

# Historic Heritage

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## HH.1.1 Description and Expectations

Our historical and cultural heritage not only represents our legacy from the past but also forms an essential part of our existing environment, identity and sense of place. It has different connotations for different people and different sectors of the community, with heritage values derived from a range of places, features, customs, traditions and changes over time.

*(Historic heritage) is broadly defined in the Resource Management Act (RMA) as 'natural and physical resources that contribute to an understanding and appreciation of New Zealand's social history and cultures'.* Historic heritage values are diverse, and may result from a range of qualities, including archaeological, cultural, historic, and natural factors. Included are historic sites, structures, places and areas, archaeological sites, sites of significance to Maori (including waahi tapu), and associated surroundings.

Historic heritage is required to be identified and protected from *inappropriate subdivision, use and development* as a matter of national importance under the RMA, with statutory protection the responsibility of Regional and District Plans. In addition, *Heritage New Zealand Pouhere Taonga* has an important advocacy role in promoting the conservation of New Zealand's national heritage and administering the *Heritage New Zealand Pouhere Taonga Act 2014*, including overarching statutory responsibility for archaeological sites (places generally associated with pre-1900 human activity).

Collectively, *historic heritage* resources provide:

- A sense of place, identity and continuity, contributing to the overall amenity or character of an area.
- A pleasant, interesting and meaningful environment for people's activities.
- A basis for community well-being and understanding.
- Connections between past, present and future as an area progresses, so that recognised heritage values can 'live on'.
- Reminders of the past (including persons of note and significant events).
- A source of information on styles and technologies of the past.
- Interest for visitors, including associated economic opportunities.

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Safeguarding historic heritage for future generations requires an appreciation of historic heritage values. The degree of relevance and significance of particular places, features, customs or traditions to local and wider community sectors determines their appropriate level of protection. Ensuring that historic heritage remains well-maintained, structurally sound, and protected against natural hazards assists in sustainably managing the on-going needs of the District's present and future generations.

Issues or challenges currently facing the District's historic heritage include:

- The susceptibility of historic heritage (particularly built heritage of wooden construction) to physical damage or decay, unsympathetic additions or alterations, and impacts on original surroundings, identity and values.
- Physical effects of development and coastal hazards on archaeological sites adjacent to the District's extensive coastline.
- Enhancing public awareness and appreciation of historic heritage, while also limiting access to information where unrestricted release of sensitive information on location or significance could be prejudicial to their protection.
- Costs associated with statutory identification and protection procedures and on-going maintenance of built heritage (both public and private).
- Balancing regulatory and non-regulatory approaches to celebrating heritage.

Whangarei District possesses a range of natural and built heritage resources of varying scale, levels of significance and forms of ownership or management (private and public) that help define the District's identity, as well as providing scientific, tourism, recreational and ecological benefits. These resources may comprise individual items or combinations of features including landscapes, harbours, landforms, indigenous ecosystems, and evidence of early settlement and development of both Maori and European origins.

A prime example of historic heritage evident on a large scale is the entrance to Whangarei Harbour prominently defined by the iconic Bream Head, Taurikura Ridge and Mt Manaia landforms, with the area's visual landscape (including many hills and islands) having been modified over time as pa sites, sanctuaries and gardens. Various agencies including the Department of Conservation, Northland Regional Council, Queen Elizabeth II Trust, Heritage NZ and Whangarei District Council have shared responsibility for protecting heritage in this location.

At a more local level, reminders of the District's pioneers, past events and early rural farming, residential, social and industrial activities are still evident in street signs, local museums, literary and photographic collections and war memorials. One example is the settlement of Waipu which thrives on its Scottish heritage, with the early Nova Scotian settlers' influence also extending to other areas including Whangarei Heads. In addition to maintaining a number of scheduled buildings and monuments, the Waipu community also actively celebrates its past through a range of events and facilities including a museum, an early cemetery, a heritage walk, artworks and signage, pageants and the annual Caledonian Games.

In identifying historic heritage for protection within the District, Council's emphasis is on historic heritage already listed by Heritage New Zealand; sites and areas of significance to Maori identified by iwi/hapu; and locally, regionally and potentially nationally significant items identified by Council as part of a staged programme in conjunction with the Northland Regional Council. However, Council also envisages this formal process being off-set by additional, more modern approaches to recording, relating and celebrating the stories and events of the past, including non-statutory methods such as heritage trails and information plaques that have proved successful in Whangarei's Town Basin.

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*Note: Chapter HH (Historic Heritage) is designed to serve as a framework/overview for historic heritage issues generally, with subsection Built Heritage (BH) addressing specific provisions associated with built heritage (buildings, sites, objects and related surroundings). It is intended that a further subsection (Archaeological Sites and Sites and Areas of Significance to Maori) will be integrated into the chapter as the rolling review of the District Plan (including PC100) progresses.*

*Most trees classed as 'Heritage Trees' in the District Plan are regarded as notable more for their amenity or botanical values than heritage significance. Any review of those provisions (beyond those specifically assessed as being integral to the surrounds of a scheduled heritage building) are likely to concentrate on their contribution to the District's amenity, biodiversity and open space values and will not form part of the Historic Heritage chapter.*

*It is expected that this advisory note will be deleted from the District Plan once all sub-sections of this chapter are operative.*

## HH.1.2 Historic Heritage Objectives

1. The diverse historic heritage resources that reflect historical and cultural heritage values at a local, regional and national level are identified, assessed, and protected for the well-being of existing communities and future generations.
2. The relationships of tangata whenua with sites and areas of spiritual, cultural or historical significance are recognised and provided for.
3. Identification and protection of historic heritage is undertaken in consultation with statutory organisations with heritage interests, affected landowners, local communities and tangata whenua, while recognising:
  - a. Heritage New Zealand's advisory functions and overarching responsibility for the protection of archaeological sites within New Zealand and for identifying historic heritage for entry on the New Zealand Heritage List / Rārangī Kōrero.
  - b. Northland Regional Council policies and procedures relating to historic heritage in the coastal environment.
  - c. The role, obligations and contributions of owners of historic heritage.
  - d. Tangata whenua, as guardians (or *kaitiaki*) of the past, and relevant iwi planning documents.
4. The District's historic heritage resources are protected from adverse effects of subdivision, use and development including damage, destruction, decay, neglect, and unsympathetic additions or alterations, and (where possible) from natural hazards.
5. Historic heritage information held by Council is regularly maintained, reviewed, updated, and accessible to the public except where disclosure could be prejudicial to privacy or the protection of the historic heritage resource.
6. Community awareness, appreciation and celebration of historic heritage and sense of place within the District is fostered and enhanced through a combination of regulatory and non-statutory initiatives.

## HH.1.3 Historic Heritage Policies

*Identification/assessment/scheduling of built heritage items*

1. To adopt a consistent, transparent and balanced approach to the identification, assessment and scheduling of historic heritage in the District Plan by:

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- a. Identifying sites and areas of significance to Maori in accordance with procedures and criteria established in conjunction with iwi/hapu.
- b. Giving priority to historic heritage resources and historic areas listed by Heritage New Zealand and locally, regionally and nationally significant items identified by Council as part of a targeted and progressively-staged approach in collaboration with the Northland Regional Council when scheduling built heritage items.
- c. Enabling informed public input into District Plan Historic Heritage Schedules through the statutory plan change process where recommendations from individuals or community groups are supported by:
  - i. Statements of significance prepared by a recognised heritage expert or archaeologist, as appropriate.
  - ii. Approval of the property owner.
  - iii. Evidence of any consultation with Heritage New Zealand.
  - iv. Any additional RMA information requirements.
  - v. Any required plan change fees/deposits.

## *Protection of historic heritage from internal and external influences*

2. To protect the context and integrity of historic heritage resources scheduled in the District Plan by:
  - a. Requiring careful design and location of subdivision, use and development in order to retain physical elements of historic heritage, and where practical enhance public use, visibility and access.
  - b. Restricting the demolition and relocation of built heritage resources and inappropriate modifications, additions or alterations.
  - c. Recognising the collective value of groups of heritage buildings, structures and/or places, (including scheduled historic areas and landscapes) particularly where these are representative of the district, region's or nation's historic settlements, architecture, periods in history, or District-wide heritage themes.
  - d. Discouraging activities that compromise important spiritual or cultural values held by Maori/Mana Whenua and /or the wider community associated with particular historic heritage places or features.
3. To protect historic heritage from adverse physical and visual effects of internal and adjacent subdivision, land use and earthworks particularly where:
  - a. Proposals are in proximity to scheduled built heritage resources, known archaeological sites, or sites of significance to Maori.
  - b. The presence of archaeological sites is likely, particularly adjacent to the coast, rivers and streams.
  - c. Subdivision or development would result in the loss, damage, fragmentation or separation of historic heritage resources.
  - d. Public views of the historic heritage resource, or public access would be lost or obstructed.

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4. To acknowledge the relationships between different forms of historic heritage within scheduled historic areas by requiring that future subdivision and development within such areas consider:
  - a. Individual and cumulative effects on historic heritage values.
  - b. Themes or connections linking historic heritage resources.
  - c. The character, scale, form and intensity of existing and proposed built development.
  - d. Effects on the surrounding environment including landscapes and streetscapes.
5. To increase public awareness of the nature and location of historic heritage resources by ensuring regularly updated information maintained by Council is accessible to the public, including through means such as:
  - a. District Plan Heritage Schedules and Resource Area maps.
  - b. Access to Heritage New Zealand Lists.
  - c. GIS mapping information based on data provided by Heritage New Zealand and the NZ Archaeological Association to satisfy statutory requirements associated with the issuing of Land Use Information Memoranda (LIMs) and Project Information Memoranda (PIMs), and in the assessment and monitoring of resource consent applications.
  - d. Conditions of resource consent.
  - e. Use of alert files, where disclosure of sensitive information could prejudice privacy or protection of the heritage resource.
  - f. Assistance in interpreting requirements for seismic upgrading of earthquake-prone heritage buildings in terms of Building Act 2004, related earthquake legislation and Council Policies.
  - g. Interpretation through an on-going programme of public education, e.g signage information.

*Note: In giving effect to the above objectives and policies the additional regulatory and non regulatory provisions (specified in the following Built Heritage and/or Archaeological Sites/Sites of Significance to Maori sections of Chapter HH) shall also apply.*

## HH.1.4 Historic Heritage Terminology

For the purposes of Chapter HH the following meanings shall apply:

1. General
  - a. **Historic heritage** has the same meaning as in section 2 of the RMA and Chapter 4 (Meaning of Words) of the District Plan:
 

*(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:*

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(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*

- b. **Historical and cultural heritage** as referred to in the *Heritage NZ Pouhere Taonga Act 2014* is similar in meaning to the RMA definition of **historic heritage**.
- c. **Historic heritage resources** means heritage items, features or components, (including archaeological features, buildings, objects or structures) that contribute to historic heritage as defined in the RMA and as adopted in the Proposed Regional Policy Statement.
- d. **Archaeological site** in terms of section 6 of the *Heritage NZ Pouhere Taonga Act 2014*, means any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. Modifications to archaeological sites as defined above require consent from Heritage New Zealand.

*Note: (i) Under the RMA definition of 'historic heritage' the term 'archaeological site' is not limited to pre-1900 activity and may include evidence of archaeological significance such as sites of later activity of heritage interest (e.g former World War II army camps).*

*Note: (ii) Installing signs into pre-1900 built heritage sites may require an Authority from Heritage New Zealand.*

*Note: (iii) Nineteenth Century buildings and structures above and below ground are archaeological sites and may require an Authority depending upon the nature of the works proposed.*

- e. **Sense of place** generally means the attachments of people and communities to their land or special places, developed through experience and knowledge of an area. Sense of place may be experienced at an individual or personal level or by a group of people. It comprises two essential elements - the 'community' or those people who feel attachment or a sense of belonging to a particular place, and the physical, cultural and intangible elements of a place that contribute to its special character, familiarity, or sense of belonging.

## 2. Additional meanings applicable to built heritage

- a. **Built heritage** means physical or built forms of historic heritage predominantly comprising historic sites, structures, places, areas and associated settings/surroundings.
- b. **Scheduled built heritage** means built heritage resources included in the Schedule of Built Heritage Items (BH.1.11).
- c. **Scheduled historic area** means an area of land containing an inter-related group of historic heritage resources included in the Schedule of Built Heritage Items (BH.1.11).
- d. **Additions and alterations** means any work to existing scheduled built heritage resources which involves the addition, change, removal or replacement of walls, fabric, windows or features resulting in changes to external appearance or an increase

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in gross floor area or building coverage. It excludes **demolition or destruction** of a building, structure or feature.

- e. **Adaptive re-use** is a process that adapts buildings for new uses while retaining their historic heritage features.
  - f. **Conservation** means all of the processes of understanding and caring for a built heritage item so as to safeguard its historic heritage values.
  - g. **Dry stone wall** means a wall that has been constructed by hand, without mortar, from locally sourced volcanic rocks, as opposed to man-made construction materials. Located primarily within the areas of Maungatapere, Maunu, Glenbervie, Three Mile Bush and Maungakaramea, these walls were generally constructed between the 1850's and World War II. Pre -1900 dry stone walls are also classed as '*archaeological sites*'.
  - h. **Demolition or destruction** means any activity that destroys, damages or modifies in whole or in part the fabric of a historic heritage item and adversely affects the heritage values that contribute to its significance. The temporary dismantling of parts of a building or structure for the purposes of **seismic upgrading** does not constitute 'demolition or destruction.'
  - i. **Fabric** means all the physical material associated with a built heritage item, including structures, interior and exterior surfaces, fixtures and fittings.
  - j. **'Inappropriate' subdivision, use and development** includes inappropriate intensity, scale, character and design and inappropriate location.
  - k. **Integrity** is a term applied to heritage resources that retain a high proportion of their original characteristics or fabric.
  - l. **Maintenance** means regular and ongoing protective care of a built heritage item to prevent deterioration and to retain its historic heritage value. Maintenance differs in meaning from 'repairs'.
  - m. **Repair/s** means making good decayed or damaged material using the same or similar materials, colour, texture, form and design.
  - n. **Seismic upgrading** means structural works required to meet relevant earthquake-prone buildings legislation and related Council Policy.
  - o. **Site surrounds** means all the curtilage (including trees, gardens, buildings and structures) associated with a scheduled built heritage item that contributes to its significance, the removal of which would detract from the item's inherent heritage significance and value. Unless otherwise specified in the Schedule of Built Heritage, 'site surrounds' includes all land within the title boundary.
  - p. **Statement of significance** means a report from a recognised heritage expert, describing the heritage values of an historic heritage item, based on District Plan scheduling criteria.
3. Additional meanings applicable to Archaeological Sites/ Sites of Significance to Maori items:

*[To be incorporated as part of PC100]*

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## Built Heritage

### BH.1.1 Description and Expectations

Built heritage comprises physical or built forms of historic heritage of significance to the District, with examples having been formally recognised by Council since the mid 1980s. The majority of built heritage items currently protected under the District Plan relate primarily to European settlement and are largely residential in nature, although a number of churches and commercial or municipal buildings are also protected, some having been successfully adapted to alternative uses such as offices, restaurants or art galleries. A number of scheduled built heritage items occupy land or reserves in Council ownership, although the majority of these are used, owned, leased and/or managed by community groups. Dry stone walls of historic and amenity value located within volcanic areas on the fringe of Whangarei's urban area are not individually scheduled but are subject to blanket protection under the District Plan.

Built heritage (particularly buildings of wooden construction) can be susceptible to damage, decay, neglect, natural hazards, and unsympathetic additions or alterations. More intensive subdivision of heritage sites or in close proximity to them can also adversely impact on original heritage values, features, and surroundings. However, due to lower urban growth rates than much of New Zealand, the District's built heritage is less at risk from demolition or relocation for development purposes.

In addition to District Plan restrictions on demolishing or relocating scheduled built heritage items, controls apply to on-site works to interiors, exteriors and additional buildings, as well as focusing on managing potential effects from adjacent subdivision or development.

Issues that can affect owners of scheduled built heritage include on-going maintenance costs, limited recognition or financial support for their role as custodians of the past, and the foregoing of development potential in some cases. On the other hand, the sustainable management of heritage resources can result in economic benefits, particularly where heritage buildings are sympathetically adapted to alternative uses. Increased emphasis on maintaining the commercial viability of built heritage is therefore promoted in the District Plan.

Overall, it is anticipated that pending the adoption of an overarching Heritage Strategy for the District, a staged approach to statutory identification and protection of built heritage will continue to be undertaken, supported by non statutory means of celebrating our heritage.

*Note: The following Chapter HH provisions form the basis of assessment for resource consent applications relating to scheduled built heritage throughout the District:*

- a. *The overarching Historic Heritage objectives (HH.1.2.)*
- b. *The overarching Historic Heritage policies (HH.1.3.)*
- c. *The Built Heritage objectives and policies listed in BH.1.4 and BH.1.5*
- d. *Activity status listed in BH.1.6 to BH.1.8*
- e. *Assessment criteria for discretionary activities specified in BH.1.8*
- f. *Implementation methods detailed in BH.1.9*

### BH.1.2 Eligibility Rules

1. Activities not requiring consent as a non-complying activity or a discretionary activity shall be a permitted activity.

### BH.1.3 Notification Rules

1. All land use and subdivision proposals requiring resource consent shall be subject to the notification tests of the RMA.



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2. For the purposes of section 95E of the RMA, Heritage New Zealand shall be considered an affected person in relation to resource consent applications affecting:
  - a. Built heritage items scheduled in the District Plan where these are also listed by Heritage New Zealand.
  - b. Pre-1900 recorded and unrecorded archaeological sites.

### BH.1.4 Objectives

1. Examples of built heritage items or areas that individually or collectively represent the district's significant historic heritage values or themes, are identified, assessed and scheduled for protection in the District Plan.
2. The vulnerability of scheduled built heritage resources to physical damage, unsympathetic additions or alterations and on-going maintenance costs is recognised and appropriately managed.
3. Dry stone walls of historic, cultural, amenity and landscape value to the community are maintained and protected throughout the district.
4. Adaptive re-use and alternative management of built heritage resources are encouraged where these do not detract from their heritage values or significantly affect the adjacent environment.
5. Formal protection of built heritage is complemented by non-regulatory measures such as local 'sense of place' initiatives.

### BH.1.5 Policies

#### *Identification/ assessment/ scheduling of built heritage items and historic areas*

1. To identify and schedule in the District Plan built heritage items and historic areas of significance to the district in terms of listed criteria, while distinguishing between two levels of significance:
  - a. **Group A:** Comprising items of special or outstanding significance, including the most significant examples of their type in the District.
  - b. **Group B:** Comprising items of historical or cultural significance in the District.
2. To adopt a consistent and informed approach to sustainably managing built heritage within the district by satisfying at least one of the following criteria when identifying, assessing, and scheduling built heritage:
  - a. **Archaeology:** The resource has the potential to contribute significantly to our understanding of human history or archaeological research through investigation using archaeological methods.
  - b. **Architecture:** The resource is significant due to design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural elements.
  - c. **Technology:** The resource demonstrates innovative or important methods of design, construction materials or techniques, or has potential to contribute information on technical history.
  - d. **Scientific:** The resource has the potential to provide significant scientific information about the history of the district, region or nation.
  - e. **Rarity:** The resource is unique, uncommon or rare at a district, regional or national level.

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- f. **Representativeness:** The resource is an excellent example of its class in terms of design, type, use, technology, time period or other characteristic.
- g. **Integrity:** The resource retains a high proportion of its original characteristics and integrity compared with other examples in the District.
- h. **Context:** The resource forms part of an association of heritage sites or buildings which, when considered as a whole, become important at a district, regional or national scale.
- i. **Vulnerability:** The resource is vulnerable to deterioration or destruction or is threatened by land use activities.
- j. **People:** The resource is directly associated with the life or work of a well-known or important individual, group or organisation.
- k. **Events:** The resource is associated with locally, regionally or nationally significant historic event or events.
- l. **Patterns:** The resource is associated with important aspects, processes, themes or patterns of local, regional or national history.
- m. **Identity:** The resource provides, or significantly contributes to, a sense of place, community identity or cultural or historical continuity.
- n. **Public esteem:** The resource is held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other social or cultural sentiment.
- o. **Commemorative:** The resource has symbolic or commemorative significance to past or present users or their descendants, resulting from its special interest, character, landmark, amenity or visual appeal.
- p. **Education:** The resource contributes, through public education, to peoples awareness, understanding and appreciation of New Zealand's history and cultures.
- q. **Tangata whenua:** The resource place or feature is important to tangata whenua for traditional, spiritual, cultural or historic reasons (with criteria for Sites of Significance to Maori to be determined by hapu).
- r. **Statutory:** The resource is recognised nationally or internationally, including:
  - i. World Heritage Site status under the World Heritage Convention 1972.
  - ii. Listing under the Heritage New Zealand Pouhere Taonga Act 2014.
  - iii. Recognition as having significant heritage value under a statutory acknowledgement (*statement in Treaty of Waitangi settlements recognising the mana of tangata whenua groups in relation to identified sites and areas*) or other legislation.

## *Protection of scheduled built heritage items from internal and/or external influences*

3. To avoid, remedy or mitigate potential adverse effects on built heritage resources and associated heritage values arising from:
  - a. Incompatible physical works to scheduled built heritage items.
  - b. Inappropriate subdivision, use or development within the surrounds of a scheduled built heritage item or scheduled historic area.
  - c. Inappropriate subdivision or development on adjacent sites in proximity to scheduled built heritage.

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### *Demolition, destruction or significant change to scheduled built heritage items*

4. To restrict activities within sites containing scheduled built heritage items that would result in the demolition, destruction or significant change to:
  - a. The interiors of :
    - i. Scheduled Group A built heritage items.
    - ii. Scheduled Group B built heritage items (where interiors are scheduled in BH.1.11).
  - b. The exteriors of scheduled Group A and B built heritage items.
  - c. The surroundings of scheduled Group A and B built heritage items, particularly where surroundings are specifically scheduled in the District Plan.

### *Repairs and maintenance*

5. To enhance the sustainability of scheduled built heritage items and recognise 'living heritage' by encouraging and enabling repairs and maintenance where:
  - a. Repairs retain historic fabric as far as possible, and make good deteriorated or damaged material using the same or similar materials, detail, finish, texture, form and design.
  - b. Maintenance and repairs do not result in a change to the form, detailing or scale of the building or structure.
  - c. Painting is not applied to previously unpainted surfaces or render applied to previously unplastered surfaces.
  - d. Cleaning does not use abrasive or high pressure cleaning such as sand or water blasting.

### *Additions and alterations*

6. To preserve the integrity of scheduled heritage items and values when undertaking additions and alterations, particularly external works, by:
  - a. Retaining the predominant style, design and character features.
  - b. Recognising age, scale, character and locational context.
  - c. Maintaining compatibility in terms of form, materials and colour.
  - d. Minimising the loss of fabric, structural modifications or increases in building coverage.
  - e. Focusing on the repair of features rather than replacement.
  - f. Avoiding alterations to street frontage façades.
  - g. Avoiding constructing and locating buildings (including accessory buildings) between the listed heritage item and the street/road or other public place.
  - h. Limiting the size, location and visibility of dish antenna and aerial structures.

### *Seismic upgrading*

7. To encourage and enable seismic upgrading of earthquake-prone built heritage items that assists in building survival and enhances building and public safety, while not detracting from recognised heritage values.

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### *Signage*

8. To avoid adverse visual and physical effects of signage on scheduled built heritage items or within their surroundings by restricting unnecessary, unsympathetic, large-scale or inappropriate signage including signs that will damage, dominate, obscure or detract from the built heritage item or surrounds.

### *Dish antenna and aerial structures*

9. To minimize the visual impact of dish antenna and aerial structures on heritage fabric and values by limiting such features to those of a scale, function and appearance common to Living Environments. Where possible, such features should be positioned to avoid visibility from the road/street or other public place.

### *Adaptive re-use and alternative ownership/management of built heritage*

10. To encourage and facilitate on-going use or adaptive re-use of built heritage items (including through possible relaxation of underlying development controls such as parking requirements) where this will secure their long-term viability, conservation or protection without leading to significant adverse effects on the surrounding environment.
11. To encourage alternative methods of management, ownership, guardianship, or sponsorship of built heritage resources, including public buildings, where:
  - a. Heritage values will not be compromised.
  - b. The long-term viability, protection or conservation of the heritage resource will be secured or enhanced.
  - c. Benefits such as improved access to funding can be achieved.
12. To acknowledge the role of owners of scheduled built heritage resources as guardians of the past, and to support their efforts to conserve, maintain and enhance their heritage assets, including through possible use of financial instruments such as rates relief, grants, and waiver of resource consent fees.

### *Dry stone walls*

13. To protect dry stone walls of historical, cultural and amenity value to the community through:
  - a. Blanket protection of dry stone walls throughout the District.
  - b. Providing information and advice to the public, including GIS information on the location of protected dry stone walls.
  - c. Discouraging planting close to dry stone walls.
  - d. Encouraging proactive maintenance, for example repair of capping stones.
  - e. Recommending consultation with Heritage New Zealand where dry stone walls are estimated to have been constructed prior to 1900 or their age is in doubt.
  - f. Limiting works affecting existing dry stone walls, other than:
    - i. Repairs or maintenance *in situ* using traditional methods, design and materials.
    - ii. Removal of up to 6m length of wall for access purposes only, where no alternative access exists.

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### **BH.1.6 Non Complying Activities (Land Use)**

1. Demolition, destruction, or relocation (on-site or off-site) of a scheduled Group A built heritage item.

### **BH.1.7 Discretionary Activities (Land Use)**

#### *Works to scheduled built heritage items*

1. Demolition, destruction, or relocation (on-site or off-site) of a scheduled Group B built heritage item.
2. Internal or external additions or alterations (other than repairs or maintenance) to a scheduled Group A built heritage item.
3. Internal alterations (where interiors are scheduled in BH.1.11) or external additions or alterations (other than repairs or maintenance) to a scheduled Group B built heritage item.
4. Structural upgrading of a scheduled Group A built heritage item for seismic reasons where works involve internal or external alterations.
5. Structural upgrading of a scheduled Group B built heritage item for seismic reasons where works involve external alterations visible from a street/road or other public place.

#### *Construction or alterations to buildings within a site or scheduled historic area in which a scheduled built heritage item is located*

6. Construction or alteration of any building (including accessory buildings) within a site or scheduled historic area in which a scheduled built heritage item is located where:
  - a. The site or scheduled historic area is a Living or Business Environment.
  - b. The proposed works are within 20m of a built heritage item in any Environment (excluding a Living or Business Environment).
  - c. The proposed accessory buildings are located between a scheduled built heritage item and the street/road or other public place.

#### *Construction or alterations of buildings on sites adjoining the site of a scheduled built heritage item*

7. Construction or alteration of any building (including accessory buildings) on a site immediately adjoining the site on which a scheduled built heritage item is located, where:
  - a. The proposed works exceed bulk and location controls of the underlying Environment relating to height, height in relation to boundary, maximum coverage or density.
  - b. The proposed works (in a Living or Business Environment) are set back less than 5m from the common boundary except where a minimum separation of 20m is maintained between the proposed works and the scheduled built heritage item.
  - c. The proposed works are set back less than 20m from the built heritage item in any Environment (excluding a Living or Business Environment).

#### *Signage and utilities*

8. Signs, including supporting structures, on any scheduled built heritage item or within its surrounds (other than information signage directly related to the item's heritage value) where:
  - a. Signs will damage, the built heritage items or surrounds.
  - b. Signs include illuminated, flashing or moving elements.

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- c. Signs will be visible from a street or other public space.
  - d. Total signage will exceed an area of 0.25m<sup>2</sup> in Living Environments.
  - e. Total signage will exceed an area of 2.5m<sup>2</sup> in Business Environments.
  - f. Total signage will exceed an area of 1.5m<sup>2</sup> in all other Environments.
9. Any dish antenna exceeding a diameter of 0.9m on a scheduled built heritage item or within its surrounds that is visible from a street or other public place.

### *Adaptive re-use of scheduled built heritage items*

10. Adaptive re-use of built heritage items infringing underlying Environment development controls.

### *Dry stone walls*

11. Works to existing dry stone walls in any Environment except for:
- a. Repairs or maintenance *in situ* using traditional methods, design and materials.
  - b. Removal of up to a total 6m length of wall per site for access purposes only, where no alternative access exists.

## **BH.1.8 Discretionary Activities (Subdivision)**

1. Subdivision of any site containing a scheduled built heritage item.
2. Subdivision within a scheduled historic area.
3. Subdivision of a site adjoining a site containing a scheduled built heritage item where proposed building platforms are:
  - a. Set back less than 5m from the common boundary (in Living or Business Environments) other than where a minimum separation distance of 20m is maintained between the building platforms and the scheduled built heritage item.
  - b. Set back less than 20m from the scheduled built heritage item (in all other Environments).
4. Subdivision of any site (including allotments used for utility, road, reserve, or access purposes) where removal of dry stone walls is proposed.

## **BH.1.9 Built Heritage Discretionary Activity Assessment Criteria**

When assessing discretionary activities the assessment should address (but is not limited to) the following criteria, where relevant:

- a. The significance of heritage values associated with the built heritage item and surroundings.
- b. The extent to which the activity may adversely affect heritage values.
- c. The effects of the activity on the locality and streetscape, including any loss or obstruction of visibility from the street or other public space.
- d. The degree to which (i) the donor site contributes to the value of the built heritage item where relocation is sought, and (ii) the recipient site contains any heritage values of relevance.
- e. The extent to which relocation is the only (or most sustainable) means of saving the built heritage item.

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- f. The extent to which all feasible options and alternatives to demolition or destruction have been explored.
- g. The degree to which the heritage item or site contributes to 'sense of place' initiatives or district-wide heritage themes.
- h. The importance attributed to the heritage item by the wider community, including tangata whenua.
- i. Whether the scheduled built heritage item is included on the *Heritage New Zealand Pouhere Taonga List* and if so, the reasons for listing.
- j. The results of consultation with Heritage New Zealand and any other recognised party in heritage conservation issues, including any statements of significance, archaeological or cultural assessments, recommendations or approvals by suitably qualified and experienced heritage practitioners (particularly where an item is listed by Heritage New Zealand and/or is an archaeological site requiring an 'Authority to Modify').
- k. Whether the activity meets the policies of any conservation plan and heritage inventory relating to the built heritage item.
- l. The extent to which the activity accords with the general principles of the *International Council on Monuments and Sites (ICOMOS) New Zealand Charter (revised 2010.)*
- m. The extent to which the activity contributes to, or encourages, the long term viability and/or ongoing functional use of the item or site.

### **BH.1.10 Built Heritage Implementation Methods**

In addition to the preceding rules and assessment criteria, Council may also implement the following non-statutory methods in giving effect to the objectives and policies comprised in Chapter HH.

- 1. Non-statutory guidance to supplement statutory information requirements detailed in HH.1.3.5, such as:
  - a. An overarching, district-wide Heritage Strategy consolidating statutory and non-statutory heritage issues and actions, and Council heritage policies, priorities and timeframes.
  - b. A comprehensive non-statutory inventory of information on scheduled heritage items to supplement the details in the District Plan Historic Heritage Schedules.
  - c. Guidelines for the public on the location, significance and history of scheduled historic heritage, including historic areas.
  - d. Guidelines for owners of heritage properties on repair, maintenance and painting (including appropriate colour schemes) of scheduled built heritage items.
  - e. Guidelines on obtaining access to heritage funding (internal and external sources).
  - f. Advice on the sourcing of additional heritage information held by Council including library literary, photographic and genealogical services and collections, cemetery records, museums and art galleries.
- 2. Adoption of less formal, non-regulatory approaches to recounting the District's stories of the past, in conjunction with traditional heritage protection, including:
  - a. Design and funding of 'sense of place' initiatives (such as plaques, sign boards, heritage walks or trails, commemorative structures, and events).
  - b. Promoting the Town Basin as a cultural/heritage precinct.

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- c. Exploring and promoting the benefits of heritage tourism to the District.
  - d. Supporting community groups managing and/or maintaining built heritage items, including public buildings.
  - e. Encouraging sponsorship of historic heritage where this does not adversely impact on heritage or amenity values.
  - f. Identifying areas, items or themes of heritage interest through community engagement in structure plans.
3. Possible use of economic instruments reflecting the role and demands of owners of historic heritage resources in conserving historic heritage for public benefit, such as:
- a. Heritage funding (such as maintenance grants).
  - b. Resource consent fee reductions or waivers, particularly where consent is required solely for remedial or maintenance works to historic heritage.
  - c. Rates relief.

*Note: The adoption of non-statutory implementation methods may be dependent on the priorities and timeframes of the Whangarei District Growth Strategy 30/50 Implementation Plan and availability of funding under Council's Long Term and Annual Plans.*

### BH.1.11 Schedule of Built Heritage Items

The Schedule below contains details of Built Heritage Items (buildings, sites and objects) and historic areas indicated on the District Plan Resource Area maps. Works to items included in this Schedule as well as subdivision or development proposals in proximity to these items, (including adjacent sites), may be subject to the objectives, policies, rules and other provisions detailed in this Chapter.

Where individual built heritage items are also collectively scheduled as *historic areas*, these are recorded in **(iii) Scheduled Historic Areas** below.

The second column in the Schedule provides reference numbers of items also included in the New Zealand Heritage List (Rārangi Kōrero) administered by Heritage New Zealand. Applicants seeking to undertake works affecting items listed by both Heritage New Zealand and Whangarei District Council are encouraged to seek advice from Heritage New Zealand prior to seeking resource consent from Whangarei District Council (if required).

#### Scheduled Interiors

Where the interiors of Group B built heritage items are scheduled in BH.1.11 they are annotated by an asterisk (\*) in Column 1 (District Plan number). Details of interiors of Group B buildings, where Scheduled, are included in **Section (iv) of this Schedule**.



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### (i) GROUP A Scheduled Built Heritage items

District Plan No.	HNZPT List no.	Built heritage item	Address	Map No.	Legal Description
1	3921	Glanville House	25 Manse Street	37	Pt Lot 5 DP 23531
2		Hanlon's House	46 Kamo Road Kamo	38	Lot 4 DP 53575
3	3829	Kensington Park Grandstand	Park Ave	35	Pt Lot 16 DEEDS 532 Lot 1 DP 174191
4	480	Reyburn House	Reyburn House Lane	38/39	Lot 2 DP 109637
5		Home Point Battery	Bream Head Scenic Reserve	16	Lot 1 ALLOT 16 PSH OF Manaia

### (ii) GROUP B Scheduled Built Heritage items

District Plan no.	HNZPT List no.	Built heritage item	Address	Map No.	Legal Description
100	2588	Aubrey House	Norfolk Avenue McLeod Bay	53	Lot 2 DP 75389 Blk IV Ruakaka SD
101	3924	Barn-two storey, wooden	Ngunguru Road Glenbervie	12	Pt Huanui Blk V
102		BNZ Building	7 King Street Hikurangi	28	All DP 18252
103		Carruth House	142 Puriri Park Road Maunu	42	Lot 1 DP 351492
104		Christ Church, Anglican	Ormandy Road Mangapai	62	Pt Lot 1 Section 3 Parish of Mangapai
105	7	Church	Apotu Road Kaurihohore	7	Lot 23B Whangarei Parish Blk V
106	53	Church	Stuart Road McLeod Bay	53	Pt Lot 6 DEEDS W 34 & Allotment 153 PSH OF Manaia
107	41	Clarke Homestead	State Highway 14 Maunu	41	Pt Lot 3 DP 13587
108		Colonial House	4 Domain Road Onerahi	46	Pt Allotment 34 TN OF Grahamtown
109		LU1500074 granted for demolition 6/07/15.			
110		Cubitt's House	11 Mill Road	38	Lot 2 DP 43654

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111		Dalhousie (house)	113 Hatea Drive	38	Lots 59-60 Deeds W47/2
112		Dobbies Fruit Tunnel	Wairere Avenue	38	Allotment 138 PSH OF Whangarei
113	3925	Douglas Stone Barn	264 Ngunguru Road, RD3	12	Lot 2 DP 322533
114		Eureka (house)	12 Tanekaha Drive	43	Lot 2 DP 50027
115	3929	Hutchinson Farmhouse(Former)	Ngunguru Road Glenbervie	12	Pt Huanui Blk V
116	3919	Gorrie House	15 Cross Street	37	Lot 1 DP 175905
117		Hatea (house)	52 Hatea Drive	38	Lot 1 DP 470739
118		Hikurangi Courthouse / Lockup	18 George Street Hikurangi	28	Lot 1 DP 152623
119		Hikurangi Hotel	16-18 King St Hikurangi	28	Lot 22 DP 17558
120		Hikurangi Library	10 King Street Hikurangi	28	Lot 1 DP 123685
121		House	1 View Road Hikurangi	28	Lot 1DP 84534
122	3915	House	12 Aubrey Street	37	Lot 1 DP 101542
123	3917	House	12 Cross Street	37	Pt Allot 1 Whangarei Parish
124	3920	House	13 Manse Street	37	Lot 1 DP 31204
125	3918	House	14 Cross Street	37	Lot 1 DP 189914 Pt Allot 1 Whangarei Parish
126	3916	House	19 Aubrey Street	38	Pt Lot 1 Whangarei Parish
127		House	16 Waro Drive Hikurangi	28	Lot 2 DP 165305
128		House	45 George Street Hikurangi	28	Lot 1 DP 97088
129		House	82 Valley Road Hikurangi	28	Lot 3 DP 2104
130		House	85 George Street Hikurangi	28	Lot 1 DP 156426
131		House	85 King Street Hikurangi	28	Lot 32 DEEDS C 108
132		House	35 King Street Hikurangi	28	Pt Lot 10 Deeds W 42/1

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133	3922	Keyte's Barn	19 Aubrey Street	38	Pt Lot 1 Whangarei Parish
134		King Street Bakeries	45 King Street Hikurangi	28	Lot 8 DP W 42 Sheet 1
135	7539	Library	7 Rust Avenue	37/39	Lot 1 DP 95384
136	3923	Lupton House	Ngunguru Road Kiripaka	12	Lot 2 DP 95907 Blk II Whangarei SD
137		Mair's Blacksmith's Shop	Mair Street	38	Lot 3 DP 107859
138	7003	Marsden Place Number 2 House	2 Marsden Place	38	Lot 21 DP 45979
139	3926	McDonald House	388 Maunu Road	42	Lot 5 Pukenui Parish Blk XIII Purua SD
140	2588	Mitchell House	Vinegar Hill Road	34	Lot 3 DP 172959
141		Moehau (house)	7 Tuatara Drive Kamo	35	Lot 5 Pt 4 DP 44343
142	479	Public Trust Office (former)	69 Bank Street	37/39	Pt Allot 1 Parish of Whangarei, Lot 3 DP 16453
143	143	National Bank (former)	2 Nova Scotia Drive Waipu	58	Lot 1 DP 46683 Lot 2 DP 26498 Blk III Waipu SD
144	3928	Nova Scotian Settlers Memorial	The Centre Waipu	58	The road beside DP 23072
145		Offices	140 Bank Street	37	Lot 1 DP 89147
146		Offices	142 Bank Street	37	Lot 6 DP 23815
147		Old Flour Mill & Brewery	Millers Lane	36	Pt 2 DP 4903
148		Old Municipal Chambers	Bank Street	37/39	Lot 2 DP 16453
149		Old Onerahi Post Office	9 Domain Road	46	Lot 1 DP 55292
150		Old School House	23 Station Road Kamo	33	Allotment 136 TN of Kamo
151		Ornate Villa	17 Mair Street	38	Lot 3 DP 49981
152	3291	Oruaiti Chapel	Northland Regional Museum SH 14, Maunu	41	Pt Lot 3 DP 13587
153	3930	Cell Block	The Centre, Waipu	58	Lot 1 DP 42345 Lot 9 DP 17815
154	3933	Fraser/McKenzie House	Glenmohr Road The Braigh Waipu	20	Lot 1 DP 125679

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155		Springhead (House)	55 Russell Road	37	Lot 1 DP 126790
156		Stone Bridge	Tuatara Drive Kamo	35	Lots 59, 60 DP 44008
157		Stone Stable & Implement Shed	Ngunguru Road Glenbervie	12	Pt Huanui Blk V
158	3932	Stuart House	Stuart Road McLeods Bay	53	Lot 3 DP 320872
159		Plunket Rooms (former)	Cafler Park	37/39	Lot 11 DP 10925
160	3934	World War One Memorial	The Centre Waipu	58	Lot 10 DP 17815 Lot II DP 23072 Blk III Waipu SD
162	3930	Police Station (Former)	4-10 Cove Road, Waipu	58	Lot 1 DP 172235
163	7473	Harding Army Hall	98-102 Walton Street, Whangarei	39	Lots 1 and 2 DP199490; Lot 5 Deeds W22 & Pt Allotment 1 Parish of Whangarei
164	7003	Marsden Place House Number 4	4 Marsden Place	38	Lot 20 DP 38123
165	7003	Marsden Place House Number 6	6 Marsden Place	38	Lot 19 DP 53676
166	7003	Marsden Place House Number 8	8 Marsden Place	38	Lot 18 DP 53676
167	7646	Whangarei Railway Station (former)	Railway Road, Whangarei	39/43	Lot 1 DP 169438
168	7744	Railway House (former)	4 Railway Terrace, Morningside	43	Lot 16 DP 135362 <i>Refer note under key above</i>
169	7745	Railway House (former)	6 Railway Terrace, Morningside	43	Lot 17 DP 135362 <i>Refer note under key</i>
170	9671	Butter Factory (former)	84-88 Bank Street, Whangarei	37/38/39	Lot 3 DP 22980 and Pt Lot 2 DP22980

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### (iii) Scheduled Historic Areas

District Plan No.	HNZPT List no.	Historic Area	Address/Location	Map No.	Legal Description
HA/1	7003	Marsden Place Historic Area	2-8 Marsden Place, Mairtown	38	Refer below
138	7003	2 Marsden Place		38	Lot 21 DP 45979
164	7003	4 Marsden Place		38	Lot 20 DP 38123
165	7003	6 Marsden Place		38	Lot 19 DP 53676
166	7003	8 Marsden Place		38	Lot 18 DP 53676

### (iv) Details of Scheduled Group B Interiors

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### Revision and Sign-off Sheet

Date Approved	Editor	Paragraph	Change Reference	Decision Date	Approved By
14 September 2016	JM	New Chapter	Plan Change 124 becoming Operative.	Operative Date 28 September 2016 TRIM 16/106480	MM

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