overlays.

One area where I consider that the HA Overlay rules can both be simplified and more targeted to the potential risk to heritage is earthworks. On my recommendation, the section 42A report recommends using a permitted depth of excavation for earthworks that is consistent across all HA Overlays, rather than a permitted volume or area that changes depending on the HA Overlay. This is because one of the key risks to heritage values resulting from development (including farming or forestry activities) it is often related to the depth of earthworks (and

⁷ Northland Federated Farmers. S421.096

associated risks to archaeological sites) rather than the area of earthworks. Pastoral sheep farming for example has generally less effect on buried archaeological sites and is often promoted as a sustainable way to manage vegetation on historical sites⁸. Grazing of grassland with sheep or similar often also helps to limit damaging vegetation growth and provides more visibility for historical sites. Deep ploughing for crop planting, or excavation of tree pits for forestry and horticulture, may have a greater effect, where activities modify the soil more deeply. However, if these activities have occurred in the past, the damage has already potentially occurred, and new activities limited to the same depth are unlikely to generate more significant damage.

A key factor here is that earthworks as defined in the PDP specially excludes classes of soil disturbance relating to gardening and cultivation, the latter is further defined as including any alteration of land for sowing, growing and planting of crops and pasture. This, along with a permitted depth standard and discovery protocol standard, means that any areas of existing cultivation and pasture are unlikely to be significantly constrained by controls on these activities. This is in my view proportionate to the inherent risk of such activities, as the greater risk of impacting buried features occurs when a change of use occurs.

Other rules, such as controlling the finish of buildings (be it paint colours or natural materials), are intended to manage potential adverse effects on HA Overlays through essentially controlling the visual experience of the HA Overlay, such that its core visual characteristics are maintained, and so that the relationship between heritage sites is maintained. Other rules controlling new buildings or structures, or additions and alterations to buildings and structures are either targeted towards sites that contain a scheduled Heritage Resource, or are targeted towards how the street elevation façade of a building is viewed from a public street (as a more refined and less onerous approach to the notified rule controlling all buildings and structures that can be viewed from a public place).

Furthermore, it is recommended that an advice note be included – to note that the Building Act requires local authorities to alert HNZPT if a building consent application is made for any place that is on the National List / Rārangī Kōrero, as follows (Building Act 2004. Section 39):

39 Territorial authority must advise Heritage New Zealand Pouhere Taonga in certain circumstances

(1) This section applies if—

(a) an application for a project information memorandum, or for a building consent, affects a historic place, historic area, wāhi tapu, or wāhi tapu area that has been entered on the New Zealand Heritage List/Rārangī Kōrero; and

(b) the territorial authority has not previously advised Heritage New Zealand Pouhere Taonga about the building work to which that application relates.

⁸ E.g., Jones K 2007. Caring for archaeological sites: Practical guidelines for protecting and managing archaeological sites in New Zealand. Department of Conservation

(2) The territorial authority must advise Heritage New Zealand Pouhere Taonga within 5 days after receiving the application.

No statutory control is conferred to NZPT through this advice note. The purpose of this rule in the Building Act (2004) is to provide an opportunity for an application to be connected with HNZPT, via the relevant territorial authority, and to receive (free) advice, should they need it.

A suitable location might be in the preamble to the rules, or explanation.

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
All zone Heritage Area overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	HA-R1 Maintenance and repair of buildings or structures	Activity status: Permitted Where: PER-1 The building or structure is a scheduled Heritage Resource and: <ol style="list-style-type: none"> the building or structure is not added to or altered; the existing external visual appearance of the building or structure is not changed; and if the building or structure is not repainted in its existing colour scheme, it must comply with standard HA-S2 Heritage Colours. PER-2 If the building or structure is located within the Kororāreka Russell Heritage Overlay and is not repainted in its existing colour scheme, it must comply with standard HA-S2 Heritage Colours . Note: this rule applies to maintenance or repair works, if the works do not meet the definition of maintenance or repair then refer to the other relevant rules for additions and alterations.	Activity status where compliance not achieved with PER-1 or PER-2: Restricted discretionary Matters of discretion are restricted to: a. the necessity of the work to maintain or repair the building or structure; b. whether any proposed change to the building or structure will adversely affect the heritage values of the Heritage area overlay; c. whether the proposed change will adversely affect the heritage values of any nearby Scheduled Heritage Resource; d. whether there is a practicable reason why the building or structure needs to be altered or have its appearance changed; e. any assessments or advice from a suitably qualified and experienced heritage or cultural expert; f. the colour of all exterior surfaces and their appropriateness within the Heritage area overlay; and g. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.	A Jack opposes the rule and seeks an amendment so that there is no restriction on maintenance and repair of built heritage structures that have no heritage value. I consider that maintenance and repair of any structure, including Heritage structures, is permitted by the rule, subject to standards. This is intended to encourage 'like-for-like' repair and is a common approach across District Plans including AUPOP, QLDC, Hamilton, Christchurch I support maintenance and repair being a permitted activity, subject to standards. HNZPT note an inconsistency in the application of rules relating to application of paint colours. I agreed this should be consistent across all HA Overlays. I consider that listing a sequence of paint serial numbers does not aid the plan user. It is better to provide visual representation and so I propose an appendix itemising two commonly available 'Heritage' paint ranges, which have been established through research and conservation work. I recommend these colours, or any matching colour (from a different brand), be permitted. This recommendation removes Per 2 and addresses the submission from Mr Riddell Foodstuffs seek retention of RD status for HA-R1. I presume this is in relation to non-compliance with standards and I agree that RD status is appropriate as it focuses assessment on the key criteria which consider effects. HNZPT have sought blanket protection for all stone walls in the district within a HA Overlay, so that repair and maintenance is a permitted activity where it is undertaken by hand and using traditional techniques. Additionally, only a 6m length of any wall may be removed as a permitted activity (for example, to provide for new gateways). In practice, I consider this would be potentially problematic to enforce, given that many stone walls are on private land and not all walls have historic connections. I also note that a permitted length of 6m may account for considerable portions of shorter wall sections. The rationale for this rule, according to HNZPT, is that it has been adopted in the Whangarei District Plan, and this sets a planning precedent. In this case, should a blanket rule be applied, I would prefer a percentage approach whereby 30% of a wall may be permitted to be altered. In practice, walls serve a functional purpose, and I consider that a standard maintenance and repair clause for permitted activities (i.e. like for like) would address most scenarios. I would support the future identification and scheduling of historical stone walls as part of a future plan change process, and a similar approach has occurred in Auckland for example.	(A Jack) S277.008 (HNZPT) S570.001 (HNZPT) S409.031 (J Ridell) S431.056 (Foodstuffs North Island Limited) S363.013
All zones Heritage Area overlays: Kerikeri — Part B Kororāreka	HA-R2 Additions or alterations to	Activity status: Permitted Where: PER-1 The building or structure is not a	Activity status where compliance not achieved with PER-2 or PER-3: Restricted discretionary	Broadly there were three categories of submissions regarding this rule – <ul style="list-style-type: none"> Submitters seeking the rule be modified to be less onerous 	(Bayswater Inn Ltd) S29.001 (A Jack) S277.009

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
Russell — Part D Mangōnui and Rangitoto Peninsula — Part B Paihia — Part B Puerua Rangihoua	existing buildings or structures	<p>scheduled Heritage Resource. PER-2</p> <p>If the addition or alteration is external it is not located within a site containing a scheduled Heritage Resource. PER-3</p> <p>The addition or alteration to the building or structure complies with standards: HA-S1 Setback from a scheduled Heritage Resource; and HA-S2 Heritage Colours Standard HA-S2 does not apply if the additions or alterations is painted to match the existing colour scheme of the building or structure.</p>	<p>Matters of discretion are restricted to:</p> <p>a. the necessity of the addition or alteration;</p> <p>b. whether any proposed change to the building or structure will adversely affect the heritage values of the Heritage overlay;</p> <p>c. whether the proposed change will adversely affect the heritage values of any nearby scheduled Heritage Resource;</p> <p>d. whether there is a practicable reason why the building or structure needs to be altered or have its appearance changed;</p> <p>e. any assessments or advice from a suitably qualified and experienced heritage or cultural expert;</p> <p>f. the colour of all exterior surfaces and their appropriateness within the Heritage overlay;</p> <p>g. any landscaping or fencing to maintain heritage boundary treatments and curtilage; h. the location and relationship of the building or structure in relation to adjoining sites and the road; and i. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.</p>	<ul style="list-style-type: none"> Submitters seeking deletion of the rule as it relates to the Mangonui HA Overlay Part B Modifications to Paint Colour Standards <p>Bayswater Inn submission: <i>Amend HA-R2 as it applies to 40 Marsden Road, Paihia. It should not apply as the rule is unworkable given the size and shape of the property.</i></p> <p>By unworkable – I consider that the submitter means a ‘permitted’ status cannot be achieved, due to the proximity of the site adjacent to the church.</p> <p>A Jack – <i>Amend rule HA-R2 so that there is no restriction on additions and alterations to existing buildings or structures that have no heritage value.</i></p> <p>Foodstuffs North Island Limited seek that currently the discretionary activity for alterations in the Strand Precinct is too onerous. They seek: <i>Amend Rule HA-R2 Additions or alterations to existing buildings or structures, to provide for the default activity status as a restricted discretionary, within the Kororareka Russell Heritage Area overlay.</i> and <i>Delete PER-6 from Rule HA-R2</i></p> <p>The purpose of HA-R2 is to control development generally in HA Overlays so that it does not detract from the collective heritage values of the place. Individual sites may be within a HA Overlay, and generally I consider it necessary to apply rules evenly to any site (or portion thereof) within a HA Overlay. However, where changes do not result in adverse effects (including changes to non-heritage buildings), they should be clearly enabled by the rules e.g. additions and alterations to a building that comply with HA-S2 and are on a site that does not contain a scheduled Heritage Resource. I support the activity status of HA-R2 as RD.</p> <p>I consider that the wording ‘visible from any public place’ as used in PER 6 is broad and difficult to implement, when a focus of the experience is more likely to be at the street level. ‘Any public place’ might mean anywhere publicly accessible and where the site is visible from. In some cases, a site may be visible from a long distance, including from a public place outside of the HA Overlay, at which point potential adverse effects are more related to use of colour, as opposed to a particular building form. It is therefore recommended that this rule is modified to provide a more specific visual catchment that controls development facing the streetscape, being the area most visible from the public realm.</p> <p>Te Hiku Community Board (And associated submissions Leah Frieling; Sean Frieling, Michael Foy) - <i>Amend rule HA-R2 by deleting reference to Mangōnui and Rangitoto Peninsula Heritage Area Part B</i></p>	<p>Foodstuffs North Island Limited S363.038</p> <p>Northland Federated Farmers of New Zealand S421.101 (Te Hiku Community Board) S257.014</p> <p>Leah Frieling S358.014</p> <p>Sean Frieling S357.014</p> <p>Michael Foy S472.014</p> <p>Heritage New Zealand Pouhere Taonga S570.002</p> <p>John Andrew Riddell S431.057</p> <p>David Truscott S476.003</p>

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
				<p>I do not support the removal of the Mangonui Rangitoto Peninsula HA Overlay Part B, though I am supportive of modifications to the rule so that it applies more specifically to those areas where clusters of buildings in the HAs are controlled to maintain the essential streetscape characteristics of an area. This may address the concerns of these submitters, where it is proposed to focus the rules primarily on managing broader landscape effects (Colour and archaeological potential) for Part B areas, with more focused control on Part A areas (Townships, generally).</p> <p>HNZPT (And similar submission J Riddell)- <i>Amend HA-R2 to improve consistency and clarity of the application of HA-S2 across heritage areas.</i> Ridell seeks</p> <p>D Truscott seeks rule to be deleted as inferred <i>Delete Heritage PER-2 (rule HA-R2 inferred) and HA-S2 standards. Policy should promote colour as a character forming townscape element to created a lively, attractive environment. This generates tourism that benefits the local economy.</i></p> <p>I have recommended that paint colour control is consistent for all HA Overlays. I have also recommended visual representation of the paint colour options via reference to commonly accessible heritage paint ranges in a PDP appendix to support landowners understand the full range of paint colour options available as a permitted activity.</p>	
	HA-R2		Activity status where compliance not achieved with PER-1: Discretionary		
All zones Heritage Area overlays: Kerikeri – Part A Kohukohu Kororāreka Russell – Part A – The Strand, Part B – Wellington Street and Part C – Christ Church Mangōnui and Rangitoto Peninsula – Part A Paihia – Part A Rangihoua	HA-R2	<p>PER-4 The building or structure is not a scheduled Heritage Resource.</p> <p>PER-5 If the addition or alteration is external it is not located within a site containing a scheduled Heritage Resource.</p> <p>PER-6 The addition or alteration is not visible from any public place.</p> <p>PER-7 The addition or alteration to the building or structure complies with standards: HA-S1 Setback from a scheduled Heritage Resource; and HA-S2 Heritage Colours.</p>	Activity status where compliance not achieved with PER-4, PER-5, PER-6 or PER-7: Discretionary	<p>I recommend that the permitted standards for Per 4, Per 5, Per 6 and Per 7 are revised and simplified to address a range of submitters concerns as noted above. I consider a more refined and targeted control would be to focus on additions or alterations that are visible from the street, as follows:</p> <p><i>PER-4</i></p> <p><i>The addition or alteration is not located in the part of the site between the street boundary and the front elevation of the principal building on the site in the following Heritage Area overlays:</i></p> <ol style="list-style-type: none"> <i>Kerikeri – Part A</i> <i>Kohukohu</i> <i>Kororāreka Russell – Part A – The Strand, Part B – Wellington Street and Part C – Christ Church</i> <i>Mangōnui and Rangitoto Peninsula – Part A</i> <i>Paihia – Part A</i> <i>Rawene – Part A</i> <p>It may also be helpful to include a further metric whereby the control measure extends to the rear of building a depth of 4m from the front elevation. This would typically allow for control of any addition within visual catchment of a site and allow for maintaining the clarity of a building’s primary elevation.</p>	

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
Rāwene – Part A Te Waimate		Standard HA-S2 does not apply if the additions or alterations is painted to match the existing colour scheme of the building or structure .			
All zones Heritage Area overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	HA-R3 Strengthening or fire protection of scheduled Heritage Resource	Activity status: Permitted Where: PER-1 The strengthening or fire protection elements are not externally visible.	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: a) methodologies used to protect and maintain heritage values, including integration with other scheduled Heritage Resources on the site or surrounding area; b) the necessity of the work to achieve seismic resilience, fire protection and ongoing use; c) any assessments or advice from a suitably qualified and experienced heritage or cultural expert; and d) any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.	One submission from the Fire and Emergency Services is supportive. However, I note that the rule is quite broad in the use of the term ‘strengthen’, and that this needs to be tied to both the assessment criteria (and the policies in the HH chapter) which are concerned with controlling <i>seismic</i> or <i>earthquake</i> strengthening. Clarifying what is meant by ‘strengthening’ makes the rule easier to interpret but is also clearer on the scope of the permitted pathway, as strengthening work in general still carries the risk of damaging important historical fabric – whether internal or external. In the case, of work for seismic strengthening and fire protection, however, there is a clear benefit to be gained, which offsets potential adverse effects. I also recommend that the permitted status does not apply to scheduled Heritage Resources where there is any internal control (as set out in SCHED2), although I understand there may not be scope to achieve this.	Fire and Emergency New Zealand S512.025
All zones Heritage Area overlays: Kerikeri – Part B Mangōnui and Rangitoto Peninsula – Part B Paihia – Part B Pouerua	HA-R4 New buildings or structures	Activity status: Permitted Where: PER-1 The new building or structure is not located within a site containing a scheduled Heritage Resource . PER-2 The building or structure complies with standard HA-S1 Setback from a scheduled Heritage Resource .	Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary Matters of discretion are restricted to: a. whether the proposed building or structure will adversely affect the heritage values of the Heritage Area overlay; b. whether the proposed building, structure will adversely affect the	I have addressed the submissions from Te Hiku Community Board (And associated submissions Leah Frieling; Sean Frieling, Michael Foy) in response to HA-R2 above and I do not recommend any changes to HA-R4 - <i>Amend rule HA-R2 by deleting reference to Mangōnui and Rangitoto Peninsula Heritage Area Part B</i> Mr Riddell Seeks amendments to HA-R4 as part of a restructure involving HA-R8, including amending the rules that apply to Kerikeri HA Overlay Part B and inserting a reference to Kororāreka Russell Part D in permitted activity rule HA-R4 with associated permitted standards. I have recommended changes to the permitted activity rules as they apply to new buildings or structures across all HA Overlays, which involves restructuring both HA-R4 and HA-R8. In general, there is a distinct provision between a ‘part A’ which focuses more closely on ‘core’ controls and ‘part B’ on ‘periphery’. The exception to this is the	Te Hiku Community Board S257.015 Leah Frieling S358.015 Sean Frieling S357.015 Michael Foy S472.015 John Andrew Riddell S431.058 S431.060 Bayswater Inn Ltd S29.002

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
Rāwene Part B			<p>heritage values of any nearby scheduled Heritage Resource;</p> <p>c. whether there is a practicable reason why the building, structure needs to be located within the Heritage Area overlay;</p> <p>d. any assessments or advice from a suitably qualified and experienced heritage or cultural expert;</p> <p>e. the colour of all exterior surfaces and their appropriateness within the Heritage Area overlay;</p> <p>f. any landscaping or fencing to maintain heritage boundary treatments and curtilage;</p> <p>g. the location and relationship of the building or structure in relation to adjoining sites and the road; and</p> <p>h. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.</p>	<p>way in which Kororāreka Russell has been designated 'A', 'B', 'C', 'D'. In our original report I recommended that these four parts be combined into one overlay and that takes the form of 'Part A'. This is then more closely attuned to the Special Township Zone for Russell, in my opinion. However, the restructure of HA-R4 and HA-R8, as recommended in the section 42A report, appropriately maintains the separation between the 'Part A' type overlays and the 'Part B' type overlays, providing a permitted pathway for new buildings and structures in the latter and a restricted discretionary pathway for new buildings and structures in the former.</p> <p>Two submissions from Bayswater Inn and Alec Jack request the same relief as per Rule HA-R2. The response in this case is the same.</p> <p>In response to submissions concerning the development of new horticultural structures (See spatial submissions relating to HA Overlays such as Te Waimate), a specific rule is suggested in the section 42A report, which provides for these structures to be permitted, provided they are screened by landscaping and planting. This will assist in mitigating any potential visual impact from these structures:</p> <p><i>PER-1</i> Any artificial crop protection structure or crop support structure must be screened along any site boundary adjoining a public road by landscaping or planting.</p>	Alec Jack S277.010
All zones Heritage Area overlays: Kerikeri – Part B Mangōnui and Rangitoto Peninsula – Part B Paihia – Part B Pouerua	HA-R5 Earthworks	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The earthworks:</p> <p>comply with the relevant permitted activity rules within the Earthworks chapter; and are not within 20m of a scheduled Heritage Resource.</p>	<p>Activity status where compliance with PER-1 is not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. whether the proposed earthworks will adversely affect the heritage values of the Heritage Area overlay;</p> <p>b. whether the proposed earthworks will adversely affect the heritage</p>	<p>HNZPT consider that HA-R5 is problematic where there is an archaeological site within a HA Overlay. HA-R5 permitted conditions Per-1, PER-2 and PER-3 set 2m³, 5m² and 200m³ thresholds, depending on which HA Overlay is affected. However, it is acknowledged that even small excavations can have large impacts on archaeology. Some, but not all, of the permitted earthworks rules rely upon Standard HA-S3 Accidental Discovery Protocol.</p> <p>In general, from my practical experience as a consenting officer dealing with heritage and archaeological matters, calculating volume or area is not always the most helpful when determining potential impact on archaeological sites. In the case of subsurface archaeological sites, volume and extent are, ironically, often not determinable without excavation. I agree with the sentiment expressed by HNZPT.</p> <p>Often more important is the depth to which works will be carried out across a site. As earthworks are controlled in terms of volume and scale in the earthworks section of the</p>	<p>Russell Protection Society (INC) S179.109</p> <p>Alec Jack S277.011</p> <p>Te Hiku Community Board S257.016</p> <p>Leah Frieling S358.016</p> <p>Sean Frieling S357.016</p>

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
Rāwene - Part B Te Waimate Kororāreka Russell - Part D			values of any nearby scheduled Heritage Resource; c. any adverse effects on any archaeological site ; d. any assessments or advice from a suitably qualified and experienced heritage or cultural expert; e. any methods of site rehabilitation; f. whether or not EW-S3 Accidental Discovery Protocol has been met; and g. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua .	<p>plan, it is more important to consider a consistent control on overall depth of excavation, acknowledging that a change of use often generates more risk than an existing use, especially where that use has been long-established.</p> <p>Spatially, the HA Overlays have in part been established due to the presence of recorded archaeological sites, and therefore there is an express recognition that, in these locations, there may be more potential to impact on subsurface archaeological features.</p> <p>I therefore recommend that the HA Overlay earthworks rule is modified to manage depth as a permitted activity rather than use area or volume controls. In this instance, a depth of 500mm is suggested, as this accounts for turf cutting and topsoil, which is often already highly disturbed, in any case. Additionally, an explicit reference to HA-S3, being the accidental discovery protocol, provides for unexpected discoveries.</p> <p>Russell Protection Society (INC) S179.109 Query the permitted 200m³ for parts of the heritage overlay as being too generous and seek amendment to this trigger, which I support in part (insofar as I recommend deleting volume triggers and replacing them with a depth trigger).</p> <p>As per the above rule R2 - Te Hiku Community Board (And associated submissions Leah Frieling; Sean Frieling, Michael Foy) - <i>Amend rule HA-R2 by deleting reference to Mangōnui and Rangitoto Peninsula Heritage Area Part B</i></p> <p>Top Energy seeks amendments to PER-2 and PER-3 to exempt earthworks associated with the undergrounding of cables from the volume and area thresholds.</p> <p>I consider that undergrounding of services and infrastructure generally is dealt with in amendments to the infrastructure rule, as well as through amendments to the earthwork's standards and provision for a depth limit, noting that any development including infrastructure has the potential to impact on heritage values. This includes matters such as the installation of telecommunications on buildings, or new -in-ground and above-ground services. I support amendments which provide a depth trigger of 500mm rather than area controls, and I support a permitted activity status for maintenance and repair, or upgrade, of existing services within 1m of the existing alignment.</p> <p>Foodstuffs seek to amend Rule HA-R5 Earthworks, to provide for the default activity status as a restricted discretionary, within the Kororareka Russell HA Overlay. I support this activity status as a default because this focuses effects of earthworks on consideration of heritage values.</p>	Michael Foy S472.016 Heritage New Zealand Pouhere Taonga S409.032 Northland Federated Farmers of New Zealand S421.102 Top Energy Limited S483.121 Foodstuffs North Island Limited S363.039
All zones Heritage Area overlay: Kerikeri – Part A	HA-R5 Earthworks	PER-2 The earthworks: 1. do not exceed 2m³ in volume over an area of 5m²;	Activity status where compliance not achieved with PER-2 or PER-3: Discretionary	I recommend that the rules and permitted standards relating to earthworks are standardised and simplified so that they are clearer in their intent and easier to implement at a practical level. I consider the changes should concentrate on a trigger depth, across all HA Overlays, rather than various areas or volumes, and that the accidental discovery protocol standard HA-S3 should apply across all areas.	As above

PDP HA OVERLAY RULES				Comment									
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference								
Kororāreka Russell – Part A The Strand		<div>2. are not within 20m of a scheduled Heritage Resource; and</div> <div>3. complies with standard HA-S3 Accidental Discovery Protocol.</div>		Ideally this depth trigger applies to all earthworks and new areas of cultivation as defined in the plan, where there is a change of use from existing pasture to more intensive agricultural use, however I understand this may be out of scope as the definition of earthworks excludes cultivation.									
<div>All zones</div> <div>Heritage Area overlays:</div> <div>Kohukohu</div> <div>Kororāreka Russell Heritage overlay – Parts B Wellington Street and C Christ Church</div> <div>Mangōnui and Rangitoto Peninsula – Part A</div> <div>Paihia – Part A</div> <div>Rāwene - Part A</div> <div>Rangihoua</div>	<div>HA-R5</div> <div>Earthworks</div>	<div>PER-3</div> <div>The earthworks:</div> <div>1. do not exceed 200m³;</div> <div>2. are not within 20m of a scheduled Heritage Resource; and</div> <div>3. complies with HA-S3 Accidental Discovery Protocol.</div>	<div>Activity status where compliance not achieved with PER-2 or PER-3: Discretionary</div>	<div>As above I consider the earthworks controls should be standardised across HA Overlays.</div> <div>Activity status: Permitted</div> <div>Where:</div> <div>PER-1</div> <div>The earthworks:</div> <div>1. are not within 20m of a scheduled Heritage Resource;</div> <div>2. comply with standard HA-S3 Accidental Discovery Protocol; and</div> <div>3. do not result in disturbance of sub-soils below a depth of 500mm.</div> <div>Note: When applying PER-1(1), the 20m distance must be measured from the edge of the footprint of any building, site or structure as described in Schedule 2 – Schedule of historic sites, buildings and objects.</div>	As above								
<div>All zones</div> <div>Heritage Area overlays:</div> <div>Kerikeri – Part B</div> <div>Mangōnui and Rangitoto Peninsula – Part B</div> <div>Paihia – Part B</div> <div>Pouerua</div> <div>Rāwene - Part B</div>	<div>HA-R6</div> <div>Infrastructure and renewable electricity generation infrastructure</div>	<div>Activity status: Permitted</div> <div>Where:</div> <div>PER-1</div> <div>The activity is not located within a site containing a scheduled Heritage Resource.</div> <div>A scheduled Heritage resource includes:</div> <div>Built heritage sites identified in Schedule 2</div>	<div>Activity status where compliance with PER-1 is not achieved: Restricted Discretionary</div> <div>Matters of discretion are restricted to:</div> <div>a. whether the proposed infrastructure will adversely affect the heritage values of the Heritage Area overlay;</div> <div>b. whether the proposed infrastructure will adversely affect the heritage values of any</div>	<div>There are submissions for the removal of the overlay generally from Mangonui Rangitoto Peninsula HA Overlay Part B, with my response as noted above.</div> <div>Waka Kotahi supports the retention of the rule as notified.</div> <div>Alec Jack seeks to Amend HA-R6 to remove controls on renewable electricity generation infrastructure.</div> <div>Top Energy supports enablement of infrastructure and renewable energy generation activities, and associated buildings and structures in all HA Overlays but find HA-R6 confusing as the rules in this chapter otherwise relate to buildings and structures, or earthworks, suggesting this overlay only manages effects, not activities. Top Energy seeks that this rule be deleted or amended to exclude network utilities.</div> <div>I agree that HA-R6 is broadly written, noting however that infrastructure has a broad definition and includes a variety of development activities which may have effects on</div>	<table><tr><td>Te Hiku Community Board</td><td>S257.017</td></tr><tr><td>Leah Frieling</td><td>S358.017</td></tr><tr><td>Sean Frieling</td><td>S357.017</td></tr><tr><td>Michael Foy</td><td>S472.017</td></tr></table> <div>Top Energy Limited S483.125 S483.125</div> <div>Alec Jack S277.012</div> <div>Waka Kotahi NZ Transport Agency S356.053</div>	Te Hiku Community Board	S257.017	Leah Frieling	S358.017	Sean Frieling	S357.017	Michael Foy	S472.017
Te Hiku Community Board	S257.017												
Leah Frieling	S358.017												
Sean Frieling	S357.017												
Michael Foy	S472.017												

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
Te Waimate Kororāreka Russell - Part D			<p>nearby Scheduled Heritage Resource;</p> <p>c. whether there is a practicable reason why the infrastructure needs to be located within the Heritage Area overlay or an a site that contains a Scheduled Heritage Resource;</p> <p>d. any assessments or advice from a suitably qualified and experienced heritage or cultural expert;</p> <p>e. the colour of all exterior surfaces and their appropriateness within the Heritage Area overlay;</p> <p>f. any landscaping or fencing to maintain heritage boundary treatments and curtilage;</p> <p>g. the location and relationship of the infrastructure in relation to adjoining sites and the road; and</p> <p>h. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.</p>	<p>the environment. With respect to Top Energy, I agree the rule refers to an activity and that may or may not generate adverse effects on heritage values.</p> <p>I therefore consider that it should be clear that maintenance and upgrade of existing infrastructure is permitted in all HA Overlays (except where the site contains a scheduled Heritage Resource), with certain permitted standards to direct infrastructure towards less sensitive parts of the HA Overlay. For example, the road reserve is less sensitive as there is often a high degree of modification from structures and more flexibility may be appropriate in these locations.</p> <p>Recommended wording for HA-R6 for sites that do not contain a scheduled Heritage Resource but are located in a HA Overlay:</p> <p><i>PER-1</i> <i>The infrastructure is:</i></p> <ol style="list-style-type: none"> 1. <i>Located underground;</i> 2. <i>Maintenance, repair or upgrading of any existing above ground infrastructure that is located within 1m either side of the original location or where the alignment is wholly located within the road reserve;</i> 3. <i>Connections to buildings or structures for network utilities; or</i> 4. <i>New above ground infrastructure that is wholly located within the road reserve.</i> 	
All zones Kerikeri – Part B	HA-R7 Buildings or structures (including additions and alterations) located within the Alderton Park development	Activity status: Permitted Where: PER-1 The building, structure, addition or alteration complies with the consent notice conditions of RC 2020231 and RC 2100390 or any subsequent extensions or variations where the conditions remain unchanged.	Activity status where compliance with PER-1 not achieved: Discretionary	No submissions received on this rule, no further comment.	

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
	HA-R8 New buildings or structures	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The building or structure is not visible from a public place.</p> <p>RDIS-2 If the building or structure is located within Kororāreka Russell Part-A, it does not have frontage to the coastal marine area.</p> <p>RDIS-3 The building or structure complies with standards: HA-S1: Setback from a scheduled Heritage Resource; and HA-S2: Heritage Colours.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">a. whether the proposed building or structure will adversely affect the heritage values of the Heritage Area overlay;b. whether the proposed building or structure will adversely affect the heritage values of any nearby Scheduled Heritage Resource;c. any assessments or advice from a suitably qualified and experienced heritage or cultural expert;d. the colour of all exterior surfaces and their appropriateness within	<p>Activity status where compliance not achieved with RDIS-1, RDIS-2 or RDIS-3: Discretionary</p>	<p>As a result of streamlining the provisions it is proposed to remove HA-R8 in its entirety – refer to recommendations for HA-R4.</p>	

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
		<p>the Heritage Area overlay;</p> <p>e. any landscaping or fencing;</p> <p>f. the location and relationship of the building or structure in relation to adjoining sites, coastal marine area, roads; and</p> <p>g. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.</p>			
<p>All zones</p> <p>Heritage Area Overlays:</p> <p>Kerikeri – Part A</p> <p>Mangōnui and Rangitoto Peninsula – Part A</p> <p>Paihia – Part A</p> <p>Rāwene - Part A</p> <p>Rangihoua</p>	<p>HA-R9</p> <p>New buildings or structures</p>	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable	As a result of streamlining the provisions it is proposed to remove HA-R9 in its entirety – refer to recommendations for HA-R4.	
<p>All zones</p> <p>Heritage Area Overlays:</p> <p>Kerikeri – Part A</p> <p>Kohukohu</p> <p>Kororāreka Russell – Part A – The Strand, Part B – Wellington Street and Part C – Christ Church</p>	<p>HA-R10</p> <p>Infrastructure and renewable electricity generation infrastructure</p>	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable	I consider that new infrastructure within a site containing a scheduled Heritage Resource should be a discretionary activity unless it is for maintenance, repair or upgrading or providing connections to buildings or structures for network utilities and that HA-R10 be redrafted to this effect so that it works as a pair with HA-R6.	

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
Mangōnui and Rangitoto Peninsula – Part A Paihia – Part A Pouerua Rangihoua Rāwene – Part A Te Waimate					
	HA-R11	Activities not otherwise listed in this chapter	Activity status where compliance not achieved: Not applicable	Horticulture NZ note that HA-R11 states that activities not otherwise listed in this chapter are discretionary activities. Rural production activities are not listed as a specific activity so need to be provided for as a permitted activity. As per Variation 1 to the PDP, it is proposed to delete HA-R11 and I support its removal.	Horticulture New Zealand S159.048
All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	HA-R12 Relocation of a Scheduled Heritage Resource	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable	There are no specific submissions. HNZPT generally support the retention of rules I support this rule as it is proposed.	Heritage New Zealand Pouhere Taonga S409.007
All zones All Heritage Overlays:	HA-R13 Demolition of a scheduled	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable	I support this rule as it is proposed.	

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	Heritage Resource not otherwise listed in rule HA-R13				
All zones Heritage Area Overlay: Kerikeri	HA-R14 Demolition or relocation of a scheduled Heritage Resource	Activity status: Prohibited PRO-1 The demolition or relocation of any of the following scheduled Heritage Resources within the Kerikeri Heritage Area Overlay: <ol style="list-style-type: none"> 1. Kerikeri Mission House. 2. Stone Store. 3. St James' Church (Anglican). 4. Kemp House. 	Activity status where compliance not achieved: Not applicable	I support all parts of this rule as it is proposed. Noting minor typographic corrections might be required.	
All zones Heritage Area Overlay: Kohukohu	HA-R14 Demolition or relocation of a scheduled Heritage Resource	PRO-2 The demolition or relocation of the following scheduled Heritage Resource within the Kohukohu Heritage Area Overlay: <ol style="list-style-type: none"> 1. Stone arched bridge. 	Activity status where compliance not achieved: Not applicable		
All zones Heritage Area Overlay: Kororāreka Russell	HA-R14 Demolition or relocation of a scheduled Heritage Resource	PRO-3 The demolition or relocation of any of the following scheduled Heritage Resources within the Kororāreka Russell Heritage Area Overlay listed below: <ol style="list-style-type: none"> 1. Christ Church. 	Activity status where compliance not achieved: Not applicable		

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
		<ol style="list-style-type: none"> 2. Police Station. 3. Clendon Cottage 4. The Gables 5. Four Square Store 			
All zones Heritage Area Overlay: Mangōnui and Rangitoto Peninsula	HA-R14 Demolition or relocation of a scheduled Heritage Resource	PRO-4 The demolition or relocation of any of the following Heritage Resources within the Mangōnui and Rangitoto Peninsula Heritage Area Overlay: Butlers House and Trading Station (Former). Mangōnui Hotel. Mangōnui Courthouse (Former).	Activity status where compliance not achieved: Not applicable		
All zones Heritage Area Overlay: Paihia	HA-R14 Demolition or relocation of a scheduled Heritage Resource	PRO-5 The demolition or relocation of the following Heritage Resource within the Paihia Heritage Area Overlay: Church of St Paul & Henry Williams Memorial.	Activity status where compliance not achieved: Not applicable		
All zones Heritage Area Overlay: Pourerua	HA-R14 Demolition or relocation of a scheduled Heritage Resource	PRO-6 The demolition or relocation of any of the following scheduled Heritage Resources within the Pourerua Heritage Area Overlay: <ol style="list-style-type: none"> 1. The Holy Trinity Church (Anglican). 2. The Retreat. 	Activity status where compliance not achieved: Not applicable		
All zones Heritage Area Overlay: Te Waimate	HA-R14 Demolition or relocation of a scheduled Heritage Resource	PRO-7 The demolition or relocation of any of the following scheduled Heritage Resources within the Te Waimate Heritage Area Overlay: <ol style="list-style-type: none"> 1. Te Waimate Mission House. 2. Church of St John the Baptist (Anglican) and Churchyard. Note: This rule is based on <u>buildings</u> or objects which are	Activity status where compliance not achieved: Not applicable		

PDP HA OVERLAY RULES				Comment	
Section	Reference	Text 1	Text 2 (Compliance)	Recommendation	Submission Points Reference
		listed as Category 1 in the New Zealand Heritage List/Rārangi Kōrero under the Heritage New Zealand Pouhere Taonga Act 2014			
GENERAL These relate to submissions not linked to a specific rule	Not stated			<p>Russell Protection Society (INC) S179.042</p> <p>Request that the existing rules or standard on parking and access, signage and visible building on the stand, which are entirely consistent with the proposed objectives and policies, be incorporated in the relevant HA Overlay or the Part A The Strand section of the PDP. Parking, access, signposting and new buildings have the potential to easily detract from what is a national significant heritage area.</p> <p>I agree that the provision of road signage and other signage or street furniture has the potential to impact on the visual attractiveness of heritage areas. I understand that the section 42A report does not recommend any specific signage rules and that all car parking rules are recommended to be removed from the PDP (as per the transport section 42A report). The section 42A report comments on this issue further.</p>	Russell Protection Society (INC) S179.042
	Not Stated			<p>Ngati Rangi ki Ngawha S515.012</p> <p>Ngati Rangi should be included as Tangata whenua in regards to Pouerua and is should be consulted and engaged with any activities, overlays, data, and information. Amend so that Ngati Rangi is included as Tangata whenua in regards to Pouerua and is consulted and engaged with any activities, overlays, data, and information.</p> <p>I support the recognition of tangata whenua as being a stakeholder for contact, as set out in the assessment criteria generally. The cross reference recommended in the section 42A report to the tangata whenua policy TW-P6 may address some of these concerns.</p>	Ngati Rangi ki Ngawha S515.012
	Not Stated			<p>Alec Jack seeks that HA Overlay chapter include policies and rules that introduce Tradable Development Rights to compensate landowners for land uses and activities which the HA Overlay rules affect within the area.</p> <p>I consider that the revised provisions reduce the potential constraint as it relates to Pouerua specifically. I understand that the section 42A report does not support Tradable Development Rights as a concept and I do not consider that the revised HA Overlay provisions for Pouerua are overly onerous to the point that compensation would be warranted.</p>	Alec Jac S277.007

Heritage Area Overlay Standards

PDP HA OVERLAY STANDARDS				Comment	
Section	Reference	Standard	Text 2	Recommendation	Submission point
All zones All Heritage Overlays: Kerikeri	HA-S1 Setback from a scheduled Heritage Resource	Any construction of buildings or structures and additions and alterations to all buildings or structures shall be setback a minimum of 20m from a scheduled Heritage Resource.	Where the standard is not met, matters of discretion are restricted to: Not applicable	Bayswater Inn seeks clarity as to where setbacks are measured from. I agree that additional clarity is helpful. They also seek that the rule does not apply to 40 Marsden Road, as it cannot be achieved due to the proximity of the property.	Bayswater Inn Ltd S29.003

PDP HA OVERLAY STANDARDS				Comment	
Section	Reference	Standard	Text 2	Recommendation	Submission point
Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate				<p>The 20m required by this standard provides a generally appropriate 'breathing space' for scheduled Heritage Resources where relatively small structures are constructed. For larger structures, even a 20m setback may not be sufficient to minimise visual effects. Development closer than 20m will then be managed through a restricted discretionary consent application process.</p> <p>I support the following wording, which in my view makes clearer the intent of the setback rule and how it may be applied.</p> <p><i>Any construction of buildings or structures and additions and alterations to all buildings or structures shall be setback a minimum of 20m from a scheduled Heritage Resource.</i></p> <p><i>Note: When applying HA-S1, the 20m distance must be measured from the edge of the footprint of any building, site or structure as described in Schedule 2 – Schedule of historic sites, buildings and objects.</i></p> <p>I do not agree with a specific exemption for 40 Marsden Road, the rule should be applied consistently regardless of where in a HA Overlay a property is located.</p>	
All zones Te Waimate Heritage Overlay	HA-S1 Setback from a scheduled Heritage Resource	Any construction of buildings or structures and additions and alterations to all buildings or structures shall be setback a minimum of 75m from: a scheduled Heritage Resource; and the road boundaries of State Highway 1, Te Ahu Ahu, Showgrounds and/or Waikaramu Roads.	Where the standard is not met, matters of discretion are restricted to: Not applicable	<p>Lynley Newport submits that: <i>There is no resource management-based justification for the 75m setback. This has no relevance to heritage values being protected. The overlay area displays numerous buildings already within the 75m. To require consent for additions and alterations to buildings already closer than 75m is restrictive and considerable over-reach of powers.</i></p> <p>Northland Federated Farmers also do not support the 75m setback.</p> <p>I prefer that a more simplified approach is taken for defining setbacks from scheduled Heritage Resources, so that this the 20m setback is consistent across all HA Overlays. I do not see a heritage based reason why scheduled Heritage Resources in Te Waimate should be subject to a</p>	Lynley Newport S127.001 Northland Federated Farmers of New Zealand S421.107

PDP HA OVERLAY STANDARDS				Comment	
Section	Reference	Standard	Text 2	Recommendation	Submission point
				<p>more onerous setback requirement than in other HA Overlays. I also understand from the section 42A officer that this 75m setback was not applied to scheduled Heritage Resources in the ODP.</p> <p>However, I can see merit in retaining the 75m setback for the construction of buildings, or additions and alterations to buildings, which is consistent with the equivalent ODP rule. Managing buildings in close proximity to public corridors such as SH1 and the showgrounds will support retention of the heritage landscape while still allowing for structures to be built.</p> <p>The standard could be amended as follows:</p> <p>Any construction of buildings or structures and additions and alterations to all buildings or structures <u>shall:</u> <u>be setback a minimum of 20m from a scheduled Heritage Resource; and</u> <u>in the case of Te Waimate Heritage overlay - 75m from:</u> <u>the road boundaries of State Highway 1, Te Ahu Ahu, Showgrounds and/or Waikaramu Roads.</u></p>	
All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	HA-S2 Heritage Colours	The exterior facades of all buildings or structures are finished in accordance with the colour scheme from the following paint ranges or equivalent: <ol style="list-style-type: none"> resene heritage colours; resene whites and neutrals; and resene colour range BS5252 (A01-C40 range). 	Where the standard is not met, matters of discretion are restricted to: Not applicable	<p>Several submitters raised concerns around control of heritage colours in overlays, including application.</p> <p>In terms of colour standards, these could be consistent across all overlays; there is sufficient variation in these quoted ranges to provide for traditional paint schemes.</p> <p>This does not prevent other colours to be used, which may be assessed on their merits through the resource consent process.</p> <p>I recommend the standard is modified to refer to specific and readily accessible colour ranges as provided in the Appendix 2 below, <i>or any matching colour from an alternative range.</i></p> <p>I consider that this amendment addresses most submitters concerns. I note Alec Jack wishes the controls to be removed from the Pouerua HA Overlay. I note that the spatial extent of this HA Overlay is proposed to be reduced (which may partially address concerns), and also that the</p>	Trent Simpkin S23.001; S33.001 S283.007 Tristan Simpkin S173.001 Alec Jack S277.015 Heritage New Zealand Pouhere Taonga S570.004

PDP HA OVERLAY STANDARDS				Comment	
Section	Reference	Standard	Text 2	Recommendation	Submission point
				heritage range of colours include a relatively broad colour palette. I also agree that 'natural' elements may form part of traditional building techniques, 'Natural' elements may include 'washes' such as Limewash, or the use of earth-based pigments (e.g. red oxide' in suspension). They may include unpainted but oiled timber shingles for roofing, or unpainted brick. Where these are already present, retaining them can be considered maintenance and repair.	
All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	HA-S3 Accidental discovery protocol	On discovery of any suspected sensitive material , the person must take the following steps: 1. Cease all works within 20m of any part of the discovery immediately and secure the area, including: a. shutting down all earth disturbing machinery and stopping all earth moving activities; and b. establish a sufficient buffer area to ensure that all material remains undisturbed. 2. Within 24 hours of the discovery the owner of the site , tenant or the contractor must: a. inform the following parties of the discovery: i. The New Zealand Police if the discovery is of human remains or kōiwi; ii. The Council in all cases; iii. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site , Māori cultural artefact, human remains or kōiwi; and iv. Tangata Whenua if the discovery is an archaeological site , Māori cultural artefact, or kōiwi. 3. No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include: a. If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime	Where the standard is not met, matters of discretion are restricted to: Not applicable	Federate Farmers supports the use of the accidental discovery as set out in this standard. This standard is appropriate and typically adopted in this or very similar format across most district plans. It does not identify council as a contact however, and this may be beneficial where the discovery is related to a resource consent process, as noted in part 4 of the protocol. I note that this standard is the same as that embedded in the earthworks chapter, so cross-reference to the earthworks chapter is probably not necessary. I also recommend that an advice note is included in the earthworks rule HA-R5 to the effect of: <i>In these areas, there is generally a higher potential for archaeological sites to be present that may be affected by new development or a change of activity. It is recommended that Heritage New Zealand are contacted for advice on any legal obligations under the Heritage New Zealand Pouhere Taonga Act 2014, prior to undertaking any change of use or new development on a site within the HA overlay.</i>	Northland Federated Farmers of New Zealand S421.108

PDP HA OVERLAY STANDARDS				Comment	
Section	Reference	Standard	Text 2	Recommendation	Submission point
		<p>scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or</p> <p>b. If the discovery is of archaeological material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives.</p> <p>4. Recommencement of work:</p> <p>a. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;</p> <p>b. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage; and</p> <p>c. Resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials that is not otherwise permitted under the plan or allowed by any existing resource consent.</p>			

Summary of submissions on spatial changes to Heritage Area Overlays

Nine HA Overlays have been included in the PDP as notified, all relating to existing areas in the ODP that were managed in some form to protect heritage values. These are;

1. Kororāreka Russell Parts A-D
2. Mangonui and Rangitoto Peninsula Part A and Part B
3. Paihia Part A and Part B
4. Kohukohu
5. Rangihoua
6. Rāwene
7. Kerikeri Basin - Part A and Part B
8. Te Waimate
9. Puerua

This section of the report responds to submissions requesting either the retention, expansion or reduction of the spatial extent of these HA Overlays, as well as requests for new HA Overlays that were not notified as part of the PDP. Specific submissions on spatial extents are responded to in the table below, however I have some more general comments on the mapping of the HA Overlays as follows:

Constraints in spatial mapping

A number of submitters, including HNZPT and Alec Jack, are critical of the fact that the HA Overlays were identified through a desk-top exercise. To clarify, the initial Stage One assessment was a desk-based assessment, however this was followed up by site visits to all areas being considered for inclusion in a HA Overlay. During these site visits, access was largely limited to the public realm, meaning that not all parts of all HA Overlays were visited. Most notably, the extended area over the Rangitoto Peninsula was not visited at this time. The proposed inclusion of this area is based primarily on recorded archaeological and cultural sites, and the establishment of Butlers Point as a historical entrepot.

The intention of the HA Overlays is not to prevent use or development where there is no adverse effect to the heritage values of the HA Overlay. Conversely, policies are proposed which enable development in such cases and the resulting rules and standards are not considered to be overly onerous, as discussed in the tables above.

There are concerns from a number of submitters around the negative economic impact of applying a HA Overlay to a site. The section 42A report responds to these types of submissions in more detail. However, I note that research (both abroad and elsewhere in New Zealand) demonstrates that the establishment of 'conservation' planning areas, particularly for suburban conditions, often lifts the mean house price, because in general such locations retain the amenity and character which makes them attractive places to live in the first place. While this research cannot be directly applied to PDP and the specific HA Overlays in the Far North district, it does indicate a general trend towards heritage protection provisions adding value to areas, rather than removing value. For submitters who have concerns over the economic impacts related to protecting heritage values I can provide a bibliography of such research, but a summary of potential benefits and links to supporting documents is provided in Appendix 5.

Consultation with iwi and hapu groups

HNZPT note generally the lack of consultation with iwi and hapu groups regarding matters of cultural heritage. I agree it would be beneficial to confer directly with iwi and hapu groups on the proposed heritage areas. I have not had the opportunity to do this, other than public consultation through the online hui in September 2023, and through the notification process itself, however I understand that the Council has engaged separately on such matters. Oruru Valley is an example of a new area (proposed by HNZPT through their submission) which has previously been assessed in my reports and has evidential significance as an archaeological landscape. However, I understand that management of cultural heritage values are still being discussed between the Council and different hapu. In my opinion, the issue of how cultural heritage values should be managed in this location need to be resolved for Oruru Valley before it could be put forward as a new HA Overlay, hence my recommendation to not include it as part of this Schedule 1 process.

New Heritage Areas

In their submission, HNZPT included a significant number of new areas that they wished to see identified as HA Overlays (refer to the section 42A report, which includes more detail on these areas as an appendix).

While I acknowledge that there are many areas in the Far North that have historical origins, I have not supported most new areas proposed by HNZPT. From a spatial perspective, the level of detail provided in the original submission was insufficient in that it did not allow landowners to determine if the HNZPT relief would (a) impact their land and (b) which parts of the HA chapter would apply if a new HA Overlay was introduced. In my opinion, additional work on the extent of any HA Overlay boundaries, with subsequent opportunity for consultation to understand local knowledge and values attributed to these areas is required before any new HA Overlays could be notified (which would need to occur through a separate plan change process).

Exceptions to this include Te Maiki/Flagstaff Hill and the Waitangi Islands, as these are self-contained locations also previously identified in my reports that where the spatial extent of the HA Overlay is clear from the original HNZPT submission. Additionally, I acknowledge that the Waitangi Treaty grounds are clearly a significant National Landmark and are worthy of heritage protection through the PDP, however through pre-hearing engagement it has been decided that protection of heritage values will be considered as part of a proposal for a new special purpose zone for the wider Waitangi Estate, as opposed to a new HA Overlay.

Modifications to the boundaries of some of the HA Overlays (namely Pouerua and Te Waimate) are supported, on the basis of additional information supplied via submitters. I have also identified a number of mapping errors where the boundaries of HA Overlays do not match up with property boundaries and/or geographic features so I recommend addressing these. More specific submissions regarding modifications to spatial extents are discussed in the following table. In summary, the following recommendations are made:

HA Overlay	Recommended changes	Appendix 1 Map Figure
Kororāreka Russell	<ul style="list-style-type: none"> - Extend to include Te Maiki/Flagstaff Hill Historic Reserve in Part D - Fix minor mapping errors in Part D 	Figure 9
Mangonui and Rangitoto Peninsula	<ul style="list-style-type: none"> - Fix minor mapping errors around Rangitoto Peninsula headland - 	- Figure 15
Paihia	<ul style="list-style-type: none"> - Extend to include the Waitangi Islands in Part B - 	- Figure 17
Kohukohu	<ul style="list-style-type: none"> - Retain as notified 	- No reference
Rāwene	<ul style="list-style-type: none"> - Retain as notified 	- Figure 7
Rangihoua	<ul style="list-style-type: none"> - Retain as notified 	- No Reference
Kerikeri	<ul style="list-style-type: none"> - Minor boundary adjustment of Part B 	- Figure 19
Pouerua	<ul style="list-style-type: none"> - Reduce south-eastern extent as requested in submissions but retain the northern extent as notified - Fix minor mapping errors 	<ul style="list-style-type: none"> - Figures 3; 5 - Figures 2; 6
Te Waimate	<ul style="list-style-type: none"> - Extend HA Overlay to the north of Te Ahu Ahu Road as requested in submissions - Fix minor mapping errors 	<ul style="list-style-type: none"> - Figure 11 - Figures 12-14

Area	Name	Submission point		Submission	Relief sought	Comment and recommendation
Paihia	Don Mandeno	S532.001	Oppose	22 Marsden Road was previously removed from the heritage area by the decision NO2014 NZ EnvC 129. The heritage is already well preserved.	Delete Paihia Heritage overlay from 22 Marsden Road, Paihia	<p>I consider the Paihia HA Overlay (both Part A and Part B) forms part of the heritage area context. This is supported by the submission of HNZPT, who consider a larger area again, should be included.</p> <p>The intention of the HA Overlay is not to prevent development where there is no adverse effect to the heritage values of the area.</p> <p>The focus of Pahia HA Overlay Part B is, in my view, to manage risk to the acknowledged archaeological landscape through earthworks rules, and control the colour and/or natural finish of buildings and structures so that new development complements the HA Overlay, noting that the colour palette available is sufficiently broad. I consider it appropriate to retain 22 Marsden Road in the Paihia HA Overlay.</p>
Pahia	The Paihia Property Owners Group	S330.001	Oppose	The submitter opposes the Paihia Heritage Area Overlay Part A and Part B and considers that while the policy intent associated with the NZ Coastal Policy Statement and Regional Policy Statement are clear, the rationale and evidential basis for the proposed mapping is not considered to be appropriate at a district level where values on a site by site basis should be known assessed and confirmed to be true.	Delete the Paihia Heritage Area Overlay Part A and Part B.	As above
Paihia	The Paihia Property Owners Group	S330.002	Oppose	The submitter opposes the Paihia Heritage Area Overlay Part A and Part B and considers that the Paihia Mission Heritage Area in the Operative District Plan went through a lengthy plan change process and considers the area and surrounds in far greater detail than the proposed district plan.	Insert the Paihia Mission Heritage Area from the Operative District Plan.	It is an inherent part of the District Plan review process to review all aspects of the plan. I consider that the HA Overlay chapter provisions sufficiently address the same matters as the equivalent ODP Paihia Mission Heritage Area and that the ODP provisions do not need to be rolled over.

Area	Name	Submission point		Submission	Relief sought	Comment and recommendation
Paihia	Bayswater Inn Ltd	S29.007	Oppose	40 Marsden Road, Paihia, should retain the provisions of the Operative District Plan that were imposed following an appeal to the Environment Court 2005/2006. The new provisions in the Proposed District Plan should not apply.	Delete Heritage Overlay – Paihia Heritage Area – Part B from 40 Marsden Road, Paihia.	As above
Pahia	Murdoch Phillips	S171.001	Oppose	Opposes FNDC Heritage plan for Paihia. Our rates and consents are high enough without Council imposing more cost and time delays on us when requiring consents. Currently Council don't seem to have any concerns about people camping on our reserves but is happy to charge landowners more for their right to live here. If Council is going to have a Heritage Area in Paihia it should be all of Paihia not the divide and conquer proposal, it wants to implement.	Heritage Area A to stay. Heritage Area B wiped completely.	As above
Paihia	Bell Family Trust	S450.001	Oppose	2 Kings Road, Paihia, has never been classified as a heritage site/area and there is no heritage attached to the property. This has a detrimental effect on what can be done on the property, its valuation and possible sale.	Delete the Paihia Heritage Area (Part B) from 2 Kings Road, Paihia (Lot 1 DP 42791)	As above
Paihia	Heritage New Zealand Pouhere Taonga	S409.038	Support in part	<p>Paihia Heritage Area - It should be noted that in the Paihia Cemetery in the rear yard of the Church of Paul and Henry Williams contains Māori burials. This is not referenced in the archaeologist's report.</p> <p>We support the recommendation of the consultant archaeologists for the inclusion of the Waitangi Islands - Motu o Rangi, Motuarahi, Motu Maire and Kuia Rongouru/Taylor Island because of their historical, contextual and spatial relationship. They are of significance to iwi and are listed with Heritage New Zealand Pouhere Taonga as wahi tapu.</p> <p>The heritage area should also include the Paihia Village Green scenic reserve, and the historic library at 2 Williams Road.</p> <p>There needs to be development restrictions on the entire ridge {behind the Church} that overlooks the Bay.</p>	Amend the provisions and spatial extent of the Paihia Heritage Area and insert additional new sub-areas (including associated overview, objectives, policies and rules) as indicated in submission	<p>The Paihia Village Green is included in Part A, as is the Paihia cemetery and the historic library at 2 Williams Road.</p> <p>In the Stage 2 assessment it was recommended to include a specific area - settlement of Tohitapu - as part of the historical landscape associated with the early development of Pahia. Primarily this forms part of the archaeological landscape, as there are no buildings remaining from this settlement. I support the submission from HNZPT in principle for the reasons outlined in our original assessment. I consider this area would fall under the typology for a 'Part B' area, with a focus on managing risk to archaeological potential, rather than requiring controls over building development and subdivision. However, I understand from the section 42A officer that there are other considerations as to whether this area is included in</p>

Area	Name	Submission point		Submission	Relief sought	Comment and recommendation
				<p>This is a prominent ridge that contains Pa, archaeology and other artifacts. It is the backdrop for the town and provides a visual escapement from the bay encapsulating the town.</p> <p>An additional sub area is recommended for the area south of the river Te Haumai to include the settlement of Tohitapu as also suggested by Plan Heritage Limited.</p>		<p>the HA Overlay and these are covered in the section 42A report in more detail.</p> <p>I also acknowledge that there are archaeological sites recorded on the ridgeline behind the town as described by HNZPT submission. These have not all been included in the HA Overlay, but an area of the ridgeline behind the church has, and beyond this extent, much of this ridgeline is zoned Natural Open Space. Development is unlikely to occur here to the extent that it would significantly reduce the heritage values of the HA Overlay and is already tightly controlled by the underlying zone provisions.</p>
Kerikeri	Emily and Richard Fladgate	S12.001	Oppose	<p>Opposes the new FNDC Kerikeri Heritage Area (B) in regards to the mapping of the proposed southwest boundary of the Kerikeri Heritage Area (B) as it affects our Inlet Rd property because: the lines were drawn based on desktop research only, the alignment is not logical, does not follow the overall pattern of wider definition (which is mostly along other property boundary lines), there is no adequate reasoning why the Heritage area should not stick to the existing property boundary. In 30 years since submitter has lived on property, they have not identified any archaeological sites, historic trees or buildings, nor any sites of cultural significance. Also there are no recorded sites on the far north maps. The natural contours of the land combined with an existing overland flow path makes the property boundary a clear cut naturally defined end of the Southwest line of the heritage area (see attachments to submission for more information).</p>	<p>Amend the extent of Kerikeri Heritage Area Overlay - Part B, to correspond with the existing property boundary of 83A and 99 Kerikeri Inlet Road (Lot 2 DP 380510) as shown in Attachment 5 to original submission.</p>	<p>I agree that this minor boundary adjustment is reflecting a mapping error on the initial notification and that modification as per the submitter's request is appropriate for the reasons given in the submission. I recommend a minor boundary adjustment as per the submitted mapping.</p>
	HNZPT	S409.045	Support in Part	<ul style="list-style-type: none"> o Access via Landing Road needs to be treated as the entrance to the heritage area and reflected through building restrictions on height, colours, non- reflective building materials, shape and design elements. o The rules should encourage native vegetative planting as means to lessen the visual amenity impact of buildings on the heritage area. o The heritage area should be extended to include the Kerikeri Inlet as this is the original gateway to Kororipo Pa and Town Basin. The visual view shaft needs protection. 	<p>Amend the provisions and spatial extent of Kerikeri Heritage Area Overlay and insert additional new sub-areas (including associated overview, objectives, policies and rules) as indicated in submission</p>	<p>The Kerikeri HA Overlay Part A contains several Category 1 historic buildings and features, an historic pa site, and is in a largely undeveloped landscape setting, with most land in the HA Overlay being in public ownership. The area contains archaeological and historic sites of critical importance to the nation's heritage. Additionally, the Part B area responds to the 'visual buffer' area in the ODP. In my view, the visual buffer area is an area of lower sensitivity but there remains the potential for archaeological sites to be affected and matters relating to control of colour, which means Part B type provisions are appropriate.</p>

Area	Name	Submission point		Submission	Relief sought	Comment and recommendation
				o It is important that the ridgelines form the boundary of the inner heritage area to prevent inappropriate development that will impact on the Town Basin area.		<p>I do not however support the extension of the Kerikeri HA Overlay to include the additional 'Kerikeri inlet' sub-area as proposed by the submission of HNZPT.</p> <p>This is because the Kerikeri HA Overlay as notified is the key area of significance spatially when viewing the interrelationship of built heritage and archaeological sites within the Kerikeri Basin. Additionally, this is the area identified through previous heritage evaluation and the listing of HNZ heritage area. The further additional area requested by HNZPT is not strongly visually connected to the basin.</p> <p>Further to this, I understand the combination of the Coastal Environment overlay and the underlying zoning of this requested extension area means that the level of development that might visually interact with HA Overlay as notified is not likely to generate significant adverse effects to heritage values such that it need to be additionally controlled through the HA Overlay.</p>
Te Waimate	Amber Hookway	S261.001	Oppose	The heritage area does not follow the boundary line and crosses into 211 Waikuku Road, Waimate. An objection was made at the time of receiving the first letter as did other neighbours who subsequently no longer have the heritage area on their property. The area has changed and is more on the property than previously. I request this Heritage area be removed completely from 211 Waikuku Road.	Delete heritage area from 211 Waikuku Road, Waimate.	211 Waikuku Road was not originally proposed to be included in the Te Waimate HA Overlay, and reference to this property can be removed without adversely affecting the heritage values of the overlay.
Te Waimate	Wilson Hookway	S264.001	Oppose	The heritage area does not follow the boundary line and crosses into 211 Waikuku Road, Waimate. An objection was made at the time of receiving the first letter as did other neighbours who subsequently no longer have the heritage area on their property. The area has changed and is more on the property than previously. I request this Heritage area be removed completely from 211 Waikuku Road.	Delete heritage area from 211 Waikuku Road, Waimate.	As above
Te Waimate	Danielle Hookway	S309.001	Oppose	The heritage area does not follow the boundary line and crosses into 211 Waikuku Road. An objection was made at the time of receiving the first letter as did other neighbours who no longer have the heritage area over their land. The area has changed and now covers more of the property than previously.	Amend proposed Te Waimate Heritage area to remove from the site at 211 Waikuku Road.	As above

Area	Name	Submission point		Submission	Relief sought	Comment and recommendation
Te Waimate	Lianne Kennedy	S310.001	Oppose	The heritage area does not follow the boundary line and crosses into 211 Waikuku Road. An objection was made at the time of receiving the first letter as did other neighbours who no longer have the heritage area over their land. The area has changed and now covers more of the property than previously.	Amend proposed Te Waimate Heritage area to remove from the site at 211 Waikuku Road.	As above
Te Waimate	Allen Hookway	S311.001	Oppose	The heritage area does not follow the boundary line and crosses into 211 Waikuku Road. An objection was made at the time of receiving the first letter as did other neighbours who no longer have the heritage area over their land. The area has changed and now covers more of the property than previously.	Amend proposed Te Waimate Heritage area to remove from the site at 211 Waikuku Road.	As above
Te Waimate	C and A Harman	S292.001	Oppose	The proposed Te Waimate Heritage area extends across a large portion of Lot 1 DP 2011442 and which is active primary production land with a land use capability of 2s1 being versatile soils. The National Policy Statement for Highly Productive Land seeks to secure protection of highly productive soil and to extend the heritage overlay on this land would limit the use and therefore conflict with the National Policy Statement and Council's obligations under the RMA 1991. The heritage area introduces restrictions on structures and earthworks which affect productive land uses.	Amend extent of proposed Te Waimate Heritage area to reduce the extent of heritage area that applies to 208 Waikaramu Road, Ohaeawai (Lot 1 DP 201442) (as per plan attached to original submission).	<p>The argument to remove land here is a broader planning argument. The interaction between the HA Overlay chapter and underlying zone rules that enable primary production (including the implications of the NPS-HPL) are discussed in the section 42A report in more detail. From a heritage perspective, where certain primary production activities are already present, the continuation of those same activities is generally less likely to result in further damage, when compared to a change of activity.</p> <p>I consider that the continuation of existing primary production activities is provided for in the HA Overlay chapter, which allows land to remain productive, whilst avoiding significant adverse effects on the heritage values of the Te Waimate HA Overlay.</p> <p>I also note that there are no scheduled Heritage Resources in this parcel, and although there is a pa site on the hill to the west, this lies outside the extent of Lot 1. As such, the impact of the HA Overlay provisions on this parcel will be limited to controls on the colour and finish of buildings and structures, plus a depth control on earthworks.</p>

Te Waimate	Heritage New Zealand Pouhere Taonga	S409.044	Support in part	<p>Te Waimate Heritage Area</p> <ul style="list-style-type: none"> o The proposed heritage area is an improvement on the current Heritage precinct however it still does not protect the landscape from undue development or change of land use. o Pastoral farming in New Zealand was first established at Te Waimate, including in the valley north of the Mission Station. This area is now under threat from horticultural farming practises that include structures associated with kiw fruit and avocado orchards. The proposed heritage area excludes most of this valley. We request that the heritage area be extended to include the valley through to the top of the bush escarpment and ridge situated immediately north of the Mission Station. o We also recommend controls associated with the change of land use from pastoral farming to horticulture. Cropping need not be included. 	Amend the provisions and spatial extent of Te Waimate Heritage Area and insert additional new sub-areas (including associated overview, objectives, policies and rules) as indicated in submission	Having reviewed the additional evidence provided I agree that the boundary of the Te Waimate HA Overlay should be adjusted as per the submission of HNZPT (as supported by submissions from others e.g. Cinna Smith below), to include the area to the north of the Mission House.
	Heather Adams and Duncan Ross	S545.003	Support in part	<p>We strongly support the concept of protecting the unique heritage values, context and landscape of Te Waimate Heritage Area, however we believe that the proposed plan does not go far enough to protect the outstanding landscape and heritage values of the area. Heritage sites have been left out of the plan, such as Cooks Lane, Courthouse Lane and the second site of the flour mill. These sites reinforce the uniqueness of the area. we have grave concerns for what is left of the pastoral landscape, particularly the vista from the Mission House. Already much of the 'notable attempt by the missionaries to recreate an English pastoral landscape' has been recently destroyed, the removal of the hedge rows, trees, a huge amount of soil being moved about, and replaced with overwhelming horticultural development.</p>	<p>Amend provisions to provide better protection of poorly detailed local sites to preserve them until they are properly investigated and this protection should not be over ridden by Rural Production rules.</p> <p>Amend provisions so that large horticultural structure that obliterate the Mission and pre European horticultural sites be restricted.</p>	<p>A purpose of HA Overlays is to define areas of archaeological potential and historical landscape elements e.g. stone walls, early plantings, which may be affected by development activities, including horticulture. I have recommended that an advice note be added to earthworks rule HA-R5 stating that landowners should contact HNZPT to see whether there is any archaeological risk resulting from their proposal. Primary production activities can continue in a HA Overlay, provided they do not undertake earthworks below a depth of 500mm (unless this is for cultivation), which will provide some practical protection for undiscovered archaeological sites.</p> <p>I consider that the new rule proposed to require screening of artificial crop protection structures and crop support structures using landscaping/planted trees will address some of the potential visual impacts of these structures on the heritage values of Te Waimate.</p>

	Cinna Smith	S73.002 S73.001		<p>Welcome any measures to better protect the outstanding heritage values of Te Waimate and support the proposed change to the boundary area. However, the boundary area needs to be further extended to protect Te Waimate's open, pastoral vistas and other heritage landmarks that are currently excluded. The current draft does not adequately protect the landscape from undue development or change of land use. Unchecked development has ruined so much in Te Waimate in the past decade and the features that make Te Waimate unique and a taonga of national, and international, importance will soon be gone forever.</p>	<p>Amend to recognise and protect the view shafts in Te Waimate, as they were under the old 'special zone' in the former plan.</p> <p>Encompass the valley north of the Mission Station (to the bush and ridge), including Courthouse Lane and as far as the school (near the intersection of Waimate North Road).</p> <p>The farm/valley directly opposite the Mission on Te Ahu Ahu Road (formerly 'Cook's Farm') was the site of the first pastoral farm in New Zealand. This is clearly marked and recognised in the maps and illustrations of missionary settlers. This area is directly visible from the Mission and I believe that it should be included in the heritage area.</p> <p>On the edge of this farm, opposite Te Waimate's historic church, is a cluster of ancient trees where local Maori left their tūpāpaku/dead. It is my understanding that this area is of great spiritual significance to Maori, yet it is not within the proposed heritage boundary. Again, this area is clearly marked in the maps of early missionaries as a "knoll and sacred grove."</p> <p>Also near the Mission, Cook's Lane is the first road from Te Waimate to Kerikeri. It is narrow dirt lane, but is now being used by large, heavy trucks associated with the kiwifruit development. I believe that this road should be protected from heavy use such as this and included in the heritage area.</p>	<p>I support the proposed northern extension as clearly defined and described by the submission of Cinna Smith.</p> <p>This is consistent with the additional information in the submission provided by HNZPT and also supported by the submission of Heather Adam and Duncan Ross.</p> <p>I consider the area should be modified as indicated on the planning submissions maps (Appendix 1)</p> <p>I consider that, as the Te Waimate HA Overlay seeks to manage risk to built heritage, historical landscape boundaries and features and the archaeological landscape, controls on colour/finishes of buildings and structures and the use of tree screening for artificial crop protection structures and crop support structures are also appropriate for this location. These controls will help to maintain the aesthetic and historical context of Te Waimate, acknowledging the presence of existing farming and horticultural activities.</p> <p>I consider the revised rules and standards as recommended in the HA Overlay chapter appropriately manage the archaeological risks arising from earthworks.</p>
	Heather Adams and Duncan Ross	S545.001	Support in part	<p>We strongly support the concept of protecting the unique heritage values, context and landscape of Te Waimate Heritage Area, however we believe that the proposed plan does not go far enough to protect the outstanding landscape and heritage values of the area. Heritage sites have been left out of the plan, such as Cooks Lane, Courthouse Lane and the second site of the flour mill. These sites reinforce the uniqueness of the area. we have grave concerns for what is left of the pastoral landscape, particularly the vista from the Mission House. Already much of the 'notable attempt by the missionaries to recreate an English pastoral landscape' has been recently destroyed, the removal of the hedge rows, trees, a huge amount of soil being moved about, and</p>	<p>Amend the Te Waimate Heritage Area to extend it to include much more of the unique historic vista from the Mission House complex, Cooks Lane, Courthouse Lane, Whakataha Road, the second site of the flour mill.</p>	As Above

				replaced with overwhelming horticultural development.		
	The General Trust Board of the Diocese of Auckland	S514.001	Oppose	<p>The proposed inclusion of heritage protection for the Sunday School at the Church of St John the Baptist (Historic Site 117 being at 344 Te Ahu Ahu Road, Ohaeawai) is opposed.</p> <p>The Church is already included in the Historic Site overlay. As outlined in the Section 32 Evaluation Report for Historic Heritage and Heritage Areas, "there is no standard methodology or assessment criteria to identify significant heritage buildings" (page. 14). It is therefore considered that the current extent of the Heritage Overlay encapsulating the Church and excluding the Sunday School is sufficient to protect the heritage values of the site.</p>	Delete the Te Waimate Heritage Area overlay from the Sunday School at 344 Te Ahu Ahu Road, Ohaeawai.	<p>I do not support the removal of the part of the HA Overlay containing the Sunday school site.</p> <p>The ODP Te Waimate Heritage Precinct already protects the entire site (including the Sunday School) so there is no increase in the level of spatial protection compared to the ODP. Removing this part of the site would leave a hole in the Te Waimate HA Overlay.</p>
Pouerua	Warren Bliss	S62.001	Support in part	<p>Pouerua Heritage area and its values should be protected but disagree generally with the enlarged extension of the protection zone (from the original zone created by Dr Doug Sutton) - except that there is probable merit in extending the zone to the north of Pouerua to encompass a small cluster of heritage sites previously excluded. Considers that the extended area to the south of Pouerua has no relevance to this historic site - in particular the properties along Lakeland Lane. The majority of these properties are lifestyle blocks with modern buildings gardens and paddocks. There are no historic structures, stonefield gardens or sites of any significance to Māori. There are no volcanic rocks littering the area as there are in the other areas surrounding Pouerua. It is not fair or reasonable to penalise landowners by "lumping in" properties to a heritage area because its an easy line to draw on a map.</p>	<p>Amend the extent of the heritage area surrounding Pouerua, so that it is revised back to the original layout as per the area created by Dr Doug Sutton, except for possibly the north side extension from Pouerua. The review of the extent should have particular emphasis on the southern areas that encompass Lakeland Lane properties and should remove areas that have no heritage sites or resources on them. It may be acceptable to revise the boundary directly around lake Owhareiti itself - but not the Lakeland properties that come down to the lake.</p>	<p>I accept the evidence from several submissions, including HNZPT recommending reducing the southern extent back to the ODP boundary around Lake Owhareiti. This is also because the lake itself is protected through its recognition in the PDP as a place of significance to Māori.</p>

Pouerua	Alec Jack	S277.002	Oppose	<p>The Lake Owhareiti Trust are, and represent, the Maori beneficial owners of the lake.</p> <p>Lake Owhareiti already has multiple layers of protection (ONF91, NRC environmental regulations, site of importance to Maori, etc) but the addition of Heritage Area restrictions would add cost & complexity to any future plans the trustees' might have - at a time when imminent Waitangi Settlements will at last enable them to fulfil their vision for their Lake.</p> <p>The lake level has lifted dramatically since it was first surveyed & mapped in the 19th century – any pre-European Maori heritage has long since been flooded or destroyed by European farm cultivation. The eucalypt plantation on a peninsula of our land titles (currently an island) was planted by my grandfather & uncle. Heritage Area restrictions would make it unaffordable for us to harvest those trees to enable us to retire the area in native trees.</p> <p>Lake Owhareiti has immeasurable cultural & environmental value but this does not warrant further restrictions on the basis of heritage.</p>	Amend the Pouerua Heritage Area to remove Lake Owhareiti and reinstate the original boundary of Pouerua Heritage Precinct (which excluded Jacks Lake and Lake Owhareiti).	As above
Pouerua	Alec Jack	S277.024	Oppose	<p>Jacks Lake is not a natural feature – it is man-made and was created by Ned Jack with financial assistance (50% subsidy for habitat creation) from the Acclimatization Society (now Fish and Game NZ) in 1975. I will provide multiple levels of evidence at the hearings stage. I also oppose the inclusion of our land immediately adjacent to Lake Owhareiti in the ONF91 classification. Lake Owhareiti itself dictates its boundary, not a land title, or a line on a map. The farmland adjacent to the lake isn't an outstanding natural feature.</p>	Amend the Planning Maps to exclude Jacks Lake, and Lake Owhareiti foreshore area on our farm from area classified "ONF91 Pouerua (Pakaraka Mountain) scoria cone, lava field and lava-dammed lakes".	As above.
Pouerua	Kerry Ludbrook	S220.001	Oppose	<p>As a descendent of Henry Williams, the importance of the area is understood. Part of Lot 1 DP 194271 (Ludbrook Road, Pakaraka) should however be removed from the Pouerua Heritage Area as the land has been cultivated many times historically and it does not have archaeological significance.</p>	Delete the Pouerua Heritage Area overlay from Lot 1 DP 194271 (Ludbrook Road, Pakaraka)	I have covered the potential impact of a HA Overlay on primary production activities in relation to the Te Waimate HA Overlay above. I do not recommend any further changes to enable primary production activities beyond what I have already recommended.

				The land should retain its Rural Production zoning so that it can be farmed. The land does not include a residential unit so requires the flexibility to continue cropping or allow changes of grass swards and the establishment of a residential unit.		
Pouerua	Heritage New Zealand Pouhere Taonga	S409.040	Support in part	<p>Pouerua Heritage Area</p> <ul style="list-style-type: none"> o The proposed heritage area is a significant expansion on the current area, but that expansion is generally in a southern direction towards Moerewa that encompasses only a few recorded archaeological sites, inclusive of a pa site, but otherwise a landscape that does not appear to be of heritage value. The area does not contain any Stonefield sites and appears to be in modern pastoral farming. We would like to have clarification why this area is included in the report. o The boundary as extended slightly to the north does include a significant cultural landscape containing various pa sites and stone structures. o It is evident that there needs to be a continuous connection between the proposed Pouerua Heritage Area through to State Highway 12 and north of State Highway 1 through to the proposed southern boundary of the proposed Te Waimate Heritage Area. This would protect the foreground vista through to the ridge pa sites from State Highway 1. <p>The focus of this heritage area should be on the Maunga and the stone gardens with very strict controls. The balance area (proposed extension area) could be subject to less restrictive rules. The context of the area is that the volcanic soils have been the driver of the rich cultural landscape that includes, gardens, pa, kainga and early colonial buildings.</p>	Amend the provisions and spatial extent of the Pouerua Heritage Area and insert additional new sub-areas (including associated overview, objectives, policies and rules) as indicated in submission	<p>The southern expansion of the Pouerua HA Overlay as notified (compared to the ODP Pouerua Heritage Precinct) was proposed based on historical boundaries indicated in mapping and the presence of the pa site, with other recorded sites also noted in the archaeological data. The presence of Lake Owaharetiti as a site of significance to Māori was also a consideration.</p> <p>However, based on the additional evidence and submissions I am supportive of reducing the southern extension back to the ODP boundary.</p> <p>With regard to a 'sub-area' between Pouerua and Te Waimate, in my opinion, the focus of the HA Overlays is to manage risk of inappropriate subdivision, use or development where this may affect concentrations of recorded or unrecorded historical places and archaeological sites. The HA Overlay is not seeking to control changes to the wider setting outside of the overlays.</p> <p>I agree that the extension to the north (compared to the ODP Pouerua Heritage Precinct) is appropriate and I continue to support the retention of the northern extension as notified.</p> <p>Refer to Te Waimate for discussion on proposed sub-area from HNZPT Submission.</p>

Mangonui and Rangitoto	Ian Diarmid Palmer and Zejia Hu	S249.001	Oppose	<p>The rationale for, and the aerial extent of, the Rangitoto Peninsula Heritage Area Part B was based on inadequate and incomplete expert evidence and analysis.</p> <p>The boundaries for the Rangitoto Peninsula Heritage Area Part B do not adhere to any self-consistent logic.</p> <p>It is inappropriate to combine areas featuring colonial period European built historic heritage resources with areas featuring pre-contact Māori historic heritage in a single heritage area.</p> <p>Designating and area of land as a heritage area based on its Māori cultural connections and/or landscape attributes amounts to double counting contrary to the RMA.</p> <p>Justification for the entire Rangitoto Peninsula land being subject to the Rangitoto Peninsula Heritage Area Part B overlay was in part based on an erroneous premise regarding the land's involvement in historically significant colonial European industrial enterprises.</p> <p>The section 32 heritage assessment did not evaluate the economic impact of imposing heritage area overlays over large tracts of land for the first time or assess the risk of not acting.</p>	Delete the Heritage Area Overlay from the Rangitoto Peninsula except for the land directly associated with and/or proximal to listed heritage resources.	<p>Historical heritage includes both colonial built structures and features, and archaeological sites which may be indeed predate the arrival of European settlers. In combination with the settlement of Mangonui these places tell the deeper history of the area.</p> <p>The NZAA Database shows that there are 27 separately recorded archaeological sites within the headland area proposed for inclusion in Mangonui Rangitoto Peninsula HA Overlay Part B. Additionally, Part B includes the 19th century Butlers Wharf Site, which is a Category 1 Listed Place. The Stage 2 assessment provides additional data and rationale for the inclusion of this area within the Mangonui Rangitoto Peninsula HA Overlay.</p> <p>In my opinion, an area particularly important for inclusion in the overlay is the Headland Pa O04/16 site on the Rangitoto headland opposite Mangonui, as unlike its counterpart, the site is not identified as a site of significance or separately scheduled, and it is a significant part of the early archaeological landscape.</p> <p>The intention of the HA Overlay is not to prevent development or economic use where there is no adverse effect to the heritage values of the area. Some of the recommendations to the HA Overlay chapter provisions may address some of the submitters' concerns.</p>
Mongonui and Rangitoto	Te Hiku Community Board	S257.011	Oppose	We do not support the new heritage overlays at Mangonui and submit that there should not be restrictive rules outside of the existing heritage areas within Mangonui.	Delete Rangitoto Peninsula Heritage Area Part B from the Planning Maps.	As above
Mangonui and Rangitoto	Leah Frieling	S358.011	Oppose	We do not support the new heritage overlays at Mangonui, and submit that there should not be restrictive rules outside of the existing heritage areas within Mangonui	Delete Rangitoto Peninsula Heritage Area Part B from the Planning Maps.	As above

Mangonui and Rangitoto	Sean Frieling	S357.011	Oppose	Do not support the new heritage overlays at Mangonui, and submit that there should not be restrictive rules outside of the existing heritage areas within Mangonui.	Delete Rangitoto Peninsula Heritage Area Part B from the Planning Maps.	As above
Mangonui and Rangitoto	Michael Foy	S472.011	Oppose	We do not support the new heritage overlays at Mangonui, and submit that there should not be restrictive rules outside of the existing heritage areas within Mangonui.	Delete Rangitoto Peninsula Heritage Area Part B from the Planning Maps.	As above
Mangonui and Rangitoto	Heritage New Zealand Pouhere Taonga	S409.048	Support in part	<p>Mangonui and Rangitoto Peninsula Heritage Area</p> <p>o We are supportive of the proposed heritage areas insofar as the extent of the proposed boundaries for Manganui and Rangitoto Peninsula/Butler Point Area, however we consider that the boundary needs to be extended to include the entire harbour and associated adjacent ridge line perimeter. Our comments are as follows:</p> <ul style="list-style-type: none"> - The reason that both Māori and Europeans settled at Manganui and Rangitoto was because of the harbour itself. It provided shelter, ki moana, and was a gateway and stepping location for departures back to the Pacific and Hawaii and for trading. The entire harbour was utilised as evidenced by the recorded archaeology associated with Paewhenua Island, that included flaking floors, flax industry, and mill etc. - A number of pa sites including at Rangikapiti, Rangitoto, Taemaro Road (P04/70) and others are located at the entrance to and surrounding the harbour. Vistas to and from these pa sites need protection, including a prohibition on plantation planting on the pa sites - (P04/70) contains a pine plantation. These pa sites clearly demonstrate the spread of pre-European occupation around the perimeter of Manganui Harbour. These pa sites are related visually and through whakapapa. 	Amend the provisions and spatial extent of Mangonui and Rangitoto Peninsula Heritage Area and insert additional new sub-areas (including associated overview, objectives, policies and rules) as indicated in submission	I consider that there is a balanced approach to the notified extent of this HA Overlay, although I acknowledge it may be appropriate to adjust the proposed boundaries to incorporate foreshore elements. The focus of the HA Overlay however is not to establish controls over views across open bodies of water. The purpose of the HA Overlay is to protect identified important sites and associated groupings of places, as well as undiscovered archaeological sites. I support the retention of the HA Overlay as notified, subject to minor boundary adjustments to resolve mapping errors.

				<p>- It is important that the open areas of Butlers Point are protected from any further building development. This land is a backdrop to Mangonui Township and Rangitoto Pa. That area also contains a significant number of recorded archaeological sites.</p> <p>- Heritage New Zealand requests that the proposed heritage areas be progressed, but with additional sublayer comprising the balance of the harbour area up to the perimeter ridgeline.</p> <p>Controls need to be sufficiently assertive to prevent development upon the ridgelines, or protruding above the ridgelines, and adoption of recessive colours and non-reflective building materials in the sub-area. By doing so the landscape character of the harbour will be retained.</p>		
Kororāreka Russell	Heritage New Zealand Pouhere Taonga	S409.037	Support in part	<p>Kororareka Russell Heritage Area and surrounds -</p> <p>It is extremely evident that the proposed heritage area will not protect Russell Peninsula from adverse and detrimental development. There are already examples of building development that is completely out of character and scale in the area.</p> <p>Heritage New Zealand Pouhere Taonga requests the following:</p> <ul style="list-style-type: none"> o That the heritage area be considered when standing upon Te Maiki (Flagstaff Hill). From this vantage point one can see across Kororareka towards Waikare Inlet, eastward out to Motorua Island, northward to the Black Rocks and west towards Waitangi and Paihia. These views hafts need to be protected and conserved from inappropriate development especially those on ridgelines. o Pa sites need to be included in the Heritage Area. There is a rich history associated with pa sites. o We advocate a separate heritage layer for the entrance to the Russell Peninsula starting from the Russell Whakaparara Road intersection. This area is to provide a visual protection from further adverse development, including promotion of native 	Amend the provisions and spatial extent of the Kororareka Russell Heritage Area and insert additional new sub-areas (including associated overview, objectives, policies and rules) as indicated in submission	<p>I consider the proposed extension of the HA Overlay further south along the road entrance to be a different area which is characteristically distinct from the notified extent. I note that there are no scheduled sites in this proposed area of the HA Overlay. Primarily this area has a quality relating to traversing the natural environment, rather than being directly associated with the historical township boundary.</p> <p>It may be that existing development controls for the underlying zone and any overlays for the natural environment can already suitably control the nature of development in this area, such that it does not affect the identified heritage values – this is discussed in the section 42A report in more detail.</p> <p>I agree that Te Maiki/Flagstaff Hill is a key heritage component of the townscape and heritage area. It is fundamentally connected to the history of Kororareka Russell, and to the historical events of the Northern Wars of the 1840s. In principle, I agree that the historic reserve parcel that contains Flagstaff Hill merits inclusion in the Kororāreka Russell HA Overlay, although I note that the site is already protected from inappropriate subdivision, use and development via other PDP provisions, as well as the Reserves Act. The section 42A report covers these other interactions in more detail.</p>

				<p>visual buffer planting. Russell is situated on a peninsula and the plan needs to take into account the special character of this peninsula.</p> <p>o In addition to the boundary defined within the draft plan, we request that a further planning layer be applied to the east and north for the balance of the peninsula that will prevent development on the ridgelines, restrict exterior colours to the heritage colour palate and control reflectivity. This is to include Long Beach and the area behind. It is essential that development is considered from when viewed not only from land but also from the Bay.</p> <p>o The planning controls in the draft district plan need to ensure that the viewshafts remain</p>		
Rāwene	David Truscott	S476.002	Oppose	<p>Heritage Area Part B for Rawene serves little purpose. The archaeological heritage can be safeguarded in other ways as indicated in the S32 report. Council moved on from its former draft DP controls leaving a hollow justification for the designation. The boundary is not logical, relating to the 19th century road and section layout that does not need protection.</p>	<p>Delete the Heritage Area Part B for Rawene in favour of archaeological protection, which can be achieved by other means, as discussed in the s32 report.</p>	<p>The boundary of the Rāwene HA Overlay is based on the understanding of historical development pattern and identifying those areas where subdivision patterns have established the existing heritage character. In addition, the increased likelihood of archaeological features within the original township boundary (which is the boundary that the Rāwene HA Overlay is based on) provides further support for the overlay. The use of the HA Overlay does not prevent subdivision use or development, provided that it is not located close to a scheduled Heritage Resource, does not involve earthworks deeper than 500mm and is constructed using the range of colours/natural finishes provided for in HA Overlays. These controls are not considered to be overly onerous and strike a balance between allowing development while maintaining heritage values.</p>
Rāwene	Heritage New Zealand Pouhere Taonga	S409.042	Support in part	<p>Rawene Heritage Area</p> <p>o Rawene township is situated at the northern end of a peninsula that leads into the Hokianga Harbour. Rawene's vehicle access is from Twin Coast Discovery Highway via State Highway 12 from the south and from Kohukohu to the north via the car ferry. Due to the prominent location of the township, it is visible from both the Hokianga Harbour and land. The township with its unique character, historic buildings, and rich history is a tourism destination on the Twin Coast Discovery Highway. Many local business' cater for day travellers.</p>	<p>Amend the provisions and spatial extent of the Rawene Heritage Area and insert additional new sub-areas (including associated overview, objectives, policies and rules) as indicated in submission</p>	<p>The spatial extent of the Rāwene HA Overlay is based on the original extent of the township and has taken into account historic subdivision patterns. I acknowledge the historic importance of the hospital site but consider this could be considered a 'stand-alone' place. I also acknowledge the competing issue of needing to support the operation and potential development of the hospital to provide for the healthcare needs of the community, as discussed further in the section 42A report.</p> <p>I consider that, given the limited spatial development of Rāwene beyond the original township, the extension to the whole perimeter is</p>

				<p>o It seems that Plan Heritage Limited has defined the proposed heritage area boundary from "lots which fall within the early township that are distinctly different (earlier) subdivision form, and which are shown in historical aerial topography to have generally been developed by 1942". Unfortunately, that mapped area excludes some very important places.</p> <p>o Heritage New Zealand recommends that the proposed heritage area be expanded to include the Hokianga Health Enterprise Trust facility (hospital) - first free hospital service, the cemetery that contains the remains of ancestors (located diagonally opposite the hospital) and the Rawene Domain. In addition, adjacent to the camping ground contains a site of significance to Maori and needs to be incorporated into the heritage area.</p> <p>o A further sub area should include the entire peninsula and contain lesser rules that protect the entrance way view to the township by design, colour and shape and set back rules.</p> <p>Furthermore, there needs to be restrictions the prevent development on the ridge line of the peninsula as the viewshafts need to be protected when looking to Rawene across the harbour</p> <p>Amend the spatial extent of the Kohukohu Heritage Area and insert additional new sub-areas (including associated overview, objectives, policies and rules) as indicated in submission</p>		<p>not justified. The intention of HA Overlays is not to control all views into or out of the overlays, or to adjacent sites. Other plans such as the AUPOP or Christchurch have not adopted this approach. Hamilton recently considered and rejected the use of buffers to control height adjacent to Heritage Areas for example.</p> <p>On this basis I do not support the additional area proposed for the Rāwene HA Overlay as proposed by HNZPT.</p>
Heritage Area Overlays (General)	Heritage New Zealand Pouhere Taonga	S409.016	Support	<p>The Proposed Plan is required to recognise and provide for the matters of national importance, in particular 6(f) "the protection of historic heritage from inappropriate subdivision, use and development" and s6(e) "the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga."</p> <p>HNZPT considers that the hybrid-plan format of the Proposed Plan, that includes: the identification of historic heritage; heritage area overlays; Kororareka Russell Township Zone and Sites and Areas of Significance to Maori issues {Overview), objectives, policies and rules each within a Section of the plan, is of assistance to</p>	Retain the spatial map layers for historic heritage	Agreed with amendments as noted for specific areas.

				the reader in understanding the background and reasons for the rules.		
New Heritage Area Overlays	Heritage New Zealand Pouhere Taonga	S409.049	Support in part	Additional Heritage Areas	Insert new heritage areas (including associated mapping, overview, objectives, policies and rules) as indicated in submission	<p>I acknowledge other locations within the Far North district may well exhibit historical heritage qualities which are worthy of protection, however this may be the subject of future plan changes. I acknowledge the limitations on the scope of the HNZPT submission resulting from the level of detail provided in the original submission, as discussed further in the section 42A report. As such, I do not recommend the addition of any new HA Overlays.</p> <p>I make some more specific comments below.</p> <p><u>Waitangi</u></p> <p>Unquestionably Waitangi includes a historical landscape and sites of national importance, the spatial extent of which are defined in the HNZPT listing for National Landmarks. Extent of List Entry Extent includes part of the land described as Lot 1 DP 326610 (RT 108096), North Auckland Land District, and the buildings and structures associated with Waitangi Treaty Grounds / Te Pitowhenua thereon, including the Treaty House, Flagstaff, Te Whare Rūnanga, Hobson Memorial and Whare Waka - Te Korowai o Maikuku. Extent also includes He Tūru o Maikuku / Maikuku's seat and significant plantings, including two rows of cabbage trees, associated totara trees, fig trees, a Norfolk Island pine, a pohutukawa tree, a plane, an elm, an oak, a walnut, a camphor laurel, two camellia trees, a bamboo plant, and commemorative trees planted from 1932 onwards. Extent excludes the buildings known as the Caretaker's Cottage and Staff Accommodation.</p> <p>In principle I support inclusion of Waitangi as a National Landmark of significance. I note however that there are also separate submissions relating to the individual sites of significance within the locale, as identified in the schedule of historic heritage</p>
				Heritage New Zealand Pouhere Taonga requests that the following places also be included within the District Plan as heritage areas:		
				- Waitangi,		
				- Kaeo		
				- Whangaroa Harbour area		

			- Kawakawa Township		<p>places. I also note there is a proposal for a special purpose zone.</p> <p>From a broader historic, social and cultural heritage perspective, Waitangi Treaty '(Te Tiri Waitangi) may merit alternative and specific treatment, as a place of 'living history' and active political debate and korero. Especially given the individual protection afforded to the site. I agree with the approach suggested in the section 42A report that submissions relating to Waitangi be deferred until the special purpose zone hearing so that matters of heritage protection can be considered alongside other factors. However I do agree that the single List Item 100 can be split into four separate entries into SCHED2 to make it easier to apply rules in the HH chapter requiring a 20m setback from scheduled Heritage Resources.</p> <p><u>Oruru Valley</u></p> <p>Plan.Heritage have undertaken an assessment of this area previously and I consider it merits identification as an archaeological landscape of high archaeological significance, which has been defined in the Plan.Heritage assessment report.</p> <p>However, given the strong focus of this archaeological landscape from a cultural perspective, and the contested history of the valley prior to the European arrivals, I appreciate that this extensive location requires resolution and capture of cultural narratives and that this work is continuing through engagement between Council and mana whenua of the area.</p> <p><u>All other locations proposed for inclusion as HA Overlays (See the section 42A report for maps provided by HNZPT)</u></p> <p>While these locations may have heritage value, I consider further research would be necessary to confirm the relative merits of these locations. Additionally the proposed extents of these locations are not sufficiently defined in the NHZPT submission.</p>
			- Oruru Valley		
			- Omapere / Opononi		
			- Te Ahu Ahu Area (Bounded by Remuera Settlement Road, SH 1 and SH 15 + Lake Omapere).		
			- Northern War Sites		
			- Ruapekpeka		

				- Ohaewai		
				- Okaihau		
				- Puketutu		
				- Waikaire		
				- All islands within the Bay of Islands		
				- Early contact sites.		

				- Early settlement sites Mangahawea		
				- Early European explorers Cook, Du Fresne		
				- Te Rerenga Wairua/Cape Reinga		

RECOMMENDATIONS

Following the review of points raised by submitters, the key revised recommendations for the HA Overlay chapter are summarised as follows:

HA Overlay Overview, Objective and Policies

1. Range of amendments to the Overview to reflect new areas being included in HA Overlays and include additional historical context.
2. Retain the intent of HA-O1 as notified, with minor wording change to better reflect section 6(f) of the RMA.
3. HA Overlay policies are largely retained as notified, with some consequential amendments to be consistent with recommended changes to rules and standards and to reflect new areas being included in HA Overlays.

HA Overlay Rules and Standards

4. Consistently apply HA-S2 to all HA Overlays, as per the intent of this standard as notified.
5. Refine the structure of HA-R2 and provide more clarity on how to protect the streetscape in 'Part A' type areas when undertaking additions and alterations.
6. Clarify that HA-S3 only provides a permitted pathway for seismic strengthening, not all types of strengthening.
7. Combine HA-R4, HA-R8 and HA-R9 to provide a single rule for managing new buildings and structures in HA Overlays, including both a permitted pathway and a restricted discretionary pathway depending on the type of HA Overlay.
8. A refined version of HA-R5 that applies to all HA Overlays and better targets risks to archaeological sites by imposing a depth control, as opposed to an area or volume control, and consistently requiring compliance with HA-S3 Accidental Discovery Protocol.
9. Providing clearer permitted and restricted discretionary pathways for infrastructure in HA Overlays under HA-R6 and HA-R10, depending on the proximity of scheduled Heritage Resources, as well as resource consent exemptions for maintenance, repair and upgrading of infrastructure or for network utility connections to scheduled Heritage Resources.
10. New rule requiring screening of artificial crop protection structures and crop support structures in HA Overlays.
11. Clarification of the 75m setback in HA-S1 as it applies in the Te Waimate HA Overlay.
12. Revised drafting of HA-S2 Heritage Colours, supported by a new appendix containing colour swatches, and clarification that natural finishes are also appropriate.

HA Overlays – Spatial Extents

In summary, the following recommendations are made:

HA Overlay	Recommended changes	Appendix 1 Map Figure
Kororāreka Russell	<ul style="list-style-type: none"> - Extend to include Te Maiki/Flagstaff Hill Historic Reserve in Part D - Fix minor mapping errors in Part D 	Figure 9
Mangonui and Rangitoto Peninsula	<ul style="list-style-type: none"> - Fix minor mapping errors around Rangitoto Peninsula headland - 	- Figure 15
Paihia	<ul style="list-style-type: none"> - Extend to include the Waitangi Islands in Part B - 	- Figure 17
Kohukohu	<ul style="list-style-type: none"> - Retain as notified 	- No reference
Rāwene	<ul style="list-style-type: none"> - Retain as notified 	- Figure 7
Rangihoua	<ul style="list-style-type: none"> - Retain as notified 	- No Reference
Kerikeri	<ul style="list-style-type: none"> - Minor boundary adjustment of Part B 	- Figure 19
Pouerua	<ul style="list-style-type: none"> - Reduce south-eastern extent as requested in submissions but retain the northern extent as notified - Fix minor mapping errors 	<ul style="list-style-type: none"> - Figures 3; 5 - Figures 2; 6
Te Waimate	<ul style="list-style-type: none"> - Extend HA Overlay to the north of Te Ahu Ahu Road as requested in submissions - Fix minor mapping errors 	<ul style="list-style-type: none"> - Figure 11 - Figures 12-14

Site addresses and legal titles for affected properties where minor adjustments occur for mapping corrections, unrelated to specific submissions, are given in Table 1 of Appendix 1.

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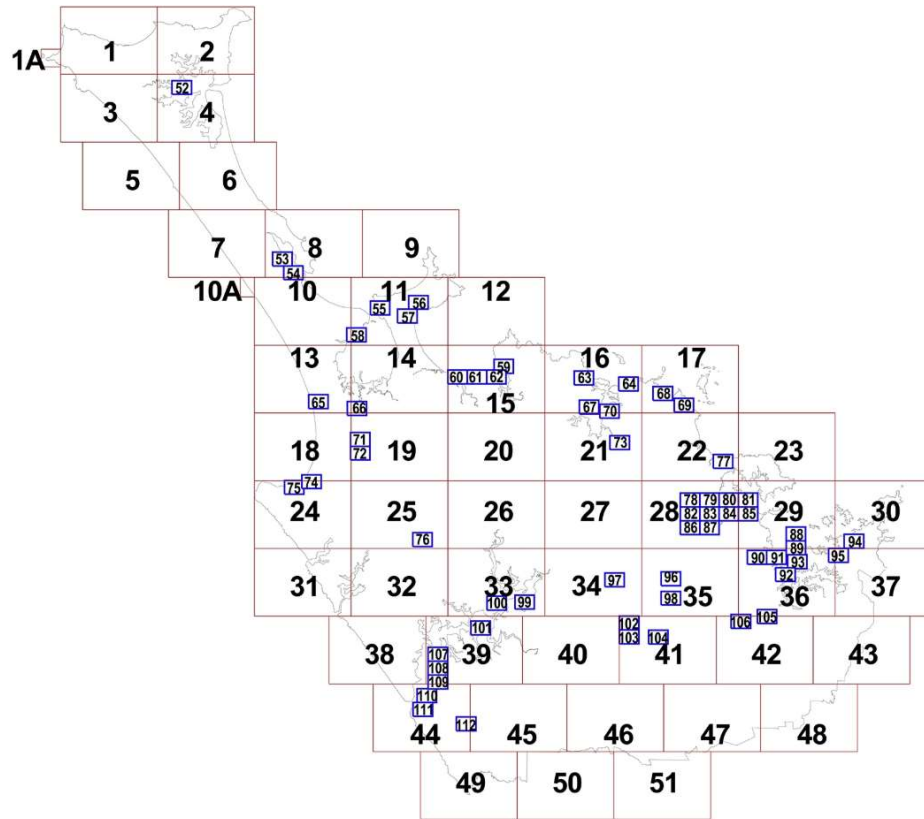
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FAR NORTH DISTRICT PLAN REVIEW
HERITAGE AREA OVERLAY TECHNICAL REVIEW OF SUBMISSIONS -
APPENDICES
(TO SUPPORT SECTION 42A REPORT)
PREPARED FOR FAR NORTH DISTRICT COUNCIL
APRIL 2025



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 HERITAGE AREA OVERLAY TECHNICAL REVIEW OF SUBMISSIONS - APPENDICES
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EXECUTIVE SUMMARY

The Far North District Council (the Council) has reviewed the 2009 District Plan and replaced it with a Proposed District Plan (PDP), which was notified in July 2022. Building on the work undertaken by Plan.Heritage Ltd prior to notification, the Council has commissioned Plan.Heritage Ltd to undertake a review of 'Heritage Area Overlays' as notified in the PDP, including the spatial extent of each overlay and the associated Heritage Area Overlay chapter to support responding to submissions. This Heritage Area Overlays: Technical Review of Submissions report has been prepared to inform the section 42A report on the Historic Heritage topic.

These appendices form part of the technical review.

APPENDIX 1: REVISED BOUNDARY ADJUSTMENTS - MAPS

The following series of maps shows the locations of specific submissions on the spatial extents of the HA Overlays, set out in the main report. The maps show an overall view of the proposed HA overlays as notified, and spatial extents of submissions. Green areas are recommended to be included, red areas are proposed to be removed. Numbers denote the number of submissions for a particular area. Next to this are the Overview maps from the Online GIS viewer for the PDP, for comparison.

Revised Spatial extents recommended by this report are shown as blue lines. The intent of these lines is to adjust boundaries based on further information received through submissions, and also to modify minor errors or corrections to ensure the spatial extent is readily identified 'on the ground' through clearly visible landscape features. These will typically be natural features such as streams, legal property boundaries, or sometimes established landscape features such as field boundaries. Specific submissions are addressed in the main text of the report. Table 1 below identifies properties affected by minor boundary adjustments, where these are NOT related to specific submissions.

Revised Maps are not included for the following locations where there were no submissions and therefore the notified boundaries are unchanged:

- Kohukohu
- Rangihoua

Table 1: Legal Parcels affected by minor boundary corrections from notified spatial extent (not related to specific submissions)

Heritage Area Overlay	Address	Legal Title	Removed from overlay	Retained in overlay	Map Figure reference
Pouerua	6984E SH1 To road boundary	Area D DP 511319	Yes		Figure 2
	6984 SH1 To road boundary	Lot 7 Deposited Plan 144820	Yes		Figure 2
	6948B SH1 To road boundary	Part Section 3 Block X Kawakawa Survey District	Yes		Figure 2
	6950 SH1 To road boundary	Part Section 10 Block X Kawakawa Survey District	Yes		Figure 2
	6904 SH1 To road boundary	Deposited Plan 15155	Yes		Figure 2
	6980 SH1 To road boundary	Lot 1 Deposited Plan 569021 Lot 2 Deposited Plan 569021	Yes		Figure 2
	6882 SH1 To road boundary	Part Old Land Claim 54		Yes	Figure 2
	6848 SH1 To road boundary	Part Lot 20 Deposited Plan 3641	Yes		Figure 2
	6844 SH1 To road boundary	Lot 1 DP 470585	Yes		Figure 2
	7135 SH10 Minor boundary adjustment to match stream	Lot 3 Deposited Plan 530414 and Lot 2 Deposited Plan 370102 and Part Lot 2 Deposited Plan 19808 and Lot 5 Deposited Plan 40157 and Part Kaungarapa 2 Block		Yes	Figure 5 Figure 6

Heritage Area Overlay	Address	Legal Title	Removed from overlay	Retained in overlay	Map Figure reference
Te Waimate	388 SH1 Property includes Scheduled Resource and the existing line did not include the full curtilage.	Akarana 527N Block		Yes	Figure 13
	123 Te Ahu Ahu Road, Ōhaeawai, Kaikohe Minor boundary adjustment to match stream	Lot 1 Deposited Plan 206548		Yes	Figure 13
	147 Te Ahu Ahu Road, Ōhaeawai, Kaikohe Minor boundary adjustment to match stream	Lot 2 Deposited Plan 206548	Yes		Figure 13
Kororāreka / Russell	13 Hope Avenue, Russell Boundary incorrectly drawn across curtilage	Part Lot 64 Deposited Plan 16246		Yes	Figure 9
	22 Hope Avenue Boundary incorrectly drawn across curtilage	Lot 54 Deposited Plan 16246	Yes		Figure 9
	20 Hope Avenue Boundary incorrectly drawn across curtilage	Lot 53 Deposited Plan 16246	Yes		Figure 9
	18 Hope Avenue Boundary incorrectly drawn across curtilage	Lot 52 Deposited Plan 16246		Yes	Figure 9
	11 Florance Avenue Boundary incorrectly drawn across curtilage	Lot 41 Deposited Plan 16246	Yes		Figure 9
	12 Florance Avenue Boundary incorrectly drawn across curtilage	Lot 2 Deposited Plan 52020	Yes		Figure 9
	14 Florance Avenue Boundary incorrectly drawn across curtilage	Lot 37-38 Deposited Plan 16246	Yes		Figure 9
	24 Brind Road Boundary incorrectly drawn across curtilage	Lot 1 Deposited Plan 52020	Yes		Figure 9

Heritage Area Overlay	Address	Legal Title	Removed from overlay	Retained in overlay	Map Figure reference
Mangonui / Rangitoto	42 Colonel Mould Drive, Mangonui, Far North (Partly within overlay – mapping error)	Section 272 Town of Manganui	Yes		Figure 15
	Allotment 71 PARO Mangonui East (Reserve) (Foreshore adjustments mapping error)	Allotment 71 PARO Mangonui East	Yes		Figure 15
	31 Marchant Road, Hihi, Far North (Foreshore adjustments mapping error)	NA5C/517		Yes	Figure 15
	(Foreshore adjustments mapping error)	Allotment 67 Parish of Mangonui East			Figure 15
	(Foreshore adjustments mapping error)	Allotment 9 Section 2 Village of Mangonui			Figure 15
	(Foreshore adjustments mapping error)	Allotment 2, Allotment 4-8 and Allotment 10 Section 2 Village of Mangonui			Figure 15

PDP Mapping Revised Boundary Key:

Purple Line

HA Overlay Boundary as notified

Blue Line –

Recommended HA Overlay Boundary

Red shading –

Reduced from Notified Overlay

Green Shading –

Addition to Notified Overlay

NZAA maps Key:

green squares are NZTM map grids, within which individual archaeological sites are more generally located, but they do not usually occupy the whole map square

green dots are NZTM/GPS spot locations – sites will often extend beyond this immediate point

polygons are NZTM/GPS-recorded specific extents

Pouerua Heritage Area Overlay – Revised Boundaries

Explanation - The very high concentration of recorded archaeological sites and features lies to the west of the stream running southeast from Pakaraka to Lake Owhareiti. Although this pattern is likely to extend further east, based on the location of pa sites and other archaeological sites, this extension will still be subject to earthworks controls and the accidental discovery of archaeological features. (Section EW-S3). The reviewed amended extent to the south and east is similar to the Operative Boundary. To the west, the proposed boundary again was intended to follow the stream as a naturally defined boundary. A portion of this boundary crossed to the west of the stream, and this is not required to remain in the overlay.

To the north, this extension is recommended for retention, including the sites of the three scheduled buildings centred on the junction of Ludbrook Road and State Highway 1 (Schedule 2 - Site 135 Holy Trinity Church. Site 136 (The Retreat); Site #98 Historic Store). The Holy Trinity Church Site also contains a number of Notable Trees. In my opinion, these sites form an important component of the wider historical landscape at this road junction. The northern boundary is recommended to be corrected to reflect the legal road, as small portions of properties on the northern side of SH1 have been captured in the proposed overlay.

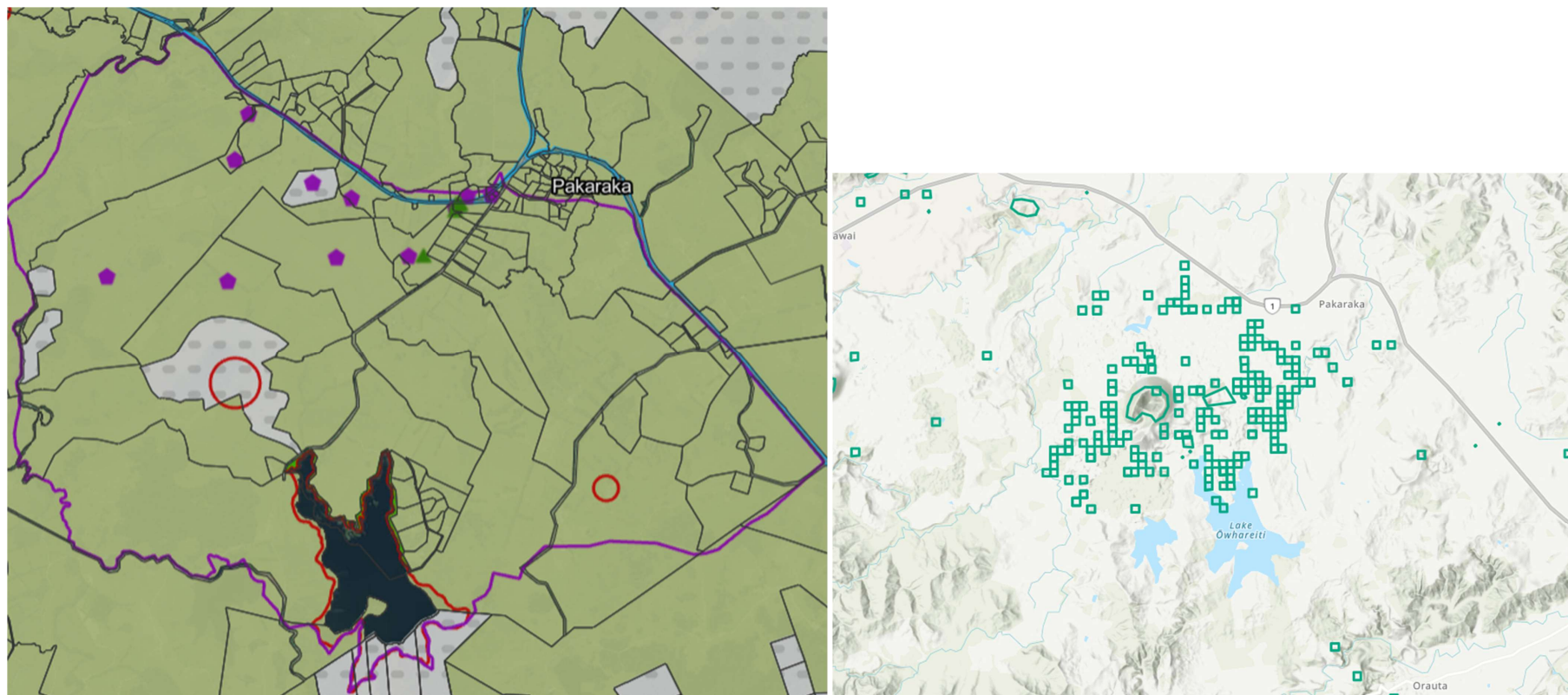


Figure 1. Pouerua Proposed Heritage Area Overlay – Notified (Centre) showing scheduled sites (purple icons) NZAA Recorded Archaeological Sites (Right)



Figure 2.Revised recommended boundary in blue – Along SH1 (Following Road boundaries)

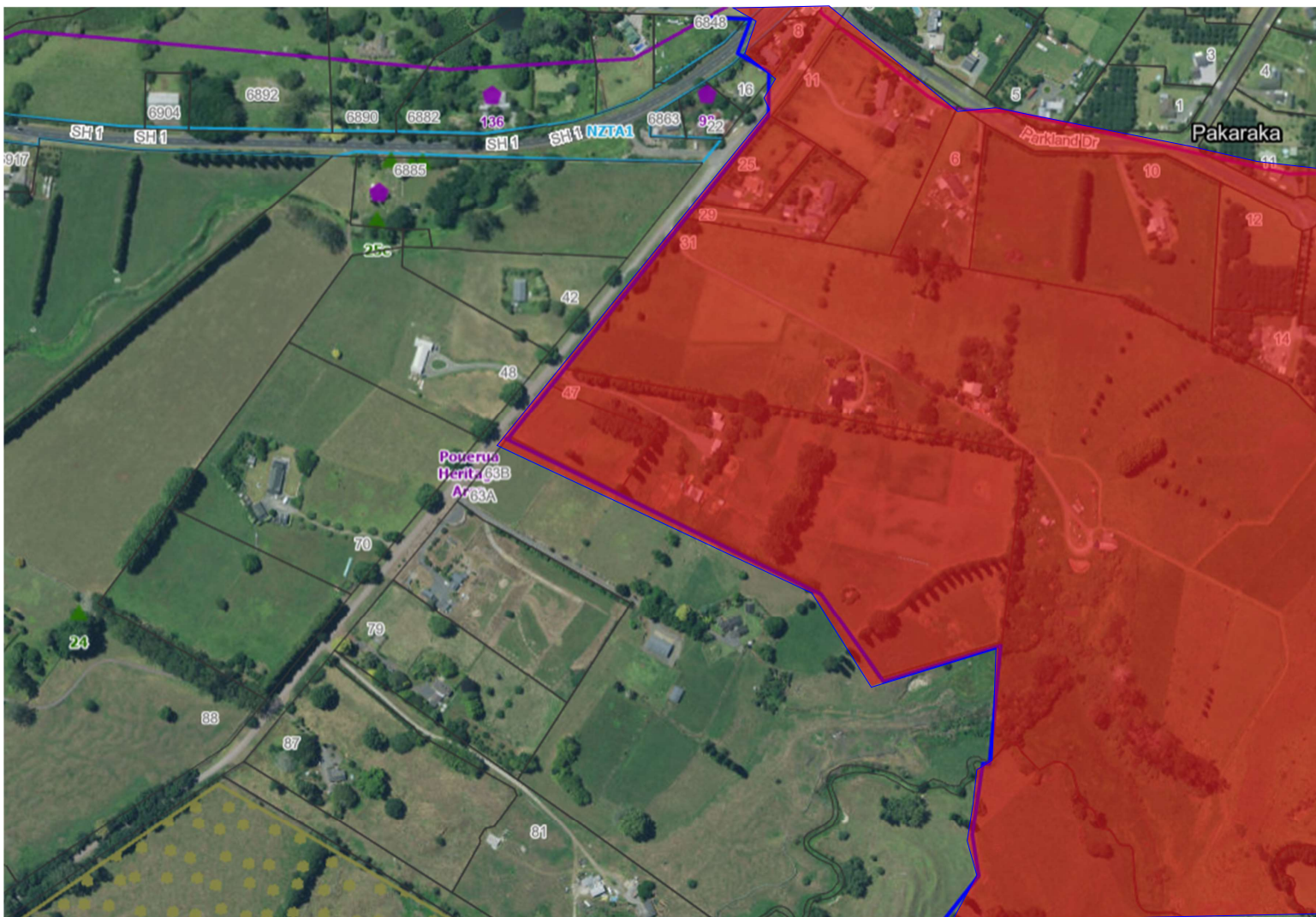


Figure 3. Revised recommended boundary in blue – Cluster of scheduled heritage sites, turning south

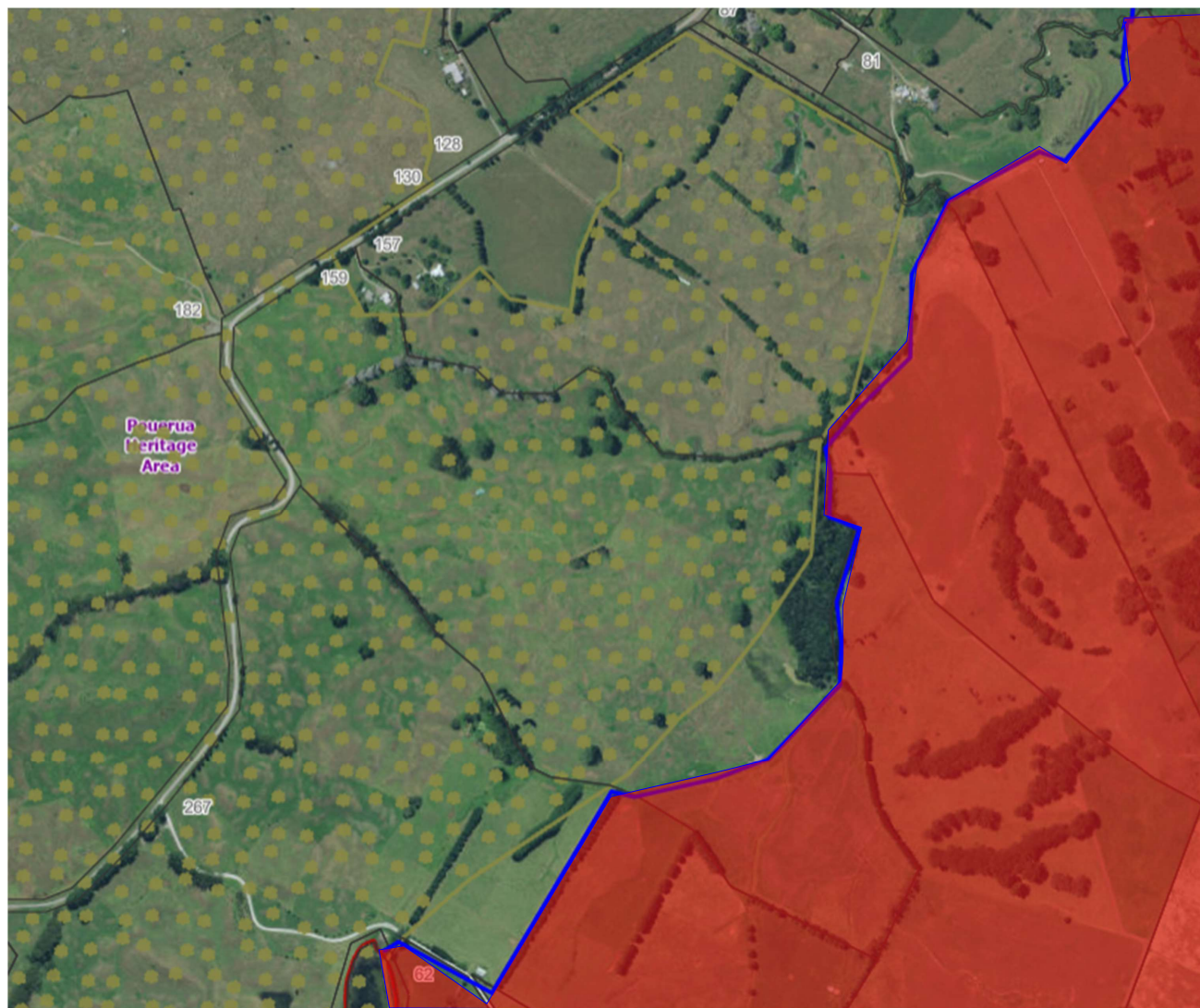


Figure 4. Revised recommended boundary in blue – southeastern boundary following identifiable boundaries

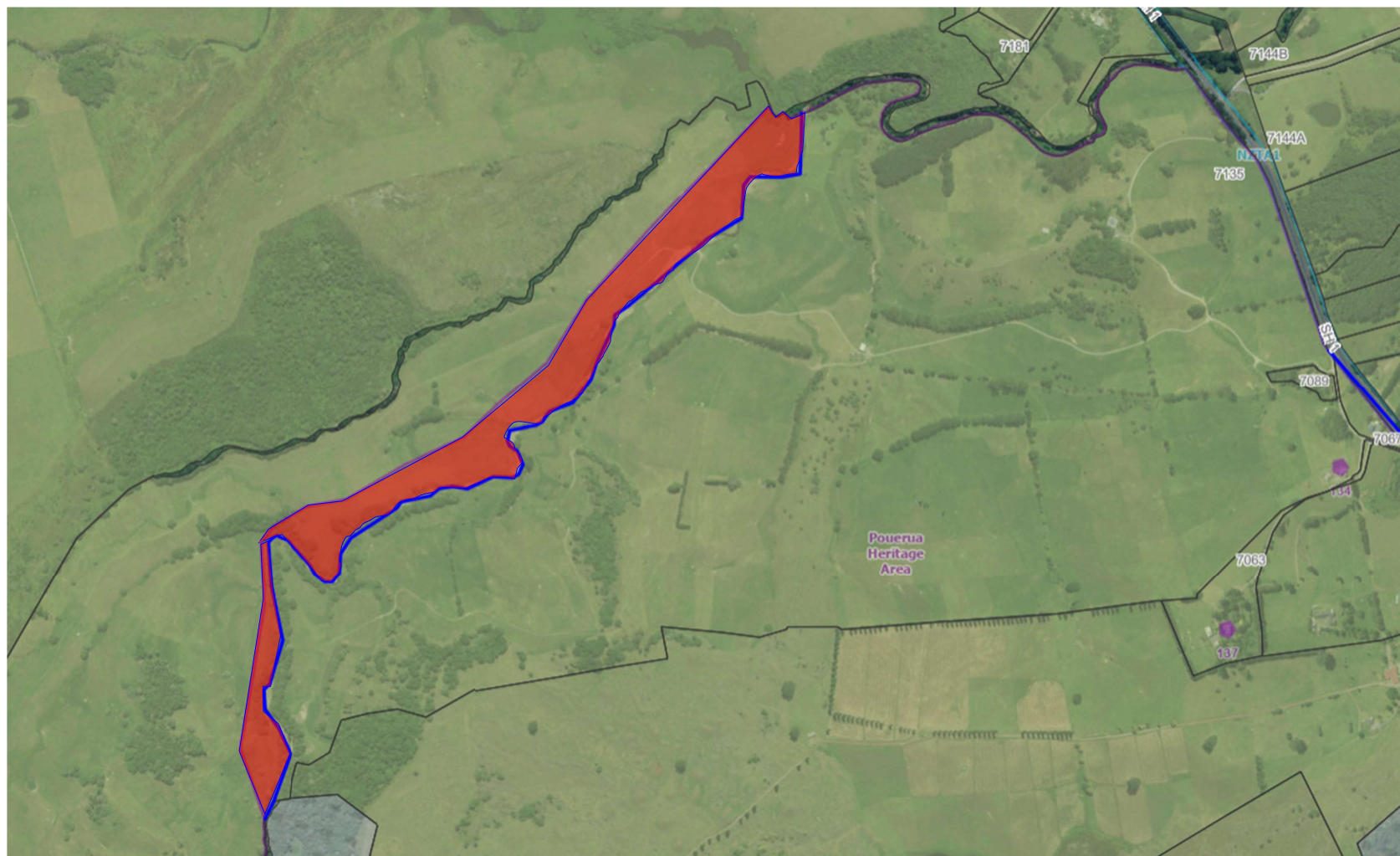


Figure 5. Revised recommended boundary in blue – northwestern boundary following centre of stream bed

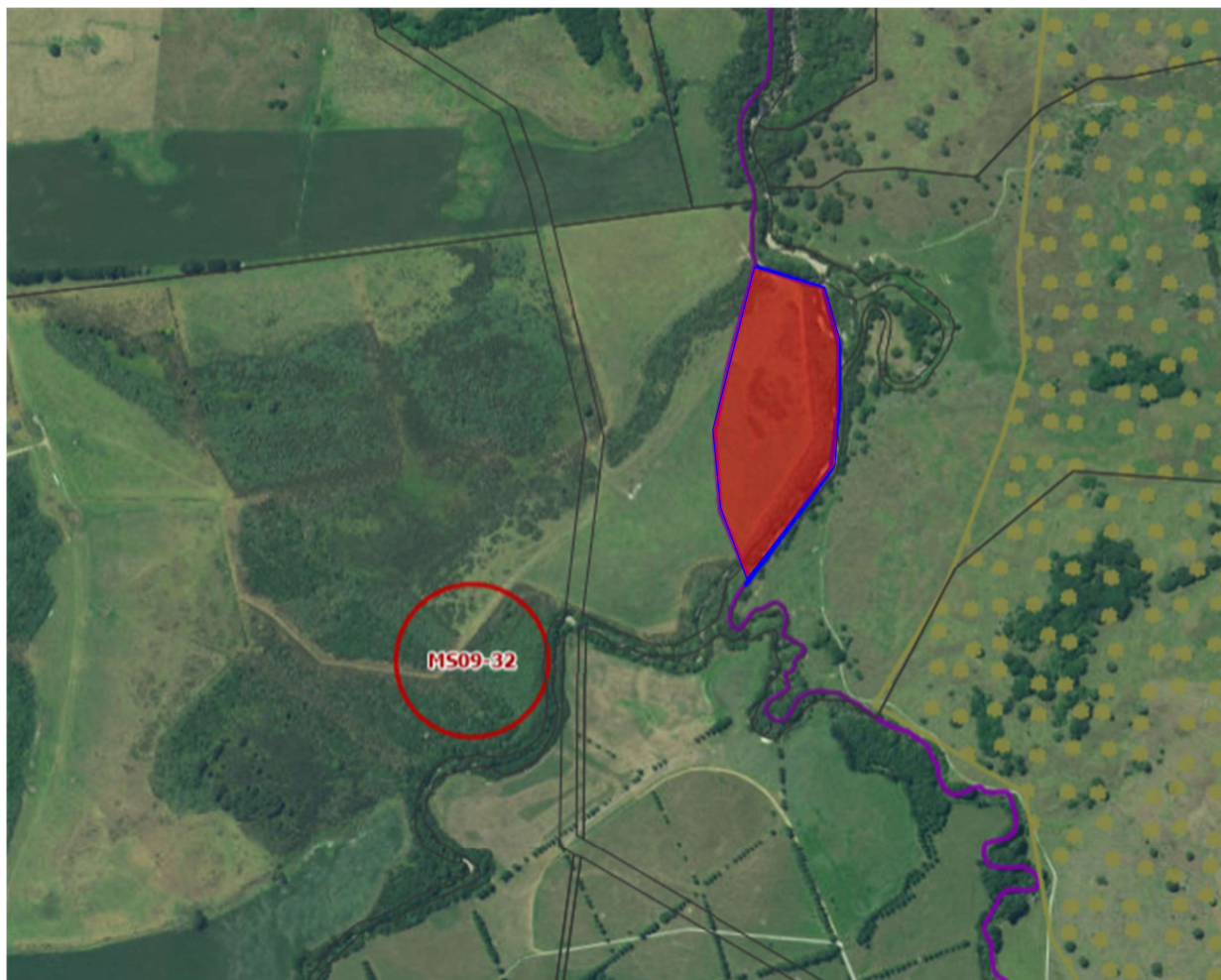


Figure 6. Puerua - Revised recommended boundary in blue – southwestern boundary following centre of stream bed

Rāwene Heritage Area Overlay – Revised Boundaries

Explanation – The Rāwene Heritage Area Overlay closely follows the historical township subdivision, and this is identified as the key aspect of the heritage area. The 'part b' area is concerned with the management of new development, colour (this is supported additional by coastal environment overlay), and potential for archaeological sites within the original township boundaries. Part A focuses on the historical commercial core of the township. This Part A area is equivalent to the ODP overlay for Rāwene. Submissions from HNZPT requested a non-contiguous extension to cover the 1920s hospital site, but I consider this site is of a later period than the historical core of the township.

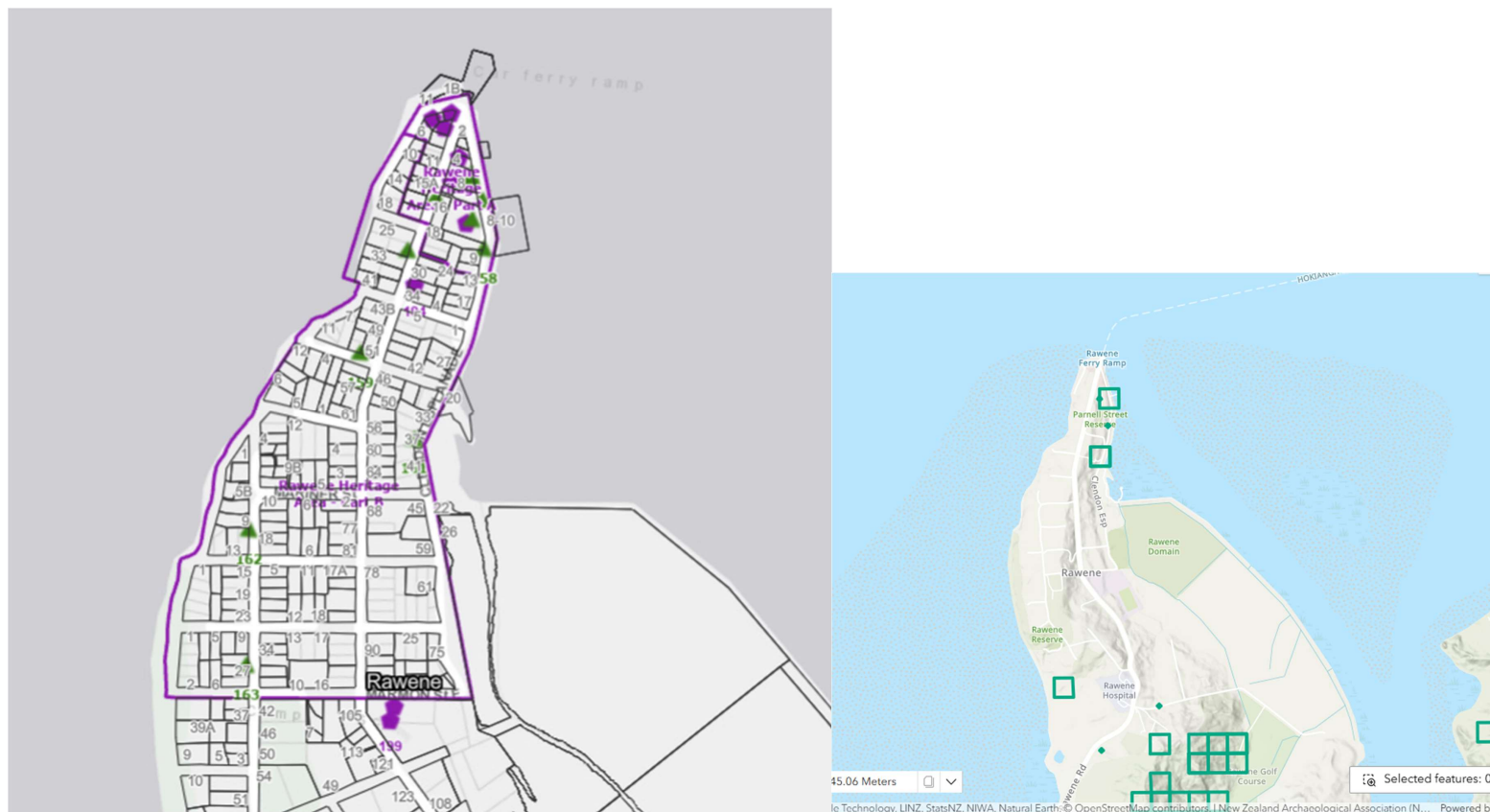


Figure 7. Left - Rawene Proposed Heritage Area Overlay – Notified (Centre) showing scheduled sites (purple icons) NZAA Recorded Archaeological Sites (Right)

Kororāreka / Russell - Heritage Area Overlay – Revised Boundaries

Explanation

On the basis of submissions received, it was acknowledged that Flagstaff Hill should form part of the Heritage Area Overlay. Additionally, the boundary at the eastern edge of the overlay required some adjustment to be clearer as to what property boundaries are reflected.

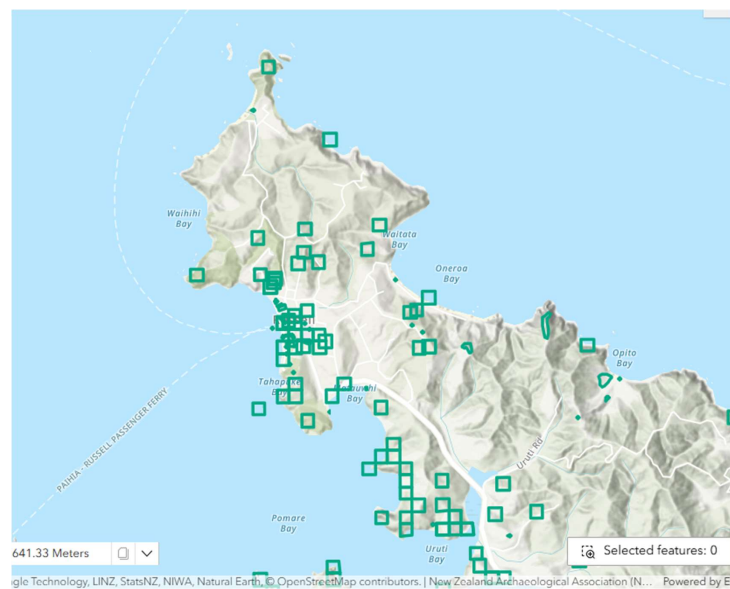
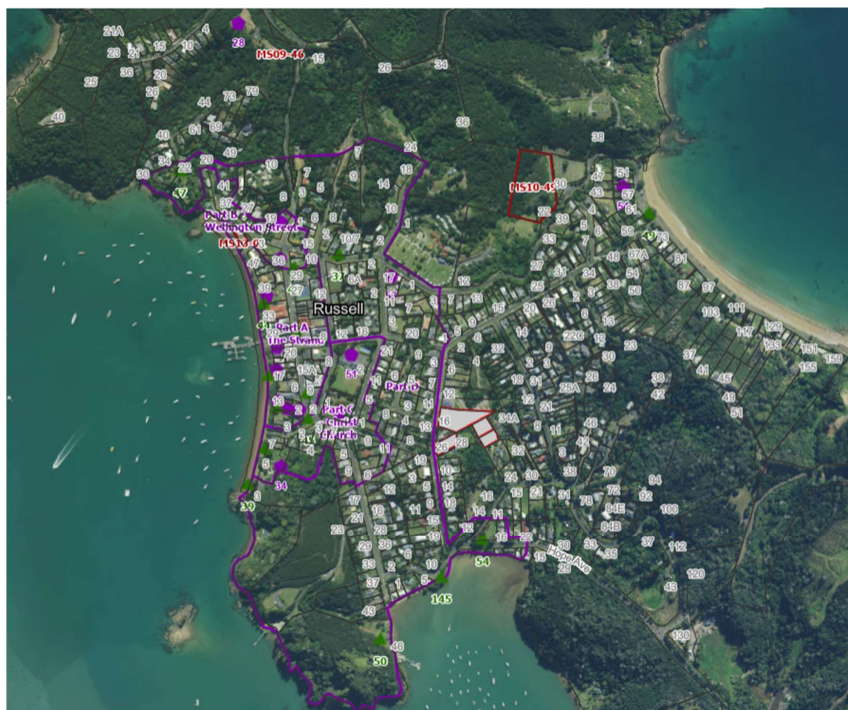


Figure 8. Kororāreka / Russell - Proposed Heritage Area Overlay – Notified (Centre) showing scheduled sites (purple icons) NZAA Recorded Archaeological Sites (Right)



Figure 9. Recommended extension north to include Flagstaff Hill (purple line – notified boundary; Blue line – recommended adjustment)

Te Waimate Heritage Area

Explanation

Several submissions sought extensions of the overlay northwards, to cover a historical component of the original mission station and early roads flanking the valley. Several other submissions sought a reduction from the notified spatial extent, including minor boundary modifications on the west boundary. I agree with the submissions to extend the overlay further north and to adjust boundaries so that they are generally consistent with title boundaries or natural features. The recommended boundary adjustments are included on the following figures.

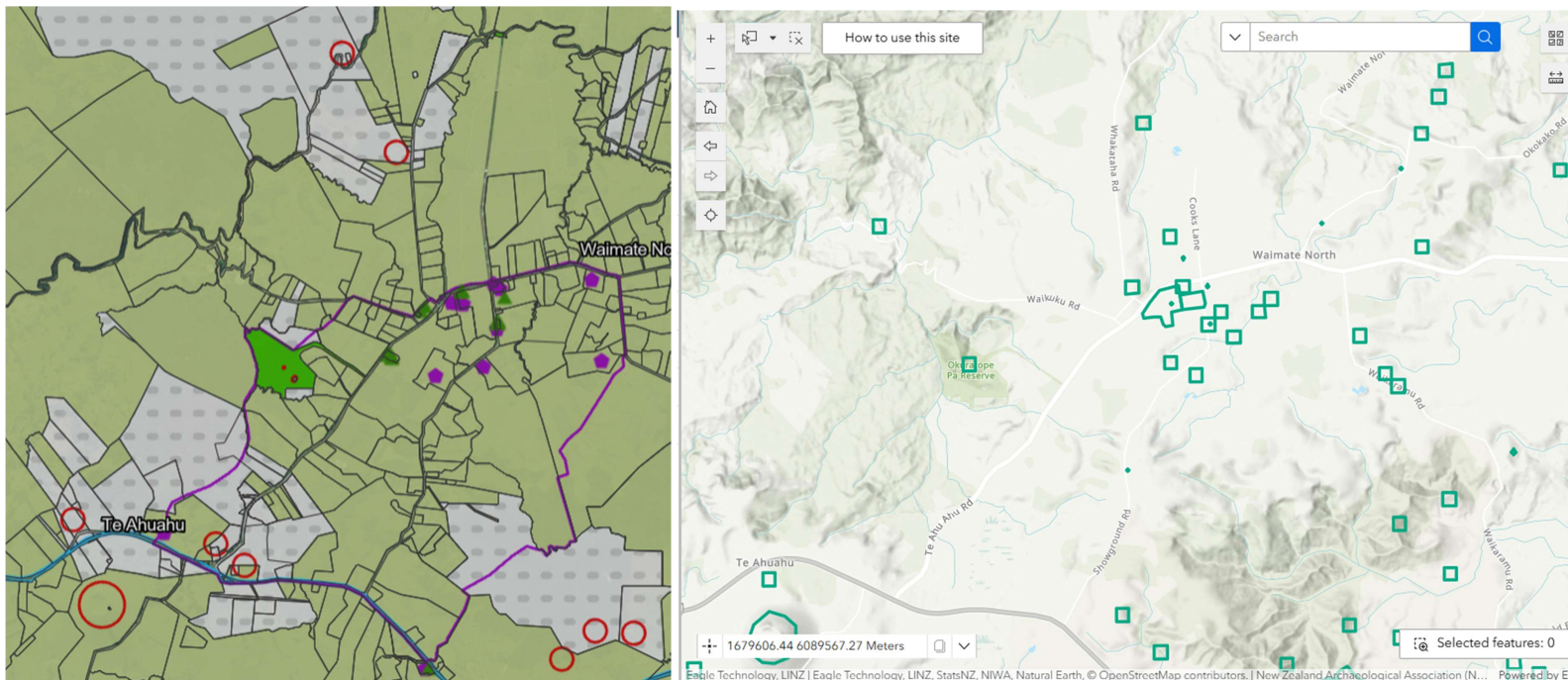


Figure 10. Te Waimate Proposed Heritage Area Overlay – Notified (Centre) showing scheduled sites (purple icons) NZAA Recorded Archaeological Sites (Right)



Figure 11. Te Waimate - Heritage Area Overlay. Recommended northwards extension (Left) and reduction to southeast (Right) in response to submissions (purple line – notified boundary; Blue line – recommended adjustment)

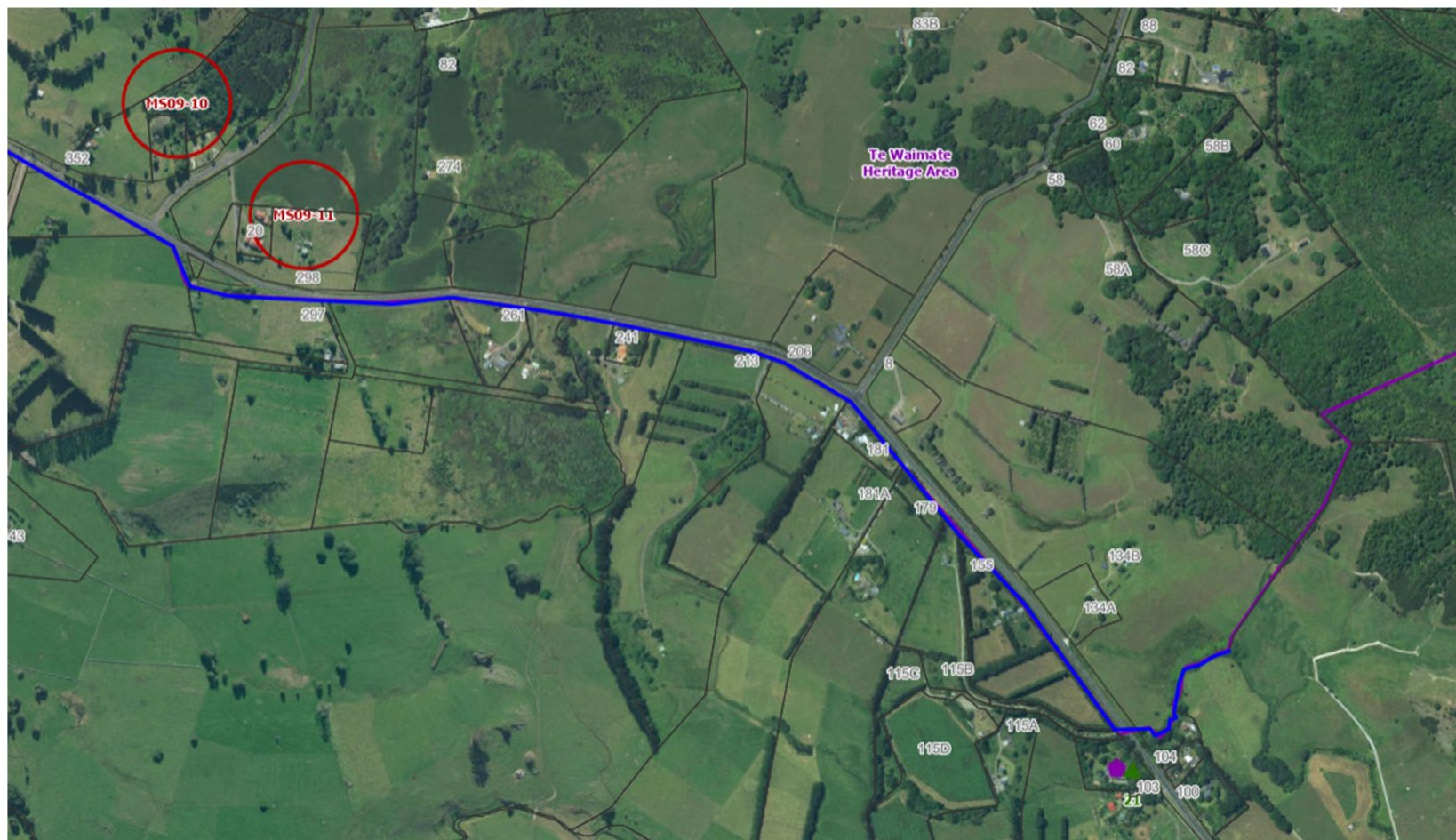


Figure 12. Minor corrections along road reserve at southern boundary

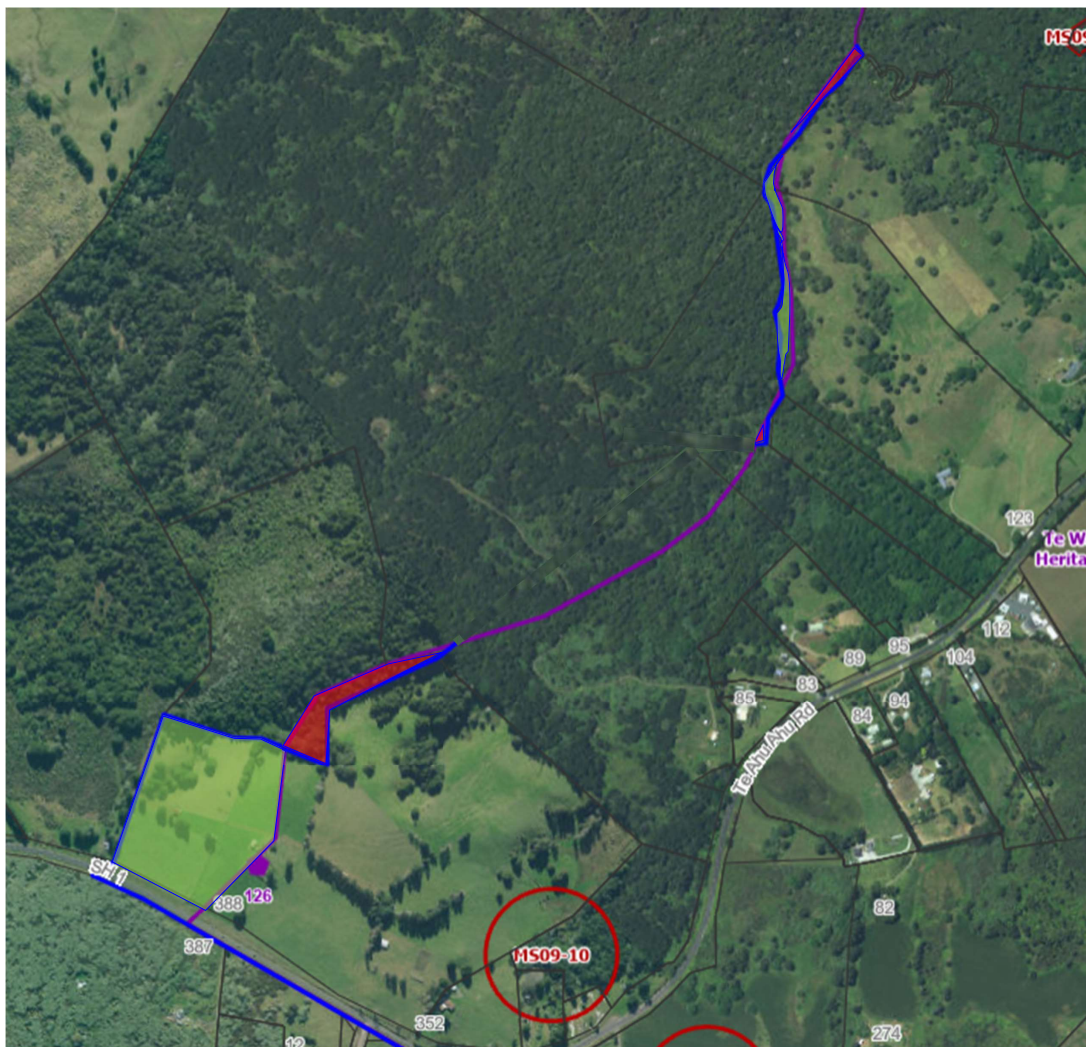


Figure 13. Te Waimate - Recommended corrections along east boundary, to respond to title boundaries and natural features e.g. streams. This is in response to submissions and also so that the boundary is easier to define on the ground.

Mangonui-Rangitoto Revised Heritage Area Boundaries

Explanation.

Submissions were received from several parties, with requests for both removal of the overlay (Rangitoto Part B) and further extension of this area. I have recommended retention of the notified overlay over the Rangitoto peninsula, but not further extension (as sought by HNZPT), except for minor corrections to include areas down to the foreshore, this being more consistent with the spatial extent of the coastal environment overlay. However, the focus of the 'Part B' overlay rules are shifted towards management of archaeological risk, development in the vicinity of scheduled heritage places, and the effects of colour in new development.

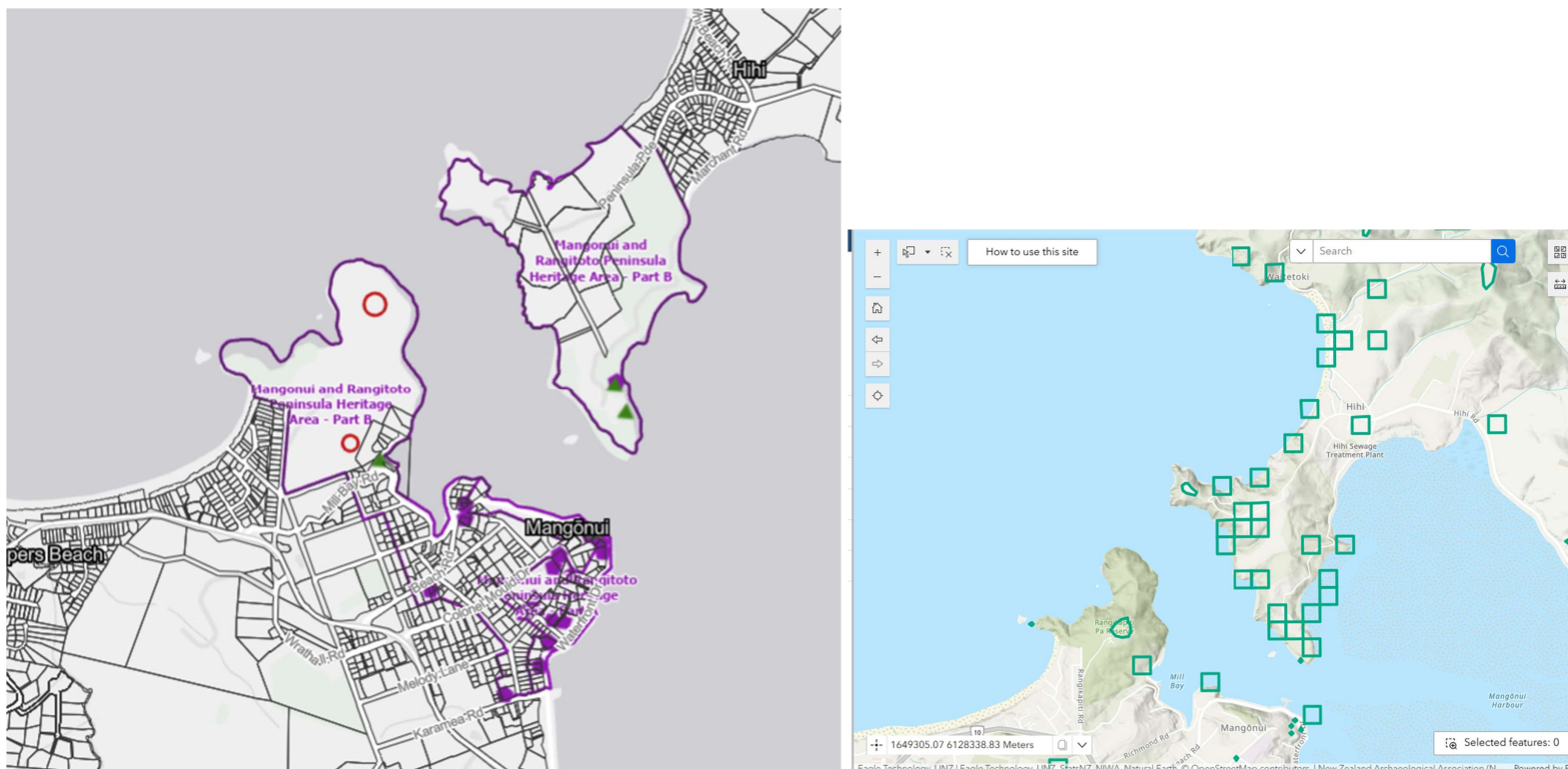


Figure 14. Mangonui – Rangitoto Heritage Area Overlay. Left – Notified extent (purple Line) and built heritage places shown (Purple pentagons). Right – NZAA recorded archaeological sites.



Figure 15. Recommended minor adjustments to Notified boundaries of Mangonui-Rangitoto Heritage Areas, and in response to submissions (purple line – notified boundary; Blue line – recommended adjustment)

Paihia Revised Heritage Area Boundaries

Explanation

Several submissions requested removal of Pahia Part B on the grounds that this prevents development. The provisions for Pahia Part B are consistent with other HA's and mainly seek to control new development in terms of the archaeological risk from development earthworks, new buildings near schooled heritage places, and colour in the heritage overlay. A non-contiguous extension sought by HNZ to the southeast has not been included, on the basis that development risk generally is considered low, but the Waitangi Islands were recommended as part of the overlay originally and they have been included based on submissions (from HNZPT)

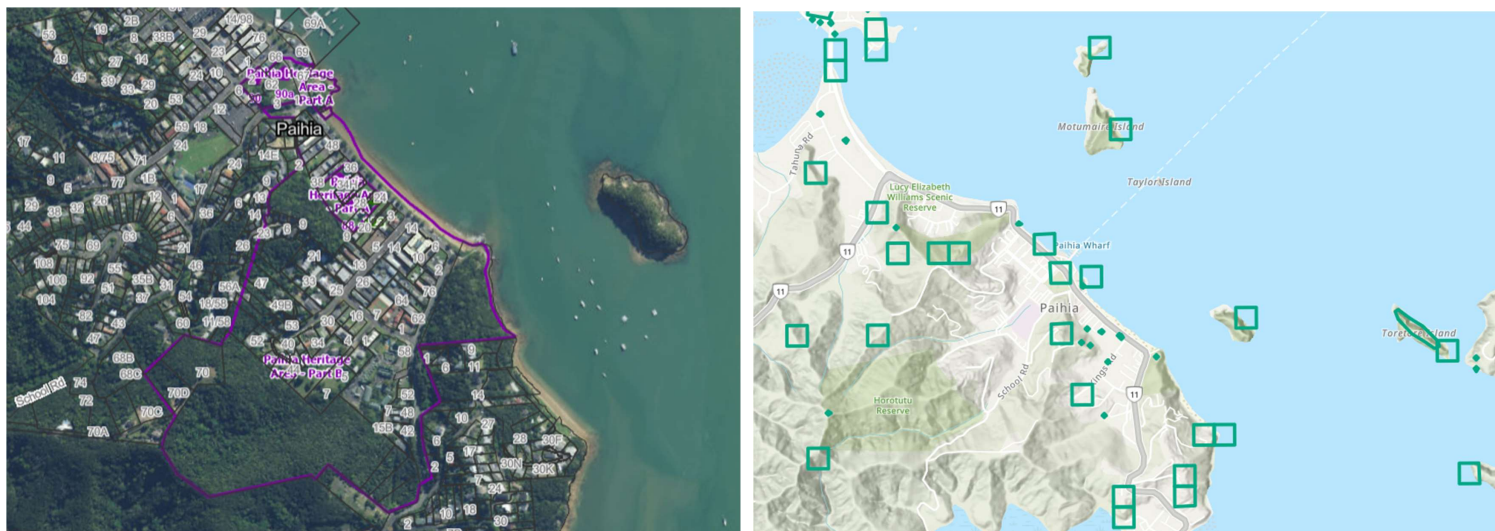


Figure 16. Paihia Heritage Area Overlay. Left – Notified extent (purple Line) and built heritage places shown (Purple pentagons). Right – NZAA recorded archaeological sites.



Figure 17. The Waitangi Islands recommended to be included in the Heritage Area Overlay.

Kerikeri Heritage Area Revised extent

Explanation:

One submission sought to address a boundary error, and this was accepted. A second submission from Heritage New Zealand sought to extend the overlay into the Kerikeri inlet. This was not considered necessary to manage effects on sites within the notified heritage area overlay, as there is limited visual connectivity, 'Part B' already provides a 'buffer' for visual effects, and there are no scheduled heritage places and fewer recorded archaeological sites in this area. Additionally, a portion of the requested area lies in the CMA.

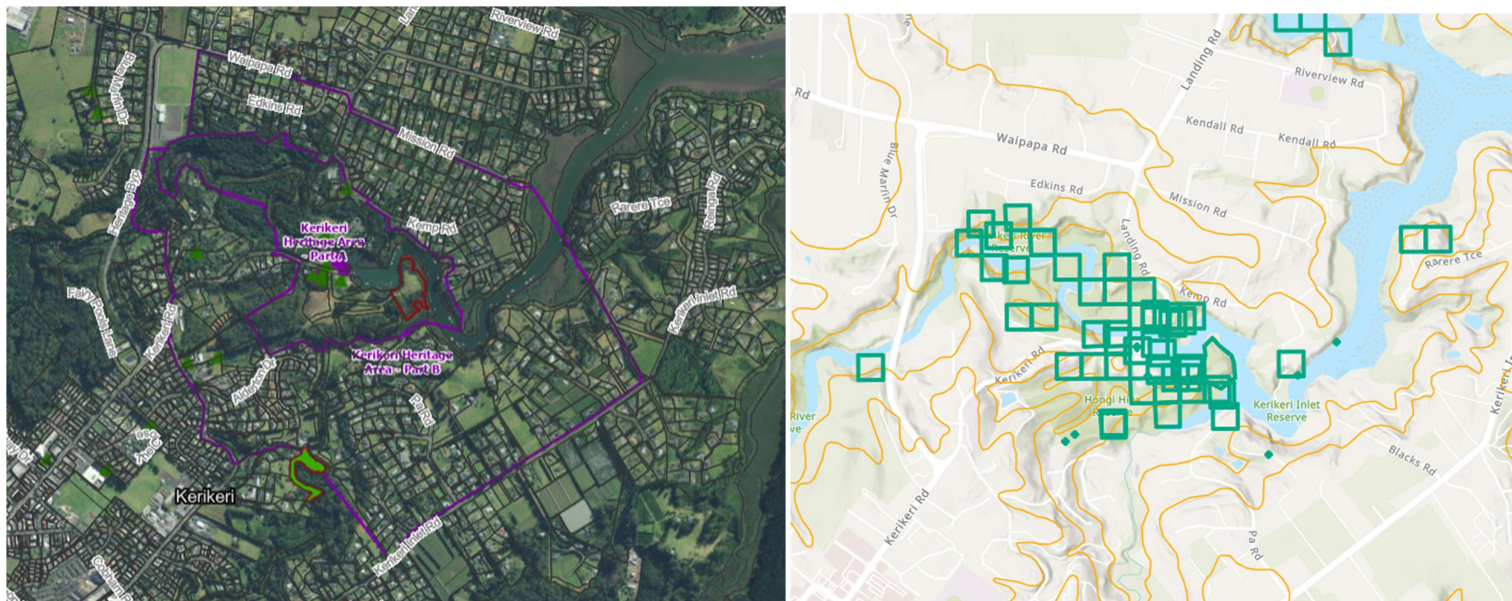


Figure 18. Kerikeri Heritage Area Overlay. Left – Notified extent (purple line) and built heritage places shown (purple pentagons). Right – NZAA recorded archaeological sites.

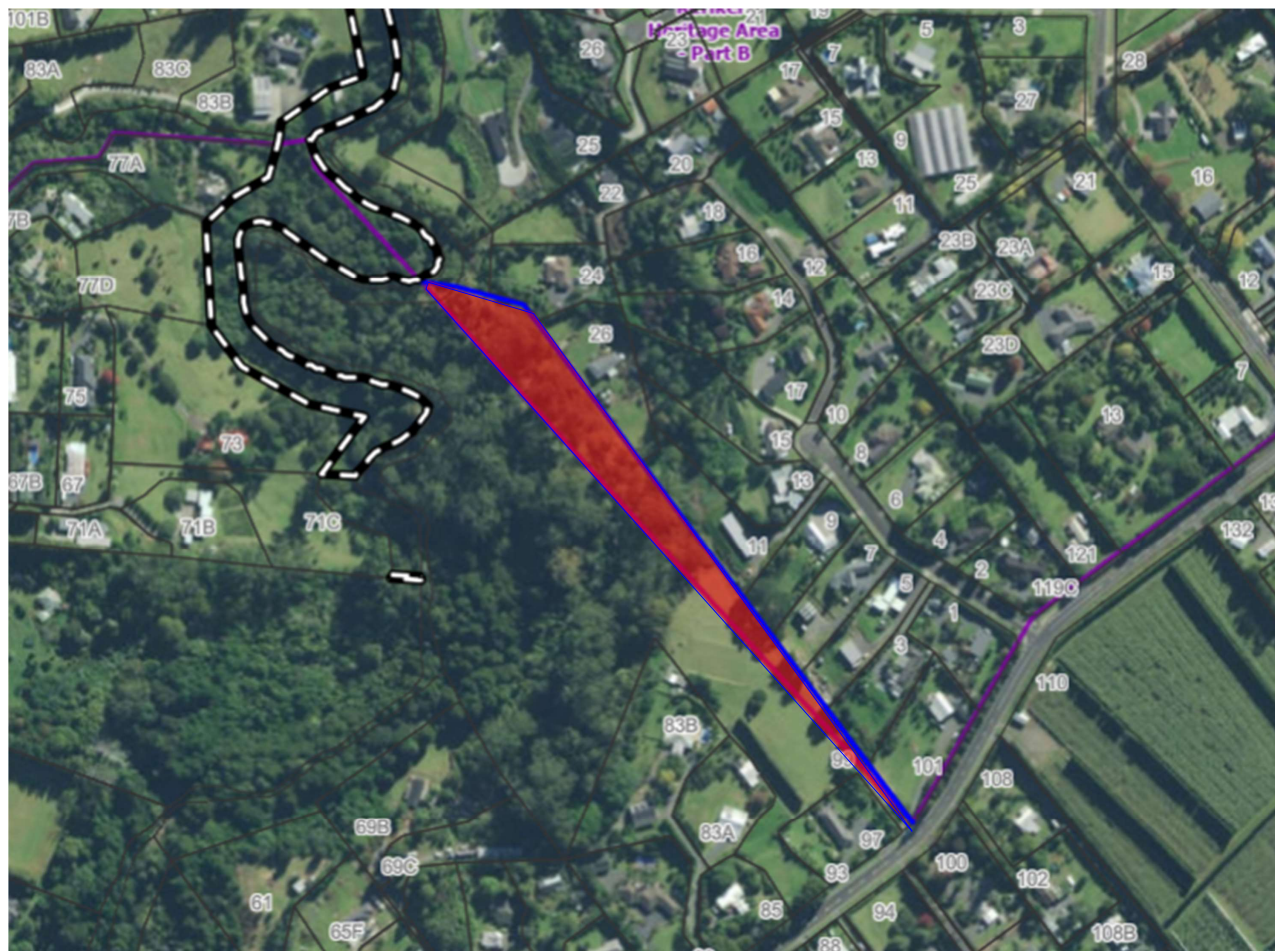


Figure 19. Minor Boundary Adjustment for Kerikeri Heritage Area Overlay

APPENDIX 2: FAR NORTH DISTRICT PLAN HISTORIC HERITAGE PAINT COLOURS FOR HA-S2

Natural Materials

Natural Materials were used historically in construction of dwellings and often unpainted. 'Examples of Natural Materials include:

Raupo / Thatch

Unpainted brickwork

Native or imported timbers

Stone

Rammed earth (pise) or unfired clay

Turf Sods

Clay-based 'plaster' (E.G. 'Wattle and Daub')

Timber roof shingles

Traditional Paint Finishes and Washes

Historically, Early buildings in New Zealand were often 'washed' with hand-mixed earth- or mineral-based pigments ground and mixed in water, oil or paraffin suspension, as a method of providing protection from water. Limewash is a well-known example of this technique. By their nature, these treatments are often 'sacrificial', and will regularly flake in patches. Refreshing of traditional 'wash' coatings is classed as maintenance and repair under HA-R1, and is permitted.

Note that historical paints may have contaminants such as lead. Some 'Artex' type paints may contain asbestos. Care should be taken when investigating or cleaning back historical paint systems. The 'BRANZ' Website contains useful information on traditional paints.

Colour-stained Timber

Colour staining of timber is a more recent technique.

Permitted Colours in Heritage Area Overlays

From an Early period, paint was used as a method of weatherproofing buildings, particularly timber buildings. The following 'Heritage' Ranges are considered appropriate for Heritage Area Overlays, because they have been developed in conjunction with research into the conservation of historic places. While two commonly available brands are presented, any paint brand may be used where the colour is matched to these ranges.

Alternatively, paint colours from the BS5252 standards may be used, where they are compatible with Standards for the coastal environment (Colour Range A0 to C40, as noted below)

EXAMPLE paint ranges - Resene Heritage Colours

					
Dark Crimson™ cc R30-032-016	Brown Pod™ cc BR30-029-042	Burnt Umber™ cc BR31-023-061	Toffee™ cc 053-077-055	Oak™ cc 047-066-064	Twine™ cc Y68-078-073
					
Mahogany™ cc R30-038-026	Nelson Red™ cc R32-050-029	Milk Chocolate™ cc BR34-034-049	Light Tan™ 060-096-058	Dark Buff™ cc 057-078-063	Buff™ Y68-067-073
					
Bright Red™ R44-148-034	Burnt Sienna™ cc R40-059-030	Carnaby Tan™ cc BR40-050-056	Florentine Pink™ 069-075-049	Flesh™ cc BR78-049-063	Bowman™ BR79-054-075
					
Terracotta Pink™ R51-100-031	Copper Rust™ cc R53-061-032	Slate Brown™ cc BR53-028-056	Soft Pink™ 089-032-044	Rich Cream™ Y90-057-073	Sand™ Y84-040-077

This heritage colour palette showcases colours used on commercial and residential heritage buildings reproduced using modern paint technology. The picture guides provided are designed to help you see how the colours would have been used on traditional homes so you can use the colours in authentic colour combinations.

For examples of the colours in use historically see Ian Bowman's additional notes online at www.resene.com/heritagecolours.

Early Colonial 1840-1870

The use of imported paints or homemade limewashes with one or two-toned colour schemes typified this period.

Ochres, umbers, creams and fawns were generally widely used colours for limewashes on cob and earth buildings. The same range of paint colours, including light yellows, were common on domestic timber buildings that were designed to imitate stone.

Although white was not common, it was used for



Resene Butter complemented by Resene Stack and Resene Slate Brown.

window sashes on the simplest buildings.

Corrugated steel roofs were either left unpainted or painted in dark reds. Natural roofing materials such as slates and shingles were generally left unpainted.

Wallpaper was introduced towards the end of the period and became popular.

White or coloured whitewash was common for smaller houses, while plain paint or wallpaper colours such as soft grey blues, mid greens, crimsons, reds and lighter shades of these were popular, together with whites and creams.

Timber ceilings, architraves and skirtings were varnished with kauri gum.

Mid Victorian 1870s-1890s

The same earthy colours were used as in the earlier period but a darker range of tones was introduced. Weatherboard colours were Resene Buff, Resene Dark Buff or Resene Bowman, while trim, if picked out, was several shades darker. The sashes and doors were very dark reds, browns, greens or olive greens.



Resene Merino complemented by Resene Nelson Red and Resene Slate Brown.

Roofs were painted the same dark reds as in the earlier period but dark greens and greys were added. Striped veranda roofing was common with the darker colours alternating with creams.

Inside, colours for all wall and ceiling surfaces and materials were carefully chosen to harmonise with each other, with common colours including crimsons, buffs, blues, greys, browns, reds, tans, olives, terracottas, greens, roses and golds.

Usually architraves, skirtings, doors, window sashes and decorative timberwork were all varnished or, later in the period, doors, architraves and skirtings were black japanned. Painted plaster ceilings and decorations became popular towards the end of the century.

The kitchen was likely to have had painted white or cream finished tongue and groove.



Resene Buff complemented by Resene Nelson Red and Resene Butter.



Resene Burnt Sienna complemented by Resene Dark Crimson, Resene Soapstone and Resene Earth Green.

							
Butter™ Y84-069-089	Fawn Green™ G78-042-095	Scrub™ cc G37-020-109	Earth Green™ cc G29-016-121	Ivy Green™ cc G31-020-167	Blue Night™ cc B28-028-26	Uhi cc N27-001-174	
							
Light Beige™ Y83-063-082	Thistle™ Y79-036-089	Olive Green™ cc G35-023-122	Green House™ G48-055-134	Kaitoke Green™ G38-056-160	Cobalt™ cc B39-058-26	Hinai cc R33-029-036	Hukanui cc R35-047-039
							
Chamois™ Y86-052-079	Merino™ Y91-009-076	Green Mist™ cc G80-038-104	Amulet™ G68-043-134	Emvy™ cc G71-028-149	Danube™ cc B64-073-25	Kakarama R38-065-037	
							
Colonial White™ Y89-043-083	Soapstone™ N93-008-081	Soft Apple™ G83-040-117	Soft Mint™ G95-016-159	Stack™ cc N65-003-154	Bali Hai™ B70-024-23	Waikarowhere O47-070-052	Komakorau BR39-049-041

Late Victorian and Edwardian 1890s-1914

The most commonly used dark colours remained the dark greens and reds, and the maroons with dark browns. Light colours were creams, fawns, drabs, dark pinks, buffs, pale greens and greys.

Simpler homes retained the three colour palette with light weatherboards, dark trim and a different dark colour for the window sashes and doors.

The alternative scheme used the same range of colours but the weatherboards could be a dark colour and the trim a light colour.

The complex, detailed styles usually picked out trim and framing elements. Veranda posts had brackets and mouldings of opposite colours to posts, finials were an opposite colour to their brackets, doors had the panels a lighter colour than the stiles and rails, and gable framework was an opposite colour to the filigree detail between.

The same colours were used on roofs as in the earlier period.



Resene Burnt Sierra complemented by Resene Rich Cream, Resene Stack and Resene Ivy Green.

Dominion 1914-1945

Interior colour schemes were less bright with more colours used that were delicate and muted. Colours included soft pinks, soft greens, light and dark greys, blues, yellows and detail sometimes picked out in gold.

This period saw a greater range of style and use of colour than ever before. The Californian bungalow became the most popular style for housing, using pale colours such as off-whites, buffs and creams for the body of the house and dark greens, dark reds and even blacks for trim and shingles under the gables and bay windows.

An alternative was for the entire house to be painted or stained black.

The Art Deco and Moderne styles from 1925



Resene Slate Brown complemented by Resene Brown Pool, Resene Blue Night and Resene Butter.



Resene Soapstone complemented by Resene Kaitoke Green, Resene Dark Crimson and Resene Stack.

to the late 1940s used paler colours such as off-whites, pale greens, pale pinks and light browns. Details were picked out, often in contrasting colours such as Resene Kaitoke Green and Resene Blue Night or Resene Green House and Resene Cobalt.

Window frames and sashes would be a light colour, while doors would often be a dark colour such as blue or green.

Interior colours in this period were paler even than the previous period with pastels.

A greater complexity of interior colour was introduced with stained glass and lead light windows.



Resene Colonial White, Resene Blue Night and Resene Burnt Sierra.

Traditional Maori Colour Palette

Resene has for many years supported the Marae DIY series, which focuses on collaborative effort to protect and rejuvenate Marae buildings. Through those many projects, the Resene Heritage colour range has been a constantly referred to reference. In many cases early colours were similar for European and Maori buildings, purely because that was the limits of the colour technology and palette available. Traditional Maori colours do have their own unique nuances though, and thanks to Wiremu Puke, Maori ethnographer, these have now been reproduced in Resene colour with this Traditional Maori Colour Palette.



EXAMPLE paint ranges - Dulux heritage range



BS5252 COLOUR RANGE

BS 5252 COLOURS WITH LOW REFLECTANCE VALUES

The BS 5252 colour chart framework groups colours based on their visual attributes of hue, greyness and weight. The complete colour chart is shown on the following pages.

Hue is the first two digits of the colour code used in the table below. It is the attribute of redness, yellowness, blueness etc of a colour. The framework has 12 hue groups in spectral sequence as follows:

00	neutral	14	green
02	red-purple	16	blue-green
04	red	18	blue
06	yellow-red	20	purple-blue
08	yellow-red	22	violet
10	yellow	24	purple
12	green-yellow		

Greyness is indicated by the middle letter in the colour code below. It is the estimated grey content of colours. The framework divides colours into five groups, denoted by letters A to E, representing diminishing greyness as follows:

Group A	Grey	Group D	nearly clear
Group B	nearly grey	Group E	clear
Group C	grey/clear		

The table below includes only those colours from greyness groups A, B and C which also have a reflectance value of 30% or less. Colours in Groups D and E appear bright in the landscape and are thus not permitted in sensitive locations.

CODE	RV%	CODE	RV%	CODE	RV%
00 A 07	30	04 B 21	30	02 C 37	20
00 A 09	20	04 B 23	20	02 C 39	6
00 A 11	12	04 B 25	16	02 C 40	2
00 A 13	6	04 B 27	9	04 C 37	20
02 A 07	30	04 B 29	3	04 C 39	6
02 A 11	18	08 B 21	27	04 C 40	2
06 A 07	30	08 B 23	19	06 C 37	20
06 A 11	12	08 B 25	10	06 C 39	6
08 A 14	2	08 B 27	8	06 C 40	2
10 A 07	27	08 B 29	7	08 C 37	20
10 A 09	20	10 B 21	30	08 C 39	6
10 A 11	12	10 B 23	22	08 C 40	2
16 A 07	30	10 B 25	18	10 C 37	20
16 A 11	20	10 B 27	8	10 C 39	6
18 A 14	7	10 B 29	3	12 C 37	20
		12 B 23	20	12 C 39	8
		12 B 25	12	12 C 40	5
		12 B 27	8	14 C 37	22
		12 B 29	2	14 C 39	9
		18 B 21	30	14 C 40	5
		18 B 23	20	16 C 37	22
		18 B 25	13	16 C 39	7
		18 B 27	6	16 C 40	4
		18 B 29	7	18 C 37	20
		22 B 21	30	18 C 39	7
		22 B 23	20	18 C 40	4
		22 B 25	12	20 C 37	22
		22 B 27	6	20 C 39	10
		22 B 29	3	20 C 40	7
				22 C 37	20
				22 C 39	6
				22 C 40	2
				24 C 37	20
				24 C 39	6
				24 C 40	2

BS5252 - COLOUR CHART

The colours shown below should be used as a guide only due to variations in monitor colour calibration.





APPENDIX 3: COMPARISON OF ACCIDENTAL DISCOVERY PROTOCOLS – HA OVERLAY AND EARTHWORKS

EW-S3	Accidental discovery protocol
All zones	<p>On discovery of any suspected sensitive material, the person must take the following steps:</p> <ol style="list-style-type: none"> 1. Cease all works within 20m of any part of the discovery immediately and secure the area, including: <ol style="list-style-type: none"> a. shutting down all earth disturbing machinery and stopping all earth moving activities; and b. establish a sufficient buffer area to ensure that all material remains undisturbed. 2. Within 24 hours of the discovery the owner of the site, tenant or the contractor must: <ol style="list-style-type: none"> a. inform the following parties of the discovery: <ol style="list-style-type: none"> i. The New Zealand Police if the discovery is of human remains or kōiwi; ii. The Council in all cases; iii. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi; and iv. Tangata Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi. 3. No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include: <ol style="list-style-type: none"> a. If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or b. If the discovery is of archaeological material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives. 4. Recommencement of work: <ol style="list-style-type: none"> a. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required; b. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage; and c. Resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials that is not otherwise permitted under the plan or allowed by any existing resource consent.

HA-S3	Accidental discovery protocol
All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua	<p>On discovery of any suspected sensitive material, the person must take the following steps:</p> <ol style="list-style-type: none"> 1. Cease all works within 20m of any part of the discovery immediately and secure the area, including: <ol style="list-style-type: none"> a. shutting down all earth disturbing machinery and stopping all earth moving activities; and b. establish a sufficient buffer area to ensure that all material remains undisturbed. 2. Within 24 hours of the discovery the owner of the site, tenant or the contractor must: <ol style="list-style-type: none"> a. inform the following parties of the discovery: <ol style="list-style-type: none"> i. The New Zealand Police if the discovery is of human remains or kōiwi; ii. The Council in all cases; iii. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi; and iv. Tangata Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi. 3. No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include: <ol style="list-style-type: none"> a. If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or b. If the discovery is of archaeological material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives.

Rangihoua Rāwene Te Waimate	<p>4. Recommencement of work:</p> <ul style="list-style-type: none">a. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;b. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage; andc. Resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials that is not otherwise permitted under the plan or allowed by any existing resource consent.
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APPENDIX 4: OPERATIVE DISTRICT PLAN - WAIMATE NORTH ZONE - DEVELOPMENT BONUS FOR REFERENCE (SECTION 18.3.6.4.3):

FNDP OPERATIVE PLAN SECTION 18.3.6.4.3 DEVELOPMENT BONUS

- (a) Where a landowner wishes to permanently protect a view shaft, an area of indigenous vegetation or habitat, and/or a landscape or heritage feature, or undertakes to plant an area of indigenous vegetation, the Council may grant consent to increase the residential intensity beyond the level set under Rule 18.3.6.4.1 above. The Council will require that the covenant, or other legal instrument, is registered on the title of the site before this bonus can be given effect to. In determining the level of residential intensity that may be granted by the Council under this rule, reference will be made to the assessment criteria under Section 18.3.7.
- (b) Where a landowner undertakes to set new buildings back more than 100m from the road boundaries of SH1, Te Ahu Ahu, Showgrounds or Waikaramu Roads, and where development of new buildings will not increase the number of accessways to the above-mentioned roads, residential intensity may be increased to one unit per 1ha of land. Each unit shall have at least 2,000m² for its exclusive use surrounding the unit and 0.8ha elsewhere on the property. The Council will require that the building location is registered on the title of the site before this bonus can be given effect to.
- (c) Where a landowner wishes to permanently protect a view shaft, an area of indigenous vegetation or habitat, and/or a landscape or heritage feature, or undertakes to plant an area of indigenous vegetation, the Council may grant consent to locate new buildings closer to SH1, Te Ahu Ahu, Showgrounds and Waikaramu Roads than allowed for under Rule 18.3.6.1.6(a) above. The Council will require that the covenant, or other legal instrument, is registered on the title of the site before this bonus can be given effect to. In determining the level of dispensation from Rule 18.3.6.1.6(a) that may be granted by the Council under this rule, reference will be made to the assessment criteria under Section 18.3.7.
- (d) Where a landowner wishes to permanently protect a view shaft, an area of indigenous vegetation or habitat, and/or a landscape or heritage feature, or undertakes to plant an area of indigenous vegetation, the Council may grant consent to an application to subdivide one or more bonus lots. The new lot(s) can be either from the parent title on which the area to be protected or revegetated is located, or on another title. The new lot(s) may be created in addition to the rights to subdivide which otherwise apply, and may include the area to be protected or revegetated. The minimum area of a bonus lot shall be 2,000m². The Council will require that a covenant, or other legal instrument, is registered on the title of the site before this bonus can be given effect to. In determining the amount of bonus which may be granted by the Council under this rule, reference will be made to the assessment criteria under Section 18.3.7. The Council may impose, as

a condition of consent to any application for a development bonus, a requirement that a bond be paid, to be refunded when the Council is satisfied that the conditions attached to that consent have been complied with. The Council may provide assistance in respect of any such application by waiving resource consent charges. It may also provide assistance with fencing and fees associated with achieving formal protection.

APPENDIX 5: POTENTIAL ECONOMIC BENEFITS OF HERITAGE AREAS

Disclaimer - This is an AI-generated document which identifies general trends only. Source material links are provided, from recognised organisations and peer-reviewed sources. The documents are a small sample of literature, and the views expressed within are those of the respective authors.

Heritage areas can significantly boost local economies by attracting tourism, supporting cultural industries, and driving urban regeneration, ultimately creating jobs, increasing income, and fostering small business development.

Here's a more detailed look at the economic impacts of heritage areas:

1. Heritage Tourism:

Increased Tourism Revenue:

Heritage sites and areas attract tourists, leading to increased spending on accommodation, food, transportation, and souvenirs, boosting local businesses and generating tax revenue.

Job Creation:

Tourism related to heritage sites creates jobs in various sectors, including hospitality, transportation, tourism services, and cultural industries.

Economic Diversification:

Heritage tourism can diversify local economies, reducing reliance on single industries and making them more resilient to economic downturns.

2. Cultural Industries:

Supporting Creative Sectors:

Heritage areas can foster cultural industries like museums, galleries, craft workshops, and cultural events, which can create employment and generate income.

Preservation and Conservation:

Maintaining and preserving heritage sites requires skilled labor, creating jobs in areas like restoration, architecture, and archaeology.

3. Urban Regeneration and Community Development:

Revitalizing Areas:

Heritage areas can be catalysts for urban regeneration and community development, attracting investment and improving the quality of life in surrounding areas.

Small Business Incubation:

Heritage areas can create an environment conducive to small business development, attracting entrepreneurs and fostering innovation.

Property Value Appreciation:

The presence of heritage sites and areas can increase property values, benefiting local homeowners and developers.

https://openarchive.icomos.org/1299/1/IV-2-Article9_Baycan_Girard.pdf

https://www.researchgate.net/publication/248546198_Economic_impacts_of_cultural_heritage_-_Research_and_perspectives

<https://ourauckland.aucklandcouncil.govt.nz/news/2018/7/how-much-will-aucklanders-pay-to-live-close-to-a-heritage-area/#:~:text=%E2%80%9COne%20of%20the%20most%20interesting,Festival%20in%20October%20this%20year.>

4. Indirect Economic Benefits:

Enhanced Quality of Life:

Heritage areas can enhance the quality of life for residents, leading to a more attractive and desirable place to live and work.

<https://www.doc.govt.nz/globalassets/documents/about-doc/role/policies-and-plans/heritage-and-visitor-strategy-journey.pdf>

Increased Investment:

The economic benefits of heritage areas can attract further investment in infrastructure, tourism infrastructure, and other sectors.

https://openarchive.icomos.org/1299/1/IV-2-Article9_Baycan_Girard.pdf

Social and Cultural Value:

Heritage areas can foster a sense of community identity and pride, which can have positive economic and social impacts.

<http://www.planningstudies.org/pdf/Raphael%20Greff%20-%20E%20%28formatted%29.pdf>