

# Waitomo District Council

Hearing on submissions on the Proposed Waitomo District Plan

## Report and Decisions of the Independent Hearing Commissioners

### Decision Report:

Chapter 24. Historic Heritage, Schedule 1 –  
Heritage buildings and structure, Schedule 2 –  
Significant Archaeological sites

19 June 2025

#### Commissioners

Greg Hill (Chair)

#### **Wikitōria Tāne**

Allan Goddard

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# 1. Introduction

1. This Decision Report relates to all the submissions received by the Waitomo District Council (Council) on Chapter 24 Historic Heritage, Schedule 1 – Heritage buildings and structures, Schedule 2 – Significant archaeological sites. This also includes related provisions within the Proposed Waitomo District Plan (PDP) such as Definitions (Chapter 9).
2. The Chapter and associated schedules seek to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development in accordance with RMA section 6(f). Historic heritage is defined in the RMA and includes sites, structures, places and areas, archaeological sites and **sites of significance to Māori including wāhi tapu. Historic heritage is important as** it provides a sense of identity and place for communities and a record of where we have come from. For mana whenua, sites and areas carry deep levels of meaning and association. The Chapter seeks to manage effects and requires resource consents where the scale and potential effect requires a more specific assessment. The Chapter applies across all zones.

# 2. Hearing arrangements

3. The hearing was held in person and online on 27 and 28 November 2024 in **Council’s offices at 15 Queen Street, Te Kuiti. All of the relevant information** pertaining to this hearing (i.e., section 42A reports, legal submissions and **evidence) is contained on Council’s website.**
4. The following parties submitted on this Chapter.

Submission No	Submitter
3	Heritage New Zealand Pouhere Taonga
46	Federated Farmers
10	Waikato Regional Council
8	Manulife Forest Management New Zealand Ltd
17	Waka Kotahi NZ Transport Agency
19	PF Olsen
30	NZ Forest Managers
FS22	Chorus, Spark, One NZ, Connexa and FortySouth
FS03	Department of Conservation
FS19	PF Olsen
FS20	Sheryl Paekau
FS23	Te Nehenehenui
FS05	Federated Farmers
FS16	Heritage New Zealand Pouhere Taonga

5. The Panel did not hear any evidence from submitters at the hearing in relation to these Chapters on 27 and 28 November 2024. However, Mr Ben Pick tabled

evidence for Heritage New Zealand Pouhere Taonga (HNZPT). The relief sought in this evidence is set out below.

### 3. Submitter evidence

6. The matters that were raised in the evidence of Mr Pick related to:

- Amendments to Chapter 24; and
- An amendment to Schedule 1 – HH19

#### Amendments to Chapter 24

##### HH-P12

7. In his evidence, Mr Pick, sought that HH-P12 be amended as follows:

HH-P12. Buildings or structures should not be relocated unless:

1. Alternatives to relocation have been investigated, and
2. There is significant community benefit, and the building is restored; and/or
3. The building or structure has fallen into significant disrepair and will be restored on its new site because restoration is not economic on its existing site; and/or
4. Relocation of the building or structure allows for improved longevity or structural safety; and
5. Relocation of buildings and structures within the same community, ~~and occurs where possible.~~
6. Development post relocation will be completed in a reasonable timeframe.

8. In its original submission, HNZPT had sought an amendment to HH-P12.5 and HH-P12.6, to require the relocation of a listed building or structure to be within the same community and directs that development post relocation is completed within a reasonable timeframe. In his evidence, Mr Pick appeared to no longer be pursuing the original relief sought in relation to HH-P12.6 that deleted the reference to development post relocation to be completed within a reasonable timeframe.

##### HH-P4 and HH-P5

9. In his evidence, Mr Pick sought an amendment to HH-P4 and HH-P5 to remove **the word 'unduly'. As notified the policies read:**

HH-P4. Recognise benefits from earthquake strengthening, fire protection and accessibility upgrades while ensuring the appearance including views of and through windows, and external heritage features and values of the buildings and structures are not unduly compromised. Designs which consider complementary materials and detailing and do not screen architectural features are preferred.

HH-P5. Provide for additions and external alterations to buildings and structures where they are:

1. Consistent with the scale, detailing, style, materials and character of the heritage item; and

2. Retain cultural and heritage values; and
3. Do not unduly compromise the site or surroundings of the building or structure including the contribution the building or structure makes to the streetscape.

While recognising the benefits gained from the addition or alteration to the improved functionality and/or liveability of the building or structure.

10. In his evidence, **Mr Pick outlined that he considered the use of 'unduly' serves to dilute the meaning of the Policy and undermines decision making through unnecessary language.** He also considered that the activity status provided for consideration regardless.

#### HH-R3

11. In its original submission point, HNZPT sought an amendment to HH-R3 to change the activity status from Controlled to Restricted Discretionary. HH-R3 provides for external alterations for earthquake strengthening, fire protection and accessibility upgrades or internal alterations for earthquake strengthening, fire protection and accessibility upgrades that obstruct views of and through windows. It applies to both category 1 and 2 items as a controlled activity.
12. Mr Pick in his evidence considered that strengthening provisions can have a significant impact on the visual appearance of heritage building and structures. Also, he considered that the Controlled Activity status is not appropriate as consent must be granted and considers that a Restricted Discretionary Activity status would be more appropriate given the requirements of section 6(f) of the RMA whereby historic heritage of the RMA is a matter of national importance.

#### HH-R10

13. Mr Pick in his evidence sought an amendment to HH-R10 to change the activity status from Permitted to Restricted Discretionary with an additional matter of discretion regarding the relationship of the historic heritage item with its extent of setting. Mr Pick stated that the cultural and historic curtilage can be very important in the round and surroundings may also be an archaeological site.

#### Schedule 1 – HH19

14. In its original submission, HNZPT opposed the extent of scheduled item HH19 – Waitomo Caves Hotel and requested that the scheduled item is enlarged to better **reflect the HNZPT Listing #4176 of the place known as "Waitomo Hotel".** In his evidence, Mr Pick continued to seek this relief as he considers the amended extent **better reflects the place's town mark / landscape values, setting, and outlook.**

## 4. Panel decision

15. Having considered the submissions and evidence filed, the Panel wishes to acknowledge the role of HNZPT as an autonomous crown entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the **identification, protection, preservation and conservation of New Zealand's** historical and cultural heritage. The Panel agrees with the HNZPT that the preservation of historical and cultural heritage is a matter of national importance (section 6(f) of the RMA) .

16. The Panel agrees with the aim of the Historic Heritage Chapter, which is to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development in accordance with RMA section 6(f). The Panel found that:
- It is appropriate for the Plan to provide a range of minor activities such as exterior maintenance and repair, and internal alterations for earthquake strengthening, fire protection and accessibility upgrades to SCHED1 Category 1 and 2 buildings and structures as a permitted activity.
  - It is necessary to provide for a range of activities which are to be controlled by matters of control or discretion where it is proposed to retain the building or structure, but improvements need to be made for safety or longevity of the building or structure.
  - It is appropriate to allow for new or relocated buildings on a site containing a heritage building as a permitted activity, where the new or relocated building is located to the rear of any building or structure, and is not visible from a public place.
  - There is a need to protect significant archaeological sites (SCHED2) by ensuring they are not destroyed, and by requiring activities, particularly earthworks, on the site or adjoining the site to avoid adverse effects on the archaeological values of the site.
17. The Panel notes that HNZPT is a relatively small organisation with limited resources, and dealing with multiple central and local government policy matters. However, it was unfortunate that HNZPT was unable to attend the hearing to provide some guidance on the matters raised in the submission and statement of evidence filed, particularly where there was opposition to the recommendations in the Section 42A Report.

HH-P12.5 and 12.6

18. HNZPT's original submission requested an amendment to HH-P12.5 and HH-P12.6. However, HNZPT are no longer pursuing the amendment to HH-P12.6. The amendment to HH-P12.5 was rejected by the Section 42A Report writer on the basis that relocation is effectively the last resort for a heritage building or structure and generally all other options for restoration have been exhausted and that it would not be appropriate to restrict relocation to within the same community particularly given the other likely option is demolition. As it is beneficial that the heritage item is restored whether that be within the same community or not, removing barriers (within reason) increases the likelihood of a heritage item being restored and its values retained.
19. The Panel notes that in his evidence Mr Pick has not provided any opinions on why the recommendations in the Section 42A report should be rejected. The Panel considers that the Policy as notified is appropriate for ensuring the preservation of heritage items, and therefore agrees with the recommendation in the Section 42A Report and Section 42A addendum.

HH-P4 and HH-P5

20. HNZPT requested that **HH-P4 is amended to remove the word 'unduly'. It is considered that removal of the word "unduly" would make the policy too absolute.** There will be circumstances where a compromise will need to be made to provide **for peoples' health and safety**. In some circumstances, changes to make buildings

safer are unavoidable. The main goal of the policy is to allow heritage features to be modified in a minor way so they remain viable structures and are able to be used and enjoyed by current and future generations.

21. HH-P5 provides for additions and external alterations that are consistent with the cultural and heritage values of the feature and do not compromise the site or surroundings, including the contribution the heritage feature makes to the streetscape. Similar to the above paragraph, HNZPT have sought removal of the **word 'unduly'.** **For the same reasons as above, this change is not recommended.** It is not the intention of the provisions to restrict external alterations that are sympathetic or protective of a feature's heritage values.
22. The Panel agrees with the reasoning provided in the Section 42A Report and Addendum as to why the relief sought should not be approved, as it does not consider these amendments will not be beneficial to the maintenance and enhancement of historic heritage in the Waitomo district.

#### HH-R3

23. HH-R3 provides for external alterations for earthquake strengthening, fire protection and accessibility upgrades or internal alterations for earthquake strengthening, fire protection and accessibility upgrades that obstruct views of and through windows. It applies to both Category 1 and 2 items as a controlled activity. The Panel does not accept the request from HNZPT that the activity status should be changed from controlled to restricted discretionary. The Panel considers that the provision as notified is consistent with section 6(f) of the RMA and HCV-P3 of the Waikato Regional Policy Statement, as the matters of control ensure that any adverse effects on heritage values are avoided, remedied or mitigated. Also, given that the works provided for in HH-R3 are required for safety and accessibility, the Panel consider that a controlled activity status is the most appropriate.

#### HH-R10

24. HH-R10 applies when it is proposed that a building is added to the site or surroundings of a heritage item. The activity status is permitted for small buildings no more than 15 m<sup>2</sup> in area and no more than 3 m high where these are located behind a heritage item and are not visible from a public place. Otherwise, for both Category 1 and 2 items the status is restricted discretionary. HNZPT requested the activity status is amended from permitted to restricted discretionary with an additional matter of discretion regarding the relationship of the historic heritage item with its extent of setting.
25. The Panel considers that the amendment requested by HNZPT to HH-R10 is not appropriate, given the stringency of the performance standards. The current controls in the notified Plan are considered sufficient to ensure that any adverse effects on heritage values are avoided, remedied or mitigated.

#### Schedule 1 - HH19

26. The Panel considers that the amendment to the Schedule 1 - Waitomo Caves Hotel (HH-19) to include Hauturu East 21 is not appropriate. This is because Hauturu East 21 contains outbuildings associated with the Waitomo Caves Hotel (see area in red in the image below). The outbuildings do not have heritage values, as they do not form part of the Waitomo Caves Hotel. For this reason, the amendment is rejected.



27. Otherwise, unless stated in the Panel decision above, the Panel has elected to adopt the recommendations in the Section 42A Report and the Section 42A Addendum Report on this chapter.

## 5. Conclusion

28. The Panel accepts the recommendations in the section 42A reports and where noted above, the evidence filed by the submitters. The reasons for this are those set out in the section 42A reports, the evidence, and provided in this Decision; collectively forming the section 32AA assessment informing this Decision.
29. Overall, the Panel is satisfied that the provisions of the Chapter, as amended will provide a suitable framework for recognising and protecting historic heritage across Waitomo District.
30. The Panel accepts, accepts in part, or rejects the submissions as set out in the section 42A reports.

For the Hearing Panel

Greg Hill, Chair

Dated: 19 June 2025



## 6. Appendix 1 – Submitter Table

## Historic Heritage – Submission points in order of plan provision

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
03.59	Heritage New Zealand Pouhere Taonga (NZHPT)	Support in part	HH-O1	That HH-O1 is retained, subject to the following amendment:  "The contribution that historic heritage makes to Waitomo district and its communities is conserved and protected for future generations."	Reject
03.60	NZHPT	Support	HH-P1	That HH-P1 is retained	Accept
03.61	NZHPT	Support	HH-P2	That HH-P2 is retained.	Accept
03.62	NZHPT	Support	HH-P3	That HH-P3 is retained	Accept
03.63	NZHPT	Support in part	HH-P4	HNZPT <del>seeks</del> the retention of HH-P4, subject to the following amendment: "Recognise benefits from earthquake strengthening, fire protection and accessibility upgrades whilst ensuring the appearance including views of and through windows, and external heritage features and values of the buildings and structures are not <del>unduly</del> compromised. Designs which consider complementary materials and detailing and do not screen architectural features are preferred."	Reject
FS05.09	Federated Farmers	Oppose		Decline the relief sought	Accept
03.64	NZHPT	Support in part	HH-P5	HNZPT <del>seeks</del> the retention of HH-P5 subject to the following amendments: "Provide for additions and external alterations to buildings and structures where they are: 1. Consistent with the scale, detailing, style, materials and character of the heritage item; and 2. Retain cultural and heritage values; and 3. <del>Does not unduly</del> compromise the site or surroundings of the building or structure including the contribution the building or structure makes to the streetscape.  Whilst recognising the benefits gained from the addition or alteration to the improved functionality and/or liveability of the building or structure.	Reject
FS05.10	Federated Farmers	Oppose		Decline the relief sought	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
03.65	NZHPT	Support	HH-P6	That HH-P6 is retained.	Accept
03.66	NZHPT	Support in part	HH-P7	That HH-P7 is retained subject to the following amendments: "Enable interpretive signs that explain the stories and significance of the building or structure to the community and district, providing such signs <u>are not attached to a building and do not compromise the values of the scheduled building or structure by being of a size and scale commensurate to the context, setting and place.</u> "	Reject
03.67	NZHPT	Support	HH-P8	That HH-P8 is retained.	Accept
03.68	NZHPT	Support in part	HH-P9	That HH-P9 is retained subject to the following amendments:  "Ensure new or relocated buildings or structures located within the site or surroundings of a building or structure are of similar materials and detailing and do not obscure windows and architectural features. New or relocated buildings should be of a smaller scale. <del>located to the rear of any building or structure</del>	Accept
03.69	NZHPT	Support in part	HH-P10	That HH-P10 is retained and amended as follows: "The site or surroundings (as applicable) of any heritage building or structure must be protected to the extent that it contributes to the heritage values <u>of the heritage place.</u> "	Reject
03.70	NZHPT	Support	HH-P11	That HH-P11 is retained.	Accept
03.71	NZHPT	Support in part	HH-P12	HNZPT seeks the retention of HH-12, subject to the following amendments:  "Buildings or structures should not be relocated unless:  1. Alternatives to relocation have been investigated, and 2. There is significant community benefit, and the building is restored; and/or 3. The building or structure has fallen into significant disrepair and will be restored on its new site because restoration is not economic on its existing site; and/or 4 Relocation of the building or structure allows for improved longevity or structural safety; and 5 Relocation of buildings and structures within the same community, <u>and occurs where possible.</u>	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				6. <u>Development post relocation will be completed in a reasonable timeframe.</u>	
03.72	NZHPT	Support	HH-P13	That <b>HH-P13</b> is retained.	Accept
03.73	NZHPT	Support	HH-P14	That <b>HH-P14</b> is retained.	Accept
03.74	NZHPT	Support	HH-P15	That <b>HH-P15</b> is retained.	Accept
03.75	NZHPT	Support	HH-P16	That <b>HH-P16</b> is retained.	Accept
03.76	NZHPT	Oppose	HH-P17	That <b>HH-P17</b> is amended as follows:  Ensure activities on or adjoining significant archaeological sites avoid adverse effects on the site. <del>In the first instance, and where avoidance is not possible, remedy or mitigate adverse effects, having regard to:</del> 1. <del>Protecting the cultural, and archaeological values present and their setting; and</del> 2. <del>Reducing the potential to lose or damage cultural and archaeological values; and</del> 3. <del>Providing the ability to interpret the place and its relationship with other scheduled features; and</del> 4. <del>The site's sensitivity to change or capacity to accommodate change without compromising any cultural and archaeological values; and</del> 5. <del>Any opportunities to enhance interpretation of the significant archaeological site."</del>	Accept in part
FS05.11	Federated Farmers	Oppose		Decline the relief sought	Reject
FS22.02	Chorus, Spark, One NZ, Connexa and FortySouth	Oppose		Disallow the submission	Reject
FS23.05	Te Nehenehenui	Oppose		Earthworks in sites and areas of significance to Māori including Māori archaeological sites should be classified as a non-complying activity at a minimum as earthworks do not align to Maniapoto cultural values. Ensuring mechanisms and protocols are in place before conducting earthworks in/ on these areas are critical	Reject
03.77	NZHPT	Support	HH-R1	That the permitted activity HH-R1 is retained.	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
03.78	NZHPT	Support in part	HH-R2	That the permitted activity HH-R2 <b>is</b> retained, subject to the following amendment: <b>"Internal</b> alterations, including earthquake strengthening, <b>fire</b> protection and <b>accessibility</b> upgrades <u>that do not obstruct views of and through windows."</u>	Accept
03.79	NZHPT	Oppose	HH-R3	That the <b>controlled</b> activity status <b>is</b> amended <b>to a</b> restricted discretionary <b>activity</b> with appropriate matters <b>to</b> which <b>restrict</b> discretion.	Reject
03.80	NZHPT	Support	HH-R4	That the controlled <b>activity</b> status and <b>associated matters of control are</b> retained.	Accept
03.81	NZHPT	Support in part	HH-R5	That HH-R5 <b>and</b> the Cat 1-Discretionary <b>activity</b> Cat 2- Restricted discretionary <b>and matters</b> over which <b>discretion</b> should <b>be reserved are</b> retained subject <b>to</b> the following amendment <b>to</b> the Cat 2, <b>Activity</b> status, <b>matters</b> over which <b>discretion is reserved:</b>  <b>"(a)</b> Effects <b>on</b> the heritage values <b>of</b> the structure including whether the alteration <b>or addition is compatible with</b> the <b>scale, form,</b> proportions and materials <b>of</b> the structure, and whether any architectural <b>features will be removed or</b> obscured; and <u><b>(aa)</b> the extent to which the proposed addition or alteration is reversible,</u> <u>and</u> <b>(b)</b> Effects on the views of the scheduled structure from public spaces; and <b>(c)</b> The <b>benefits</b> obtained from the addition or alteration including increasing the sustainability, functionality and/or liveability of the structure; and <b>(d)</b> The degree to which the structure has already been modified; and Risks <b>to</b> the structure during the works; and <b>(f)</b> The <b>outcome of any assessments or advice from a suitably qualified and experienced heritage expert; and</b> The outcomes <b>of</b> consultation <b>with</b> HNZPT.	Accept
03.82	NZHPT	Support in part	HH-R6	That HH-R6 and the Cat 1-Discretionary activity Cat 2-Restricted discretionary and matters over which discretion should be reserved are retained subject to the following amendment to the Cat 2, Activity status, matters over which discretion is reserved: <b>"(a)</b> Effects <b>on the heritage values of the structure</b> including whether the alteration or addition is compatible with the scale, form, proportions and materials of the structure, and whether any architectural features will be removed or obscured; and <u><b>(aa)</b> the extent to which the proposed alteration or addition is reversible,</u> <u>and</u> <b>(b)</b> Effects on the views of the scheduled structure from public spaces; and <b>(c)</b> The <b>benefits</b> obtained from the addition or alteration including increasing the sustainability, functionality and/or liveability of the structure; and <b>(d)</b> The degree to which the structure has already been modified; and	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				(e) Risks to the structure during the works; and (f) The outcome of any assessments or advice from a suitably qualified and experienced heritage expert; and (g) The outcomes of consultation with HNZPT.	
03.83	NZHPT	Support	HH-R7	That HH-R7 and the discretionary activity status-Cat 1/Restricted discretionary activity status -Cat 2 and the associated matters over which discretion are restricted are retained.	Accept
03.84	NZHPT	Support	HH-R8	That HH-R8 and non-complying activity status for Cat 1 and the discretionary activity status for Cat 2 are retained.	Accept
03.85	NZHPT	Support	HH-R9	That HH-R9 and the non-complying activity status is retained.	Accept
03.86	NZHPT	Oppose	HH-R10	That HH-R10 is amended to a restricted discretionary activity as follows:  "Any new building, new transportable building, or second hand relocated building located within the same site OR any new building, new transportable building, or second hand relocated building located within the same surroundings (general rural zone, PREC3 Aerodrome Precinct, and open space zone)."  Matters over which discretion is restricted  (a) Effects on the heritage values, context and the extent of setting of the historic heritage item; (b) Location, design, size, materials and finish; (c) Landscaping; and (d) The relationship of the historic heritage item with its extent of setting."	Reject
FS05.12	Federated Farmers	Oppose		Decline the relief sought	Accept
03.87	NZHPT	Oppose in part	HH-R11	That the <b>activity</b> is amended <b>as per</b> the matters sought under the <b>definition's</b> discussion in <b>this</b> submission.	Accept in part
08.08	Manulife Forest Management New Zealand Ltd (MFMNZL)	Support	HH-R11	Retain rule as notified.	Accept
FS19.116	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept
FS23.29	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with manawhenua, iwi, hapu, marae, cultural values or other submission points TNN support	Reject
03.88	NZHPT	Support	HH-R12	That the <b>restricted</b> discretionary <b>activity</b> status and assessment <b>criteria</b> of <i>"External additions to existing structures or buildings"</i> is retained.	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
03.89	NZHPT	Support	HH-R13	That the <b>discretionary</b> activity status of " <i>Earthworks</i> " is retained.	Accept
FS19.168	PF Olsen	Oppose		Disallow submission point	Reject
08.09	MFMNZL	Amend	HH-R13	<b>Restrict</b> discretion to direct <b>impacts</b> only.	Reject
FS16.31	NZHPT	Oppose		That the submission is declined	Accept
FS19.117	PF Olsen	Support		<b>Allow submission points where there is alignment with the PF Olsen submission</b>	Reject
FS23.30	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with manawhenua, iwi, hapu, marae, cultural values or other submission points TNN support	Accept
30.09	NZFM	Oppose	HH-R13	Delete HH-R13.	Reject
FS16.34	NZHPT	Oppose		That the submission is declined	Accept
FS19.09	PF Olsen	Support		Allow submission point	Reject
FS23.103	Te Nehenehenui	Not stated		Oppose and support in part where the submission points align to the submissions supported by TNN	Accept
46.33	Federated Farmers	Oppose with amendments	HH-R13	Amend HH-R13 so that the activity status is restricted discretionary rather than discretionary.  And add matters of discretion to HH-R13  And any consequential amendments required as a result of the relief sought.	Reject
FS16.19	NZHPT	Oppose		That the submission point is declined	Accept
FS19.164	PF Olsen	Support in part		Allow as amended by PF Olsen	Reject
FS23.218	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto’s Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				and requests that Waitomo District Council consider this when finalising the PDP review.	
46.34	Federated Farmers	Oppose with amendments	HH-R14	Amend HH-R14 to make the activity status restricted discretionary rather than discretionary.  And add matters of discretion to HH-R14.  And any consequential amendments required as a result of the relief sought.	Reject
FS16.20	NZHPT	Oppose		That the submission point is declined	Accept
FS23.219	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto’s Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.	Accept
03.90	NZHPT	Support	HH-R14	That the discretionary activity status of “ <i>Erection of a new building or structure</i> ” is retained.	Accept
46.35	Federated Farmers	Oppose with amendments	HH-R15	Amend HH-R15 to make the activity status restricted discretionary rather than discretionary.  And add matters of discretion to HH-R15  And any consequential amendments required as a result of the relief sought.	Reject
FS16.21	NZHPT	Oppose		That the submission point is declined	Accept
FS23.220	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto’s Environmental Management Plan.  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.	Accept
03.91	NZHPT	Support	HH-R15	That the discretionary activity status of “ <i>Relocation or removal of a new building or structure</i> ” is retained.	Accept



Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
03.92	NZHPT	Support	HH-R16	That HH-R16 and the <b>non-complying</b> activity status is retained.	Accept
FS19.169	PF Olsen	Oppose		Disallow submission point	Reject
03.93	NZHPT	Support	HH-R17	That HH-R17 and the <b>non-complying</b> activity status is retained.	Accept
FS19.170	PF Olsen	Oppose		Disallow submission point	Reject
08.10	MFMNZL	Oppose	HH-R17	Delete, <b>or clarify</b> which <b>aspects of</b> plantation forestry <b>are to be</b> regulated and amend status <b>to</b> restricted discretionary.	Accept in part
FS16.32	NZHPT	Oppose		That the submission is declined	Accept in part
FS19.118	PF Olsen	Support		Allow submission points where there is alignment with the PF Olsen submission	Accept in part
FS23.31	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with manawhenua, iwi, hapu, marae, cultural values or other submission points TNN support	Accept in part
19.11	PF Olsen	Oppose	HH-R17	Delete HH-17;  Or Provide advice on the need to obtain an Authority from Heritage NZ and not require consent as well as an Authority.  Or Amend the rule to apply to all primary production: Or Amend the consent activity status to align with the NBA bill.	Reject
FS16.38	NZHPT	Oppose		That the submission point be declined	Accept
FS23.66	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and maintenance of its <b>people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto’s Environmental Management Plan.</b>  Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, the taiao and all taonga within TNN area of interest, TNN opposes and requests that Waitomo District Council consider this when finalising the review.	Accept
30.10	NZ Forest Managers (NZFM)	Oppose	HH-R17	Delete HH-R17.	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
FS16.35	NZHPT	Oppose		That the submission be declined	Accept
FS19.10	PF Olsen	Support		Allow submission point	Reject
FS23.104	Te Nehenehenui	Not stated		Oppose and support in part where the submission points align to the submissions supported by TNN	Accept
03.94	NZHPT	Support in part	HH-R18 and HH-R19	Add a note in the header of HH-R18 and HH-R19 advising that an archaeological authority may be required in addition to a resource consent.	Accept in part
03.95	NZHPT	Support in part	HH-R20, HH-R21 and HH-R22	That the restricted discretionary activity status of HH-R20, HHR21 and HH-R22 for signs located on any building or structure listed in SCHED1 or located on a significant archaeological site is retained.  That a note advising of the possible need for an archaeological authority is placed in the header of this portion of the activity table.	Accept in part
03.96	NZHPT	Support in part	Advice notes: Heritage New Zealand Pouhere Taonga Activities may also require an authority from Heritage New Zealand Pouhere Taonga (HNZPT)	That the advice note is retained, and its location amended to be placed under each of the headings related to archaeological activities.	Accept in part
03.97	NZHPT	Support in part	Advice Notes: Accidental Discovery Protocol	That the Accidental Discovery Protocol is retained and amended as follows; <u>The Heritage New Zealand Regional Archaeologist must be notified and an application made apply</u> for the appropriate authority if required;	Accept
46.32	Federated Farmers	Oppose with amendments	New policy	Add a new policy to the Historic Heritage chapter to provide plan users with a clear understanding that access to significant archaeological sites, or sites of significance to Māori identified on private land will only be enabled with the express consent of the private landowner. The policy should also provide direction to plan users that potential adverse effects on private landowners must be avoided.  And any consequential amendments required as a result of the relief sought.	Reject Access to sites and areas of significance to Māori will be addressed in the section 42A Report on Chapter 25.
FS16.17	NZHPT	Support in part		Subject to clarification the submission point is accepted	Reject

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
FS23.217	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto’s Environmental Management Plan.</p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.</p>	Accept
46.36	Federated Farmers	NEW	New rule	<p>Add to Chapter 24 Historic Heritage a new rule that provides permitted activity status for the erection, repair, maintenance and replacement of fences and the cultivation of land for primary production or protection purposes;</p> <p>And</p> <p>Any consequential amendments required as a result of the relief sought.</p>	Reject
FS16.18	NZHPT	Oppose		That the submission point be declined	Accept
FS23.221	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto’s Environmental Management Plan.</p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.</p>	Accept

## Schedule 1 Heritage buildings and structures – Submission points in order of plan provision

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
03.159	NZHPT	Support	SCHED1	That the Historic Railway Cottage, at 239 Rora Street (HH13), is retained within SCHED1-Heritage Buildings and subject to the protective rule framework.	Accept
03.161	NZHPT	Support	SCHED1	HNZPT seeks that the HNZPT Listed items outlined below are retained within SCHED 1;	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				HH01-Waiteti Viaduct-HNZPT listing 4175 HH02-Te Kuiti Railway Station-HNZPT listing 4450 HH04-Te Kuiti Airport Aero Club-HNZPT listing 4444 HH05-Te Kuiti Courthouse-HNZPT listing 4454 HH06-Zobel's Building-HNZPT listing 4449 HH08-Grand Central Lodge-HNZPT listing 4446 HH09-Te Kuiti Infant School-HNZPT listing 4443 HH10-Gardiner's Building-HNZPT listing 4452 HH11-Lorigans Building-HNZPT listing 4451 HH14-St Barnabas Church and Gates-HNZPT listing 9708 HH19-Waitomo Caves Hotel-HNZPT listing 4176 HH21-Boarding House-HNZPT listing 4267  With the exception of the matters raised below under Extents.	
03.162	NZHPT	Oppose in part	SCHED1 HH05	That the scheduled extent of item HH05- Te Kuiti Courthouse), is amended to reflect the HNZPT listing #4454 of the place known as "Courthouse."	Reject
03.163	NZHPT	Oppose in part	SCHED1 HH08	That the scheduled extent of item HH08- Grand Central Lodge (Formerly known as the Hotel Grand Central), is amended to reflect the HNZPT listing #4446 of the place known as "Grand Central Hotel (former)".	Reject
03.164	NZHPT	Oppose in part	SCHED1 HH19	That the scheduled extent of item HH19- Waitomo Caves Hotel, is amended to reflect the HNZPT listing #4176 of the place known as "Waitomo Caves Hotel."	Reject
03.165	NZHPT	Support	SCHED1 HH06/HH10/HH11	That the scheduled extents for items HH06/HH10/HH11 are retained.	Accept
03.166	NZHPT	Support	SCHED1	That the following items are retained within the schedule:  HH03 & HH03A-Te Kuiti Cenotaph and War Memorial Arch HH07-Zobels Residence HH12-Not Known-building HH15-Aria Co-op Dairy Factory HH16-Awakino War Memorial Archway, wall and community Hall façade HH17-Awakino Post office and attached Post Masters House HH18-Awakino Tunnel HH20-Boarding house (Former) HH22-Mokau Mine HH23-Mokau Co-operative Dairy Factory HH24-Piopio War Memorial Obelisk HH25-Bill Glasgow's Blacksmith Cottage HH26-Bill Glasgow's Blacksmith Shop HH27-Bank of New Zealand HH28-Piopio Co-op Dairy Factory Store (former) HH29-St Mary's Catholic Church	Accept

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
				HH30-Benneydale Hall HH31-Kopaki School and Grounds HH32-Mapiu Store HH33-Mapiu Hall HH34-Mapiu War Memorial Gates HH35-Waitanguru World War 1 Memorial Station HH36-Whakatumutumu Mission Station HH37-Kinohaku Wall and Memorial Plaque HH38-Te Waitere Mission Station Monument.	
17.170	Waka Kotahi	Support	Awakino Tunnel (HH18)	Retain the inclusion of the Awakino Tunnel (HH18) as a heritage structure.	Accept
17.171	Waka Kotahi	Support	Mokau Mine (HH22)	Retain the inclusion of the Mokau Mine (HH22) as a heritage structure.	Accept

## Schedule 2 Significant archaeological sites – Submission points in order of plan provision

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
03.167	NZHPT	Support in part	SCHED2	<p>That the sites recognised within SCHED2- Significance Archaeological sites are retained subject to the following amendments:</p> <ul style="list-style-type: none"> <li>Prior to final mapping for the Plan, an archaeological inspection and condition assessment, and should be undertaken for these sites and the inventory forms and site records updated accordingly.</li> <li>Prior to final mapping for the plan, an archaeological survey should be undertaken by an archaeologist to map the extent of the site as part of this process to inform the extent of SAS05 shown in the Plan.</li> <li>The inventory form should be updated to advise the specific archaeological features of the pa site and how the pa site is currently accessed/used by the public.</li> <li>That consideration is given to the inclusion of the archaeological sites within the Te Kūiti Aerodrome and the Tainui domain, into the Plan schedule.</li> </ul>	Reject
FS23.06	Te Nehenehenui	Support in part		TNN recommends that where there is a reference to sites and areas of significance to Māori, this part is separated or removed and/ or amended to become part of the non-complying activity status	Accept

## Definitions – Submission points in order of plan provision

Submission no	Submitter	Support / in part / oppose	Plan provision	Relief sought	Recommendation
38.11	TTRMC	Support with amendment	Maintenance (in relation to cultural and historic heritage)	Retain <b>the</b> definition of 'Maintenance (in relation to cultural and historic <b>heritage</b> )' with amendments <b>as</b> noted elsewhere in the submission.	Accept
FS20.40	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Kohanganui Whare be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land.	Accept
50.10	Te Nehenehenui	Support	Maintenance (in relation to cultural and historic heritage),	Retain <b>as</b> notified.	Accept
FS20.208	Sheryl Paekau	Support		I seek that the whole of all submissions provided by Te Nehenehenui Trust be allowed and to take into account my support in part when applied to limiting numbers of dwellings on Maaori land	Accept
03.02	NZHPT	Support in part	maintenance and/or minor modification (of a significant archaeological site listed in SCHED2  Significant Archaeological Sites).	That the <b>definition of</b> maintenance and/or minor <b>modification (of a significant archaeological site listed in SCHED2 Significant Archaeological Sites)</b> is retained and amended <b>as follows:</b>  <u>" means, in relation to any site listed in SCHED2 - significant archaeological sites, the following activities:</u> <u>(a) Vegetation management except for plantation forestry; and</u> <u>(b) Fencing; and</u> <u>(c) Removal of a building or structure not identified in SCHED2; and</u> <u>(d) Placement of approved or permitted signs; and</u> <u>(e) Any work required to stabilize a site; and</u> <u>(f) Any maintenance associated with an existing track.</u>	Accept in part
FS23.02	Te Nehenehenui	Opposes in part		TNN opposes as it does not define the details of the type of work required to stabilize the site resulting in a site that could be heavily modified without any protocols in place or consideration given to Māori cultural values  Stabilisation methods must be referenced.	Accept

				Or add a clause that states that the modification or maintenance must be aligned to cultural values.	
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## 7. Appendix 2 – Decisions Version of the Chapter



## Overview

### Heritage

Under the RMA, it is a matter of national importance to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development. Historic heritage is defined under the Act and includes sites, structures, places and areas, archaeological sites and sites of significance to **Māori** including wāhi tapu. Historic heritage is important as it provides a sense of identity and place for communities and a record of where we have come from.

For mana whenua, sites and areas carry deep levels of meaning and association. They provide a tangible connection to whenua (land), ancestors and to significant historical events. The [sites and areas of significance to Māori chapter](#) specifically focuses on these sites.

### Building and Structures

The stories and history behind buildings and structures provide present and future generations with an understanding of our past. The architecture and style of buildings and structures are also key visual reminders of how people lived, how buildings were constructed and used, the technology that existed, and what businesses and activities were important for communities. In Waitomo district there are a range of buildings and structures which have been identified as being of importance to our heritage. Some of these buildings and structures have also been identified and listed by HNZPT. The scheduled heritage buildings and structures are listed in [SCHED1](#) and are separated into two categories – Category 1 are those that are listed as being of special or outstanding historic or cultural significance by HNZPT. Category 2 buildings are of district historic or cultural importance, listed either by HNZPT or by Waitomo District Council.

Subdivision, use or development of a site or its surroundings (including the placement of signs, modification of scheduled buildings or structures) can affect heritage values, resulting in a loss of knowledge and links to the past. However, development if carried out in an appropriate manner can assist in conserving heritage values. It is therefore important that buildings, items and sites with historic heritage values are identified and protected to encourage activities to be undertaken appropriately.

### Archaeological Sites

An archaeological site is any place (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. There are over 1,000 archaeological sites recorded in the district. The Waitomo District Council website provides a map showing archaeological sites in the district which have been identified by the New Zealand Archaeological Association (NZAA) Site Recording Scheme. In most circumstances, archaeological sites are managed by HNZPT. Other than in the Te Maika precinct, this plan only manages archaeological sites at the time of subdivision (through

assessment criteria), or where the site has been identified as a significant archaeological site.

Under the Heritage New Zealand Pouhere Taonga Act 2014, it is unlawful to destroy or modify an archaeological site without obtaining an archaeological authority from HNZPT before work is started. If a previously unknown archaeological site is discovered (for example, when you are undertaking earthworks), work must stop. The process to be followed is outlined in the advice notes to this chapter.

### Significant Archaeological Sites

[SCHED2](#) contains a list of archaeological sites that Waitomo District Council has identified as being significant and is seeking to protect the history and values of these sites for future generations. The sites are significant because of the high archaeological values associated with them. The sites are all publicly accessible which means that they have high educational values and have the potential to be enhanced further through the placement of interpretative information.

## Objective

*Refer also to the relevant objectives in Part 2 District - Wide Matters*

HH-O1. The contribution that historic heritage makes to Waitomo district and its communities is conserved for future generations.

## Policies

*Refer also to the relevant policies in Part 2 District - Wide Matters*

### Heritage buildings and structures

- HH-P1. Identify and schedule historic heritage buildings and structures having regard to the following matters:
1. Historical values; and
  2. Importance to the community; and
  3. Architecture and construction features; and
  4. Setting and context; and
  5. Rarity, representativeness and integrity; and
  6. Scientific qualities; and
  7. Technological qualities.
- HH-P2. Promote the restoration and reuse of heritage buildings and structures to assist in retaining historic heritage for future generations.
- HH-P3. Retain the relationship between heritage buildings and structures, and their sites and surroundings, including the view of the identified heritage building or structure from public places.
- HH-P4. Recognise benefits from earthquake strengthening, fire protection and accessibility upgrades whilst ensuring the appearance including views of and through windows, and external heritage features and values of the buildings and structures are not unduly compromised. Designs which consider complementary materials and detailing and do not screen architectural features are preferred.

- HH-P5. Provide for additions and external alterations to buildings and structures where they are:
1. Consistent with the scale, detailing, style, materials and character of the heritage item; and
  2. Retain cultural and heritage values; and
  3. Do not unduly compromise the site or surroundings of the building or structure including the contribution the building or structure makes to the streetscape.
- Whilst recognising the benefits gained from the addition or alteration to the improved functionality and/or liveability of the building or structure.
- HH-P6. Recognise and provide for signs in a manner that does not compromise the heritage values of the buildings and structures. Signs should not cover or partially cover architectural features and should complement the values of the heritage building or structure.
- HH-P7. Enable interpretive signs that explain the stories and significance of the building or structure to the community and district, providing such signs do not compromise the values of the scheduled building or structure.
- HH-P8. Ensure temporary signs are not affixed to buildings or structures given the limited life of the sign and the risk of repeated damage to the building or structure.
- HH-P9. Ensure new or relocated buildings or structures located within the site or surroundings of a building or structure are of similar materials and detailing and do not obscure windows and architectural features. New or relocated buildings should be of a smaller scale.
- HH-P10. The site or surroundings (as applicable) of any heritage building or structure must be protected to the extent that it contributes to the heritage values.
- HH-P11. Manage the repositioning of a building or structure on a site so that the building or structure maintains a relationship with adjoining public spaces including roads, and the setting of the building or structure is not unduly compromised.
- HH-P12. Buildings or structures should not be relocated unless:
1. Alternatives to relocation have been investigated; and
  2. There is significant community benefit, and the building is restored; and/or
  3. The building or structure has fallen into significant disrepair and will be restored on its new site because restoration is not economic on its existing site; and/or
  4. Relocation of the building or structure allows for improved longevity or structural safety; and
  5. Relocation of buildings and structures within the same community occurs where possible.
- HH-P13. Protect buildings and structures from demolition unless:
1. The condition of an item poses an untenable risk to human life, and
  2. All reasonable alternatives have been investigated and considered, including restoration, reuse or relocation, and these alternatives have been found to be impracticable and uneconomic.

## Significant Archaeological Sites

- HH-P14. Retain significant archaeological sites for future generations to help promote understanding **of New Zealand's history**.
- HH-P15. Protect significant archaeological sites by ensuring they are not destroyed, and by requiring activities, particularly earthworks, on the site or adjoining the site to avoid adverse effects on the archaeological values of the site.
- HH-P16. Signs are only anticipated where they are official signs, or where interpretive information is displayed about the site, and the design of the sign does not compromise the values associated with the significant archaeological site.
- HH-P17. Ensure activities on significant archaeological sites avoid adverse effects on the site.
- HH-P18. Ensure activities located within 25m of the mapped extent of a significant archaeological site avoid adverse effects on the site in the first instance, and where avoidance is not possible, remedy or mitigate adverse effects, having regard to:
1. Protecting the cultural, and archaeological values present and their setting; and
  2. Reducing the potential to lose or damage cultural and archaeological values; and
  3. Providing the ability to interpret the place and its relationship with other scheduled features; and
  4. The site's sensitivity to change or capacity to accommodate change without compromising any cultural and archaeological values; and
  5. Any opportunities to enhance interpretation of the significant archaeological site.

## Rules

The rules that apply to historic heritage are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- HH - Table 1 - Activities Rules; and
- HH - Table 2 - Performance Standards
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

Refer to [Part 1 - How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

*Advice note: Activities may also require an authority from Heritage New Zealand Pouhere Taonga (HNZPT).*

## Heritage buildings &amp; structures

The rules in this table apply to the heritage <a href="#">buildings</a> and <a href="#">structures</a> listed in <a href="#">SCHED1</a> and located within the mapped extent shown on the Planning Maps		
HH-R1.	<a href="#">Exterior maintenance and repair</a>	
HH-R2.	Internal alterations including earthquake strengthening, fire protection and accessibility upgrades that do not obstruct views of and through windows	
Category 1 & 2	Activity Status: PER	Activity status where compliance is not achieved: N/A
HH-R3.	External alterations for earthquake strengthening, fire protection and accessibility upgrades OR	
	Internal alterations for earthquake strengthening, fire protection and accessibility upgrades that obstruct views of and through windows	
HH-R4.	<a href="#">Restoration</a> of a <a href="#">building</a> or <a href="#">structure</a>	
Category 1 & 2	Activity Status: CON  Matters over which control is reserved:  (a) For earthquake strengthening, fire protection and accessibility upgrades, whether there are alternative methods of providing the required level of protection or upgrade; and  (b) For restoration projects, whether a conservation plan of the works has been prepared by a conservation architect or heritage architect in general accordance with the ICOMOS charter ( <a href="#">Appendix 3</a> ); and  (c) Benefits obtained from undertaking the work; and  (d) The outcome of any assessments or advice from a conservation architect or heritage architect; and  (e) The outcomes of consultation with HNZPT.	Activity status where compliance is not achieved: N/A
HH-R5.	External alterations not provided for in HH-R1 to HH-R4  <i>Note: For solar panels refer to ENGY-R4</i>  <i>Note: For customer connections to network utilities refer to NU-R6.</i>	
HH-R6.	Additions to a <a href="#">building</a> or <a href="#">structure</a>	

Category 1	Activity Status: DIS	Activity status where compliance is not achieved: N/A
Category 2	<p>Activity Status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> <li>(a) Effects on the heritage values of the structure including whether the alteration or addition is compatible with the scale, form, proportions and materials of the structure, and whether any architectural features will be removed or obscured; and</li> <li>(b) Effects on the views of the scheduled structure from public spaces; and</li> <li>(c) The benefits obtained from the addition or alteration including increasing the sustainability, functionality and/or livability of the structure; and</li> <li>(d) The degree to which the structure has already been modified; and</li> <li>(e) Risks to the structure during the works; and</li> <li>(f) The outcome of any assessments or advice from a suitably qualified and experienced heritage expert; and</li> <li>(g) the extent to which the proposed addition or alteration is reversible; and</li> <li>(h) The outcomes of consultation with HNZPT.</li> </ul>	Activity status where compliance is not achieved: N/A
HH-R7.	<p>Repositioning a <b>building</b> or <b>structure</b> within the same <b>site</b> OR</p> <p>Repositioning a <b>building</b> or <b>structure</b> within the same <b>surroundings</b> (general rural zone, PREC3 Aerodrome Precinct and open space zone)</p>	
Category 1	Activity Status: DIS	Activity status where compliance is not achieved: N/A
Category 2	<p>Activity Status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> <li>(a) Effects on the heritage values of the structure; and</li> <li>(b) The feasibility of the repositioning and the ability to retain the <b>structure's heritage values</b> intact; and</li> <li>(c) Effects on the setting of the structure; and</li> <li>(d) The degree to which the structure is more or less visible from public spaces; and</li> <li>(e) How close the new location of the structure is to its original location, whether the new</li> </ul>	Activity status where compliance is not achieved: N/A

	<p>location is related to the heritage values of the structure; and</p> <p>(f) Risks to the scheduled structure during the works; and</p> <p>(g) Whether it is proposed as part of the project to restore the structure; and</p> <p>(h) The style, location and proximity of any other buildings or structures proposed as part of the project; and</p> <p>(i) The benefits obtained from undertaking the works; and</p> <p>(j) The outcome of any assessments or advice from a conservation architect or heritage architect; and</p> <p>(k) The outcomes of consultation with HNZPT.</p>	
HH-R8.	Relocation of a <a href="#">building</a> or <a href="#">structure</a>	
Category 1	Activity Status: NC	Activity status where compliance is not achieved: N/A
Category 2	Activity Status: DIS	Activity status where compliance is not achieved: N/A
HH-R9.	Demolition, including partial demolition, of a <a href="#">building</a> or <a href="#">structure</a>	
Category 1 & 2	Activity Status: NC	Activity status where compliance is not achieved: N/A

## Sites & surroundings of heritage buildings & structures

<p>The rules in this table apply to the site or surroundings of heritage <a href="#">buildings</a> &amp; <a href="#">structures</a> listed in <a href="#">SCHED1</a> in all zones, except where located on a <a href="#">road</a>, esplanade reserve, or designated site where the rule applies to the mapped extent only</p>		
HH-R10.	<p>Any new <a href="#">building</a>, <a href="#">new transportable building</a>, or <a href="#">second hand relocated building</a> located within the same <a href="#">site</a></p> <p>OR</p> <p>Any new <a href="#">building</a>, <a href="#">new transportable building</a>, or <a href="#">second hand relocated building</a> located within the same <a href="#">surroundings</a> (general rural zone, PREC3 Aerodrome Precinct, and open space zone)</p>	
Category 1 & 2	<p>Activity Status: PER</p> <p>Where:</p> <p>1. The new or relocated building is located to the rear of any building or structure listed in</p>	Activity status where compliance is not achieved: RD IS

	<p><a href="#">SCHED1</a> and is not visible from a public place; and</p> <p>2. From 20 October 2022 only one new or relocated building is permitted per site or surroundings (in the general rural zone) and it must be no more than 15 m<sup>2</sup> in area and no more than 3 m high.</p>	<p>Matters over which discretion is restricted:</p> <p>(a) Effects on the heritage values, context and the extent of setting of the historic heritage item; and</p> <p>(b) Location, design, size, materials and finish of the new building; and</p> <p>(c) Landscaping.</p>
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## Significant archaeological sites

The rules in this table apply to the mapped extent of land identified as significant archaeological sites in <a href="#">SCHED2</a> in all zones		
HH-R11.	<a href="#">Maintenance and/or minor modification</a>	
Activity Status: PER		Activity status where compliance is not achieved: N/A
HH-R12.	External additions to existing <a href="#">structures</a> or <a href="#">buildings</a>	
<p>Activity Status: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>(a) The effects on the values of the significant archaeological site, including advice and assessments from a suitably qualified and experienced archaeologist; and</p> <p>(b) Visual effects on the overall character and context of the site; and</p> <p>(c) If relevant to the application, benefits from increased awareness about the significance of the site; and</p> <p>(d) Outcomes from consultation with mana whenua and HNZPT.</p>		Activity status where compliance is not achieved: N/A
HH-R13.	<a href="#">Earthworks</a>	
HH-R14.	Erection of a new <a href="#">building</a> or <a href="#">structure</a>	
HH-R15.	Repositioning or removal of an existing <a href="#">building</a> or <a href="#">structure</a>	
Activity Status: DIS		Activity status where compliance is not achieved: N/A



HH-R16.	Destruction of a <a href="#">significant archaeological site</a>
HH-R17.	<a href="#">Commercial Forestry afforestation</a> and <a href="#">harvesting</a>
<p>Activity Status: NC</p> <p><i>Note: This rule prevails over the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017.</i></p>	
Activity status where compliance is not achieved: N/A	

## Sites & surroundings of significant archaeological sites

The rules in this table apply to the site or surroundings of significant archaeological sites listed in <a href="#">SCHED2</a> in all zones	
HH-R18.	Erection of a new <a href="#">building</a> or <a href="#">structure</a> within 25 m of the mapped extent of a significant archaeological site
HH-R19.	Relocation of a <a href="#">building</a> or <a href="#">structure</a> within 25 m of the mapped extent of a significant archaeological site
<p>Activity Status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> <li>(a) The location of the structure on the site; and</li> <li>(b) The effects on the values of the significant archaeological site; and</li> <li>(c) Outcomes from consultation with mana whenua and HNZPT.</li> </ul>	
Activity status where compliance is not achieved: N/A	

## Signs on heritage buildings & structures or on significant archaeological sites

The rules in this table apply to the site or surroundings of heritage <a href="#">buildings &amp; structures</a> listed in <a href="#">SCHED1</a> and the mapped extent of significant archaeological sites listed in <a href="#">SCHED2</a> in all zones.	
HH-R20.	<a href="#">Official Signs</a>
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The sign is required by the New Zealand Transport Agency, KiwiRail, Waitomo District Council or is required to meet legislative requirements such as health and safety legislation; and</li> </ol>	
<p>Activity status where compliance with is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> <li>(a) The extent to which the sign and any supporting structures detract from the heritage values of the building or structure; and</li> </ul>	

<p>2. The sign is not attached to any building or structure listed in <a href="#">SCHED1</a>.</p> <p><i>Note: This rule is not subject to any other rule in this plan.</i></p>	<p>(b) Potential positive or adverse effects on road user and pedestrian safety.</p>
<p>HH-R21.</p>	<p><a href="#">Interpretive signs</a></p>
<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <li>All the performance standards in HH - Table 2 are complied with; and</li> <li>The sign is not attached to any building or structure listed in <a href="#">SCHED1</a>.</li> </ol>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>The matters of discretion associated with any performance standard which cannot be complied with in HH -Table 2; and</li> <li>The extent to which the sign and any supporting structures detract from the heritage values of the building or structure.</li> </ol>
<p>HH-R22.</p>	<p><a href="#">Temporary signs</a></p>
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <li>All the performance standards in HH - Table 2 are complied with; and</li> <li>For temporary events and commercial filming, no signs must be erected earlier than six weeks before the activity and signs must be removed within 3 days of the end of the activity; and</li> <li>For construction sites, no signs including any fence wrap, must be erected earlier than 6 months before commencement of the construction works and must be removed within 7 days of completion of the construction project; and</li> <li>For property for sale or lease, there is no limit on the duration of the sign provided that once the property is sold or let, the sign must be removed within 7 days; and</li> <li>For electioneering, no sign must be erected earlier than 9 weeks before the election to which it relates and must be removed within 1 day of the election day, unless otherwise required by statute; and</li> <li>The sign is not attached to any building or structure listed in <a href="#">SCHED1</a> or located on a significant archaeological site.</li> </ol>	<p>Activity status where compliance with is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>The matters of discretion associated with any performance standard which cannot be complied with in HH -Table 2; and</li> <li>The extent to which the sign and any supporting structures detract from the heritage, cultural or archaeological values of the site, structure, building or feature; and</li> <li>The extent to which the quality of the sign, its content and the design and graphics used complements the heritage, cultural or archaeological values of the site or feature; and</li> <li>The proposed duration the sign is displayed; and</li> <li>Potential positive or adverse effects on the amenity values and character of the surrounding area including effects on visual amenity values; and</li> <li>Whether the sign is in keeping with the built and natural features in the area; and</li> <li>Potential positive or adverse effects on road user and pedestrian safety; and</li> <li>Whether the sign would combine with existing signs on the site or in the surrounding area, to create visual clutter.</li> </ol>

HH-R23.	Footpath <a href="#">signs</a> including sandwich boards and teardrop flags	
<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All the performance standards in HH - Table 2 are complied with; and</li> <li>2. The sign must be placed on the footpath/berm immediately outside and in front of the premises to which it relates; and</li> <li>3. Where the sign is not located immediately outside and in front of the premises to which it relates, see HH-R24; and</li> <li>4. A consistent 2 m wide clear space must be maintained for pedestrians on the footpath; and</li> <li>5. The sign must be removed from the footpath or berm at the completion of the day's trading and not returned until the start of the next day's trading; and</li> <li>6. The sign must not be displayed on or attached to any power or lighting pole, bollard, rubbish bin, plant box, pylon, public sign or other similar structure in a public place, provided that this rule does not apply to signs erected by Waitomo District Council; and</li> <li>7. The sign must not be placed on any official sign or traffic control devices or their supporting poles, posts or structures; and</li> <li>8. The sign must not be displayed on any median strip, kerb projection, roundabout, or any other traffic separation structure on any road.</li> </ol>		<p>Activity status where compliance with is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>(a) The matters of discretion associated with any performance standard which cannot be complied with in HH -Table 2; and</li> <li>(b) The extent to which the sign detracts from the heritage, cultural or archaeological values of the site or feature; and</li> <li>(c) The extent to which the quality of the sign, its content and the design and graphics used complements the heritage, cultural or archaeological values of the site or feature; and</li> <li>(d) Potential positive or adverse effects on the amenity values and character of the surrounding area; and</li> <li>(e) Whether the design, dimensions, nature, and colour of the sign would impact traffic safety or the integrity of the structure it was attached to; and</li> <li>(f) Whether there are any special circumstances or functional needs relating to the activity, site or surroundings, which affect sign requirements; and</li> <li>(g) Potential positive or adverse effects on road user and pedestrian safety; and</li> <li>(h) Whether the sign would combine with existing signs on the site or in the surrounding area, to create visual clutter.</li> </ol>
HH-R24.	<a href="#">Signs</a> (other than temporary <a href="#">signs</a> ) that are not located on the same <a href="#">site</a> as the activity they advertise or <a href="#">signs</a> that do not relate to the activity carried out on the <a href="#">site</a>	
HH-R25.	<a href="#">Signs</a> not otherwise listed in HH - Table 1	
Activity Status: DIS		Activity status where compliance with is not achieved: N/A

The rules in this table apply to the site or surroundings of heritage <a href="#">buildings</a> & <a href="#">structures</a> listed in <a href="#">SCHED1</a> and the mapped extent of significant archaeological sites listed in <a href="#">SCHED2</a> in all zones		
HH-S1.	Standards for all <a href="#">signs</a>	
<ol style="list-style-type: none"> <li>Signs must not be located in or project over the railway corridor; and</li> <li>Signs must not be located in or project over a road, indicative road, vehicle access point, accessway, service lane or driveway; and</li> <li>Signs must not obstruct the line of sight of any corner, bend, intersection, vehicle or rail crossing; and</li> <li>Signs must not be placed within 20 m of a road intersection; and</li> <li>Signs must not obstruct, obscure or impair the view of any traffic or railway sign or signal; and</li> <li>Signs must not have flashing or revolving lights or lasers and must not be shaped or use images or colours that could be mistaken for a traffic control device in colour, shape or appearance; and</li> <li>Signs must not be illuminated or digital.</li> </ol>		<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>The extent to which the sign detracts from the heritage, cultural or archaeological values of the site or feature; and</li> <li>The extent to which the quality of the sign, its content and the design and graphics used complements the heritage, cultural or archaeological values of the site or feature; and</li> <li>The extent to which the sign may be an obstruction to sight distances, traffic or railway signs or signals, or unnecessarily intrude into a <b>driver's field of vision or cause a distraction</b> that affects safety for road users; and</li> <li>The extent to which the sign may physically obstruct vehicles, trains or pedestrians; and</li> <li>Proximity to other signs and intersections and potential adverse effects on the safety of road users including pedestrians; and</li> <li>The hours the sign will be illuminated; and</li> <li>The type of illumination used, the frequency and intensity of intermittent or flashing light sources, and the proposed periods of illumination and frequency of image changes.</li> </ol>
HH-S2.	<a href="#">Interpretive signs</a>	
<ol style="list-style-type: none"> <li>One interpretive sign is permitted per site, except where the site has more than one road entrance, in which case, signs are limited to a maximum of one per road entrance; and</li> <li>The maximum sign face area must be no more than 1 m<sup>2</sup> visible in any one direction, except in the residential, settlement, future urban and rural lifestyle zones and amenity precinct (PREC6) where the maximum sign face area must be no more than 0.5 m<sup>2</sup> visible in any one direction; and</li> <li>The maximum height of any interpretive sign must not exceed 2 m as measured from ground level; and</li> </ol>		<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>The extent to which the quality of the sign, its content and the design and graphics used would complement the scheduled site or feature; and</li> <li>The extent to which the sign, supporting structures and the means of affixing the sign detracts from the values of the scheduled site or feature; and</li> <li>The benefits obtained from the placement of the sign including increased understanding of the significance of the scheduled site or feature;</li> </ol>

<p>4. Interpretive signs are not subject to the setback and height to boundary requirements in underlying zones.</p>	<p>(d) Potential positive or adverse effects on the amenity values and character of the surrounding area; and</p> <p>(e) Potential positive or adverse effects on road user and pedestrian safety; and</p> <p>(f) Whether the sign(s) would combine with existing signs on the site or in the surrounding area, to create visual clutter.</p>
<p>HH-S3.</p>	<p>Temporary <b>signs</b></p>
<p>1. Signs for temporary events and commercial filming must comply with the following:</p> <p>(i) Maximum number: 1 per site; and</p> <p>(ii) Maximum sign face area: 3 m<sup>2</sup>; and</p> <p>(iii) Maximum height of a freestanding sign: 4 m as measured from ground level.</p>	<p>Matters over which discretion is restricted:</p> <p>(a) The degree of visual intrusion the sign(s) would have on the surrounding environment; and</p> <p>(b) The proposed duration of the display period; and</p> <p>(c) The extent to which the sign, supporting structures and the means of affixing the sign detracts from the values of the scheduled site or feature; and</p>
<p>2. Construction signs (excluding fence wrap) must comply with the following:</p> <p>(i) Maximum number: 4 per site provided a double-sided sign counts as 2 signs; and</p> <p>(ii) Maximum sign face area: 2 m<sup>2</sup>; and</p> <p>(iii) Maximum height of a freestanding sign: 4 m as measured from ground level.</p>	<p>(d) The content of the sign(s) and whether the sign(s) would promote the wellbeing of the community through advertising events or providing information; and</p> <p>(e) The extent to which the impacts of the sign(s) would be increased or lessened due to:</p> <p>(i) <b>The visibility of the sign(s); and</b></p> <p>(ii) <b>The length of the road frontage; and</b></p> <p>(iii) The shape of the site, topography, natural and built features in the surrounding <b>area; and/or</b></p> <p>(iv) Vegetation or other mitigating factors;</p>
<p>3. Property for sale or lease signs must comply with the following:</p> <p>(i) Maximum number: 4 per holding provided a double-sided sign counts as 2 signs; and</p> <p>(ii) Maximum sign face area: 2 m<sup>2</sup>; and</p> <p>(iii) Maximum height of a freestanding sign: 2 m as measured from ground level.</p>	<p>AND</p> <p>(f) The extent to which a planned arrangement of the sign(s) has been used to avoid any effect of visual confusion or clutter; and</p> <p>(g) The effects on vehicle manoeuvring and site access; and</p>
<p>4. Election signs must comply with the following:</p> <p>(i) Maximum number of signs: 1 per site; and</p> <p>(ii) Maximum sign face area: 3 m<sup>2</sup>; and</p> <p>(iii) Maximum height of a freestanding sign: 4 m as measured from ground level.</p>	<p>(h) Whether the increased number, height or dimensions of a sign(s) would adversely affect road user and pedestrian safety.</p> <p><i>Note: Any temporary sign on a significant archaeological site is a restricted discretionary activity. See HH-R22</i></p>

HH-S4.	Footpath signs including sandwich boards and teardrop flags
<ol style="list-style-type: none"> <li>1. Maximum number of signs per premises: 1 per road frontage; and</li> <li>2. Maximum sign face area: 0.5 m<sup>2</sup>; and</li> <li>5. The sign must not encroach over more than 600 mm of the footpath or berm.</li> </ol>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>(a) Whether the increased number or increased size of footpath signs would impact on the visual amenity of the building, site and surrounding area; and</li> <li>(b) The extent to which the sign detracts from the values of the scheduled site or feature; and</li> <li>(c) Whether the increased size of the sign or increased encroachment would impact on road user and pedestrian safety.</li> </ol>

#### Advice notes

Heritage New Zealand Pouhere Taonga

*Activities may also require an authority from Heritage New Zealand Pouhere Taonga.*

#### Accidental discovery protocol

*In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:*

- *Work must cease immediately at that place and within 20 m around the site;*
- *The Heritage New Zealand Regional Archaeologist must be notified and an application made for the appropriate authority if required;*
- *Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);*
- *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
- *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

*If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014.*

#### Signs within a road reserve

*Any sign proposed to be located within a road reserve requires the approval of the road controlling authority.*

#### Existing signs

*Where a sign has been erected that does not meet the criteria for an existing use under the Act, Waitomo District Council may require that the sign be removed.*

# SCHED1 – Heritage Buildings and Structures |

## Ngā Whare Aronehe

*Note: For some heritage buildings and structures, the scheduled area does not match the legal parcel boundaries. Please see the planning maps to determine the area of a site that the listing applies to.*

Category 1 – Buildings and structures of outstanding historic importance

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ Category	Description of Values
HH01		Waiteti Viaduct	North Island Main Trunk, Mangaokewa Reserve Road, <b>Te Kūiti</b>	Railway land (NZ Gazette 1888 p55)	4175	1	The Waiteti Viaduct was opened in May 1889. The opening of the viaduct was politically and economically significant as it forms part of the main trunk line connecting Auckland and Wellington. It is also rare as it was the second railway bridge in New Zealand to be built from iron. It is a dominant landmark above the Waiteti Stream.

Category 2 – Buildings and structures of historic importance

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH02		Te Kūiti Railway Station - main station building, store shed, refreshment room, canopy and platform	168-190 Rora Street, Te Kūiti	Railway Land (NZ Gazette 1886 p386-7)	4450	2	The railway station was constructed in 1908 and is one of only a few class B railway stations in Waikato or Ruapehu. The store shed is the oldest building on the site and was constructed in 1907. Most of the buildings have recently been restored and are of high integrity. The buildings continue to have high community significance, as they form a <b>key part of today's town centre.</b>
HH03 and HH03A		Te Kūiti Cenotaph and War Memorial Arch	King Street East and Esplanade Road Reserves, Te Kūiti	Esplanade and King Street East legal roads	N/A	2	The cenotaph was unveiled in 1924 and remembers the 80 men who died in WW I in the area. The Memorial Arch was opened in 1959 and commemorates the men who served in WW II. Both structures are of significant community importance. The modernist design of the memorial arch is unusual for the time. It is relatively rare for a memorial arch to be constructed over a road. The memorial arch is also distinctive, and a landmark feature of <b>Te Kūiti.</b>



Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH04		<b>Te Kūiti</b> Airport Aero Club Headquarters Building (Formerly the Waitomo Jockey Club Pavilion)	37 Te Kumi Station Road, <b>Te Kūiti</b>	Part Lot 1 DP 8140 (NZ Gazette 1961 P712)	4444	2	The building has a long history of community use. The Pavilion was constructed in 1914 as a spectator stand for the Waitomo Jockey Club and during this time was shared with the Burnside Golf Club, Te Kūiti. In 1936 the land and building were purchased by the <b>Te Kūiti</b> Aero Club and have been used by the Club ever since. The building is a striking and distinctive feature as you enter Te <b>Kūiti</b> on State Highway 3. The partial filling in of the verandas has reduced the architectural integrity of the building, despite this a number of distinctive architectural features remain such as the arched porch openings.
HH05		<b>Te Kūiti</b> Courthouse	11 Queen Street, <b>Te Kūiti</b>	Part Allot 9 Block XIV <b>Te Kūiti</b> Maori Township-(NZ Gazette 1992 p1573)	4454	2	The Courthouse was completed in 1908, a similar time as the railway arrived in <b>Te Kūiti</b> . The building is a good example of classic revival architecture used in court houses. The building has been modified, however the frontage of the building retains architectural integrity. The modifications do not detract from the overall form of the building.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH06		Zobel's Buildings	79-83 Rora Street, Te Kūiti	Part Allot 10 & 36 Block VI Te Kūiti Maori Township (RT SA1708/72), and Legal Road	4449	2	This building was commissioned in 1912 by Dr. S. Zobel. The architect was FC Daniell, one of Hamilton's best-known architects. The building style is not one of FC Daniell's usual designs. Dr. Zobel was a well-known community member being the district's first medical officer. Dr. Zobel conducted medical exams for men leaving for WW I and provided care upon their return. He also cared for the people of Te Kūiti through the 1918 influenza epidemic. His care for Māori during the 1918 influenza epidemic earned him an enduring reputation. The building contributes to the streetscape and is a reminder of Te Kūiti's commercial past.
HH07		Zobel's Residence	13 Jennings Street, Te Kūiti	Lot 1 DPS 240 (RT SA986/252)	N/A	2	<b>Dr. Zobel's residence was built by Joseph O'Regan in 1910-1911. Dr. Zobel was Te Kūiti's first doctor. Dr. Zobel's care for Māori during the 1918 influenza earned him an enduring reputation.</b> A real estate advertisement after his death in 1937 described the property as having 9 rooms including a surgery. Dr. Zobel spent most of his life in Te Kūiti. He also constructed a block of shops at 79-83 Rora Street.
HH08		Grand Central Lodge (formerly known as the Hotel Grand Central)	72-74 Taupiri Street, Te Kūiti	Part Allot 18 Block X Te Kūiti Maori Township (RT SA867/154), Part Allot 17 Block X Te Kūiti Maori Township (RT SA382/223)	4446	2	The building was constructed as a boarding house in the 1930s. The twin gable brick architecture is unique for the area. The building has high levels of integrity and is well maintained.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH09		<b>Te Kūiti</b> Infant School (Former)	1 Rora Street, <b>Te Kūiti</b>	Section 27 Block III Otanake SD (NZ Gazette 1902 p734)	4443	2	This building is known as the Infant School and was constructed in 1906. Currently (2020) the building is being used for reading recovery. The building is an excellent example of standardised plans for rural schools at the turn of the Century. Generations of <b>Te Kūiti</b> locals have been educated at the school.
HH10		Gardiner's Building (Former)	161 Rora Street, <b>Te Kūiti</b>	Allots 30 & 32 Block VIII <b>Te Kūiti</b> Maori Township (RT SA991/193) and Legal Road	4452	2	The building was built circa 1910. JS Gardiner may have been the architect. The architectural fabric of the building is largely intact with a good number of original elements. These include the double hung windows with pediments, and the brackets supporting the sills. The building also retains the original door entry at floor level. The building contributes to the streetscape and is a reminder of <b>Te Kūiti</b> 's commercial past.
HH11		Lorigan's Building (Former)	165 Rora Street, <b>Te Kūiti</b>	Allot 33 Block VIII <b>Te Kūiti</b> Maori Township (RT SA946/218) and Legal Road	4451	2	This building was completed in 1911 for WV Lorigan who was a land and insurance agent. The Architect was W. Price. The building has distinctive design features including arched windows with embellishments and engaged columns with pilasters. This building contributes to the streetscape and is a reminder of <b>Te Kūiti</b> 's commercial past.
HH12		Not known	195 Rora Street, <b>Te Kūiti</b>	Part Allots 2 Block X <b>Te Kūiti</b> Maori Township (RT SA173/164 & SA175/258) and Legal Road	N/A	2	Constructed in 1911 around the same time as the <b>Gardiner's, Lorigan, and Zobel's buildings</b> . A key driver for these buildings was the movement of the railway station to the east side of Rora Street. The anglo-dutch architecture of the building is unusual for <b>Te Kūiti</b> .

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH13		Historic Railway Cottage	239 Rora Street	Part Lot 2 DP 8001	N/A	2	This railway cottage is an example of a standardised kitset cottage built at the end of World War 1 by the Railway Department to accommodate railway workers and their families. The cottage was manufactured in Frankton, Hamilton. Included in the kits were baths, sinks and downpipes, door hardware, coal ranges and paint. Outhouses with toilets and coppers were also supplied. The cottage was moved to this location and restored to its original condition by <b>the Te Kūiti and District Historical Society</b> . Dating from the period it was first assembled in the 1920s, the cottage has architectural and educational value.
HH14		St. Barnabas Church and Gates, Aria	Cnr Barclay Road and Miro Street, Aria	Section 2 Suburbs of Aria (RT TN 901/237)	9708	2	<b>The St Barnabas' Church (Anglican) was</b> constructed in 1923- 1924. The church is a well-preserved example of a rural church, notable for its prominent place in the landscape, and its gothic revival design. The design of the gates with religious symbols add to the setting of the church. The church has strong community association demonstrated by its continual use and the way in which the wider community valued the church by coming together to save it from demolition.
HH15		Aria Co-op Dairy Factory	Aria Road, Aria	Part Section 8 Block X Totoro SD, Lot 2 DP 4271 (RT TNG4/280)	N/A	2	The Aria Co-op Dairy Factory was constructed in 1923. The Co-op had great success winning numerous awards for the quality of the butter that was produced. The building represents the economic importance of dairying to the area. The building is a good example of type that existed in the district. It has retained its integrity including features such as the ventilation chimneys.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH16		Awakino War Memorial Archway, wall and community hall facade	4 Briscoe Street, Awakino	Lot 18 DP 2233 (RT SA181/277)	N/A	2	The community hall was constructed in 1911 and has had a number of alterations since. The wall and archway were unveiled in 1920. The archway was erected in honour of the men who passed away in WW I and the names of the men who passed in WW II were subsequently added. The wall and archway significantly add to the Hall's values as a community memorial and has special identity and amenity significance to the local residents and families of the deceased. Due to the extensive additions and modifications to the hall only the façade of the hall is listed.
HH17		Awakino Post Office and attached <b>postmaster's</b> residence	3 Gribbin Street, Awakino	Sec 1 SO 57200 (RT SA42B/763)	N/A	2	The post office was formally opened in 1913. It included a savings bank, money order service, telephone room and a switchboard. The building was the communication centre for the community. The distinctive portico entry makes the building prominent in Awakino. The building is an excellent example of a well-preserved early town post office. The building has high integrity.
HH18		Awakino Tunnel	Awakino Gorge, approximately 11km inland from the town of Awakino on State Highway 3, Awakino	Legal road	N/A	2	The single lane tunnel may have been made by a farmer circa 1910-1920. The tunnel's round barrel rather than a pointed vault is unusual for its time. The tunnel is part of the dramatic scenery of the gorge and is a notable landmark for travellers.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH19		Waitomo Caves Hotel	27D Waitomo Village Road and Access Road, Waitomo Caves Village	Hauturu East 20 Block (RT 275384)	4176	2	The Waitomo Hotel was constructed in two stages resulting in two distinctive architectural styles. The first stage in 1908 had 6 guest rooms with the second stage being constructed in 1927 to 1928 with 24 additional guest rooms. In the early days the Hotel was promoted as a Health Resort, but soon became inextricably linked with the Waitomo <b>Caves and tourism in the area. On New Year's Eve</b> 1953 the Queen and Prince Philip stayed at the Hotel. The Hotel has a significant landmark presence.
HH20		Boarding House (Former)	1052 Mangarino Road, Hangatiki	Lot 1 DP 414116 (RT 452894)	N/A	2	The hostel was built by AS Board and son Sydney Board. The Boards were one of Hangatiki's foremost families. Construction started in 1915 at 1052 Mangarino Road but was not complete until 1919, following Sydney Board's return from WW I. The Hostel was constructed as accommodation for train travellers on their way to Waitomo Caves. In the 1920s the road to the Waitomo Caves was metalled, reducing the need for the Hostel at Hangatiki. As a result, the Hostel was split in two with approximately two thirds of the Hostel being moved to 1006 Mangarino Road (Refer HH20). The architecture of the building retains its integrity. It is also a symbol of the pioneering spirit of the early settlers of the district.
HH21		Boarding House (Former)	1006 Mangarino Road, Hangatiki	Lot 1 DP 32780 (RT SA1221/71)	4267	2	Refer to HH19 for an outline of the historical importance of this building. The architecture of the building retains good integrity even though it is not located on its original site. The Hostel is a symbol of the pioneering spirit of the early settlers of the district.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH22		Mokau Mine	Cnr State Highway 3 and Rerenga Street, Mokau	Road Reserve, State Highway 3, Mokau	N/A	2	The mine washed ashore 2nd December 1942. It was originally thought the mine was German, but was later found to be Australian. The mine has by association become Mokau's war memorial. The mine is a prominent landmark on the roadside at Mokau and is the only mine on display in the region.
HH23		Mokau Co-operative Dairy Factory	7 Te Kauri Road, Mokau	Part Te Kauri 3 Block (RT SA348/183)	N/A	2	The Dairy Factory was built in 1921 and operated until 1956. The building was a centre of employment and of economic importance to the community. The Dairy Factory is a largely intact example of an early dairy factory. There are an estimated 500 co-op dairy factories, few of them are in as good condition and unmodified as this one. The Dairy Factory is visible from the river and illustrates the connection between dairying and the river in this location. The majority of milk and cream produced in this area was transported by river.
HH24		Piopio War Memorial Obelisk	49 Moa Street, Piopio	Lot 9 DP 6751 (RT SA260/104)	N/A	2	The obelisk was unveiled on 29 September 1922 and commemorates the locals who died in WW I. Following the end of WW II, the names of those who died in WW II were added. The obelisk is located in a prominent position on the main street of Piopio and has special identity and amenity significance for local residents and the families of the deceased.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH25		Bill Glasgow's Blacksmith Cottage	11 Ruru Street, Piopio	Lot 18 DP 6751 (RT SA294/114)	N/A	2	The cottage was built in the 1920s by Bill Glasgow (the Blacksmith) and his trainee. Mr. Glasgow lived in the cottage for some time. The cottage is located on the same site as the Blacksmiths shop. Mr. Glasgow worked from the shop on the same site until 1982 when the cottage and shop became the Piopio & Districts Museum. The building is an intact example of a frontier cottage. Blacksmiths were an essential business for the farming community of Piopio.
HH26		Bill Glasgow's Blacksmiths Shop	11 Ruru Street, Piopio	Lot 18 DP 6751 (RT SA294/114)	N/A	2	<b>The Blacksmith's shop was operated by Bill Glasgow from 1929 to 1982.</b> Mr. Glasgow was one of the early blacksmiths in Piopio. In the early days blacksmithing was an essential trade, shoeing horses and manufacturing and repairing all manner of metal tools and equipment. The shop and cottage form a group of linked buildings. This shop <b>is a largely intact example of a Blacksmith's shop.</b>
HH27		Bank of New Zealand	11 Ruru Street, Piopio	Lot 18 DP 6751 (RT SA294/114)	N/A	2	The bank was constructed in 1914 and was originally located on the corner of Moa Street and Ruru Street. It operated until the late 1950s. In the late 1980s the building was moved to the Piopio & Districts Museum site. The building is an intact example of an early frontier style timber bank building. It is a small scale, classical revival building which reflects the size of the community it was built for. There are relatively few banks of this size and design remaining.



Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH28		Piopio Co-op Dairy Factory Store (former)	80 Moa Street, Piopio	Lot 3 DPS 9004 (RT SA4A/1215)	N/A	2	The Piopio Co-op Dairy Co. was created in 1910 and a factory was in operation within the same year. The store was constructed circa 1930 to 1940 to house the Co-ops retail business. The building is of concrete design and has been sensitively modified. The building is located on the main street and is a visual reminder of the district's long and prosperous dairy history. The timber factory is still standing but is in poor condition. The Dairy Store is the only remaining building within the complex in good condition. The building is currently (2020) occupied by the St Johns Ambulance.
HH29		St Mary's Catholic Church	12 Kea Street, Piopio	Lot 1 DPS 74525 (RT SA60A/107)	N/A	2	Opened on 25 May 1930 with a final service held on 28 August 2017. The Church is a good example of an early 20th Century rural church built with local timber and local craftsmen. In the 1960s it was modified to include a new sanctuary and entrance. In 2017 the church was sensitively remodelled. It is currently used as an accommodation and wedding venue. The building is in good condition. The church stands on a hill on its original site above the main street of Piopio.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH30		Benneydale Hall	12 Maniaiti Road, Maniaiti / Benneydale	Section 24 Block X Mapara SD (RT 697785)	N/A	2	The Hall was constructed 1943 - 1944 during WW II. Coal mining was classed as an essential industry during WW II. This status is reflected in the size of the Hall which is a lot bigger than other rural Halls. The Hall was built to provide a range of services to the miners including a doctor's surgery, a purpose-built billiards room, a library and a movie theatre. It is currently occupied by a community library and a display of historical items. The Hall was the social centre of the community. The Hall is in reasonable condition and the floor plan has not changed from when it was built.
HH31		Kopaki school and grounds including outbuildings, tennis court and swimming pool.	21 Kopaki Road, Kopaki	Section 9 Block V Mapara SD (NZ Gazette 1977 p133)	N/A	2	Opened February 1930 in response to pressure from residents of the Kopaki area. In 1962 a swimming pool was added and 1965 two tennis courts. The school was closed in 1973 with 10 pupils on the role. It is reputed to be one of the last one room schools to be built in New Zealand. This is a largely intact example of a school and its outbuildings in relatively good condition.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH32		Mapiu Store	2801 State Highway 4, Mapiu	Part sbdn 1 Sec 22 Block XII Mapara SD (RT TN242/3) and Legal Road	N/A	2	The Mapiu Store was moved onto its present site in 1915 from Waimiha to accommodate a full-sized billiard room within the store. Being a general store, it stocked a wide range of goods, a Post Office, and it was a meeting place for people to play billiards. For some time, petrol was also sold from the store. The store operated until the late 1980s. In 2016 the store was operated as a cafe. The store is in relatively good condition and there is a long association between the community and the store. The store is part of a group of local landmarks along with the Mapiu Hall and War Memorial Gates.
HH33		Mapiu Hall	2763 State Highway 4, Mapiu	Lot 1 DP 8823 (RT TN266/59)	N/A	2	The Mapiu Hall was constructed in 1916 and in 1961 was moved from Tangitu to Mapiu. A local donated land for the Hall. Locals raised money to renovate the Hall. The renovations were undertaken sensitively and included toilets, stage and entrance foyer. The Hall was the social centre of the community. Inside the Hall there are memorial plaques commemorating people who served and passed away in the war from the area. The Hall is part of a group of local landmarks along with the Mapiu Store and War Memorial Gates.

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH34		Mapiu War Memorial Gates	Mapiu Domain, 2749 State Highway 4, Mapiu	Sections 5 & 6 Block III TN of Mapiu (NZ Gazette 1982 p1565)	N/A	2	In 1922 the people of Mapiu decided to build memorial gates at the Mapiu Domain to honour those men who died in the Great War. The gates were unveiled on Anzac Day 25 April 1925. Sometime after WW II the names of the people who served and died in WW II were added to the gate. The memorial gates are of local identity and amenity significance. The gates are in good condition and were refurbished in the 1980s. The War Memorial Gates are part of a group of local landmarks along with the Mapiu Store and Mapiu Hall.
HH35		Waitanguru World War I Memorial	Road Reserve -Waitanguru Road, Mangaotaki	Adjoining Section 15 VILL of Waitanguru (RT SA10D/193)	N/A	2	The memorial arch was built of local stone with 3 engraved marble plaques to commemorate local men involved in WW I. The official unveiling of the archway occurred in August 1925. The memorial archway was positioned at the entrance of a new school for the area that also opened in 1925 (since closed). The school closed in 1948. The arch is of special identity and amenity significance to the local residents and families of the deceased.
HH36		Whakatumu-tumu Mission Station (Cross, stone plinth and immediately surrounding stones)	361 State Highway 4, Te Mapara	Maraetaua 3B2A Block (RT TN219/80)	N/A	2	In 1840 Frederick Miller and his wife Susan established the Wesleyan Mission Station. In 1848 Rev Miller died of tuberculosis at the age of 32 and is buried close by. Rev Miller taught local Māori to read English, numeracy skills as well as english crop cultivation methods. By the time he died in 1848 his mission station was on an established missionary trail. The cross, plinth and stones are the only visible remnants. The site is also an archaeological site (NZAA Site 17/41).

Unique ID	Map Ref	Name	Location	Legal Description	HNZ Ref	HNZ/WDC Category	Description of Values
HH37		Kinohaku Wall and Memorial Plaque	Adjoins 30 Kawhia Harbour Road, Taharoa	Part Johnstons GRANT (RT SA2006/65)	N/A	2	The memorial plaque commemorates soldiers who lost their lives in WW I. It has special identity and amenity significance for local residents and their families.
HH38		Te Waitere Mission Station Monument	Accessed from the end of Whiteley Place	Part OLC 82 (RT SA12B/79)	N/A	2	The mission station was founded in 1835 with invitation from local Tainui Māori. Rev John Whiteley was the first missionary who along with his wife Mary worked in collaboration with local Māori. Te Waitere was more than a mission station it was also a post office and a trade centre. There are two plaques on the monument one commemorating the mission station and the other to the sons of Reverends Woon and Whiteley who died in infancy.

# SCHED2 – Significant Archaeological Sites | Ngā Wāhi Mātai Whaipara Tāngata

*Note: For some significant archaeological areas, the scheduled area does not match the legal parcel boundaries. Please see the planning maps to determine the area of a site that the listing applies to.*

Unique Identifier	Map Ref	Site Name	Location	Legal Description	NZAA number	Description of Values
SAS01		Waikawau Pa	Waikawau Headland Road Reserve land parcel. E 1742948 / N 5739986	Road Reserve	R17/60	Excellent example of a headland pa of strategic coastal importance. The pa has high integrity with visible features. Waikawau Pa was of strategic importance during the final campaign to defeat Te Rauparaha.
SAS02		Waikawau Tunnel	Waikawau Headland. E 1743064 / N 5740038	Section 11 Block X Whareorino SD and Road Reserve	R17/87	One of the best examples of a beach tunnel constructed with picks and shovels. The pick marks are still evident. The tunnel provided stock access to the coast. Completed in 1911 by the Government Works Department. Demonstrates the importance of the pastoral economy in the King Country.
SAS03		Opapaka Pa	State Highway 37. E 1786182 / N 5763017	Lot 1 DPS 59482	S16/229	Very good example of a ridge top pa, including defensive ditches, storage pits and activity areas. It is one of the few documented pa sites in this part of the district. Has high amenity and educational value being close to Okahi model village.
SAS04		Ruakuri Cave	Tumutumu Road. E 1781701 / N 5762633	Part Section 6 Block X Orahiri SD	S16/280	The site is in excellent condition. It consists of the main cave entrance, smaller cave, the karaka trees at the entrance and a buffer zone. It is part of the Waitomo Cave System and is linked to Chief Tane Tinorau who opened the first guided tours of the Waitomo glow worm caves. It is the only cave that has been

Unique Identifier	Map Ref	Site Name	Location	Legal Description	NZAA number	Description of Values
						investigated by archaeologists and has the potential to provide more information about how Māori used caves.
SAS05		Motakiora Pa	Brook Park. E 1787452 / N 5755546	Part Pukenui 2T3 Block	S16/209	One of the best documented Pa near Te Kūiti. The Pa is in very good condition. The ditches, storage pits and level areas/terraces are legible. The Pa was constructed by Rora, son of Maniapoto.

# ICOMOS New Zealand Charter

For the Conservation of Places of Cultural Heritage Value

Revised 2020

## Preamble

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and more recent peoples. These areas, cultural landscapes and features, buildings and structures, gardens, archaeological sites, traditional sites, monuments, and sacred places are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage places for present and future generations.

More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage places.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of conservation work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the conservation and management of cultural heritage places.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

## Purpose of conservation

### 1. The purpose of conservation

The purpose of conservation is to care for places of cultural heritage value.

In general, such places:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;



- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
  - (v) provide a measure against which the achievements of the present can be compared.
- It is the purpose of conservation to retain and reveal such values, and to support the ongoing meanings and functions of places of cultural heritage value, in the interests of present and future generations.

### Conservation principles

## 2. Understanding cultural heritage value

Conservation of a place should be based on an understanding and appreciation of all aspects of its cultural heritage value, both tangible and intangible. All available forms of knowledge and evidence provide the means of understanding a place and its cultural heritage value and cultural heritage significance. Cultural heritage value should be understood through consultation with connected people, systematic documentary and oral research, physical investigation and recording of the place, and other relevant methods.

All relevant cultural heritage values should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a place, including its conservation and its use, and the implementation of the policy, must be based on an understanding of its cultural heritage value.

## 3. Indigenous cultural heritage

The indigenous cultural heritage of tangata whenua relates to whanau, hapu, and iwi groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of tino rangatiratanga, and so empowers kaitiakitanga as customary trusteeship to be exercised by tangata whenua. This customary trusteeship is exercised over their taonga, such as sacred and traditional places, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular matauranga, or knowledge of cultural heritage meaning, value, and practice, is associated with places. Matauranga is sustained and transmitted through oral, written, and physical forms determined by tangata whenua. The conservation of such places is therefore conditional on decisions made in associated tangata whenua communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

## 4. Planning for conservation

Conservation should be subject to prior documented assessment and planning.

All conservation work should be based on a conservation plan which identifies the

cultural heritage value and cultural heritage significance of the place, the conservation policies, and the extent of the recommended works.

The conservation plan should give the highest priority to the authenticity and integrity of the place.

Other guiding documents such as, but not limited to, management plans, cyclical maintenance plans, specifications for conservation work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a conservation plan.

## 5. Respect for surviving evidence and knowledge

Conservation maintains and reveals the authenticity and integrity of a place, and involves the least possible loss of fabric or evidence of cultural heritage value. Respect for all forms of knowledge and existing evidence, of both tangible and intangible values, is essential to the authenticity and integrity of the place.

Conservation recognises the evidence of time and the contributions of all periods. The conservation of a place should identify and respect all aspects of its cultural heritage value without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The fabric of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the cultural heritage value of the place.

In conservation, evidence of the functions and intangible meanings of places of cultural heritage value should be respected.

## 6. Minimum intervention

Work undertaken at a place of cultural heritage value should involve the least degree of intervention consistent with conservation and the principles of this charter.

Intervention should be the minimum necessary to ensure the retention of tangible and intangible values and the continuation of uses integral to those values. The removal of fabric or the alteration of features and spaces that have cultural heritage value should be avoided.

## 7. Physical investigation

Physical investigation of a place provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards and should be documented through systematic recording.

Invasive investigation of fabric of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of fabric of cultural heritage value, or where it is necessary for conservation work, or where such fabric is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant fabric.

## 8. Use

The conservation of a place of cultural heritage value is usually facilitated by the place

serving a useful purpose.

Where the use of a place is integral to its cultural heritage value, that use should be retained.

Where a change of use is proposed, the new use should be compatible with the cultural heritage value of the place and should have little or no adverse effect on the cultural heritage value.

## 9. Setting

Where the setting of a place is integral to its cultural heritage value, that setting should be conserved with the place itself. If the setting no longer contributes to the cultural heritage value of the place, and if reconstruction of the setting can be justified, any reconstruction of the setting should be based on an understanding of all aspects of the cultural heritage value of the place.

## 10. Relocation

The on-going association of a structure or feature of cultural heritage value with its location, site, curtilage, and setting is essential to its authenticity and integrity. Therefore, a structure or feature of cultural heritage value should remain on its original site.

Relocation of a structure or feature of cultural heritage value, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its use on a different site, is not a desirable outcome and is not a conservation process.

In exceptional circumstances, a structure of cultural heritage value may be relocated if its current site is in imminent danger, and if all other means of retaining the structure in its current location have been exhausted. In this event, the new location should provide a setting compatible with the cultural heritage value of the structure.

## 11. Documentation and archiving

The cultural heritage value and cultural heritage significance of a place, and all aspects of its conservation, should be fully documented to ensure that this information is available to present and future generations.

Documentation includes information about all changes to the place and any decisions made during the conservation process.

Documentation should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

Documentation should be made available to connected people and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

## 12. Recording

Evidence provided by the fabric of a place should be identified and understood through systematic research, recording, and analysis.

Recording is an essential part of the physical investigation of a place. It informs and guides the conservation process and its planning. Systematic recording should occur prior to, during, and following any intervention. It should include the recording of new evidence revealed, and any fabric obscured or removed.

Recording of the changes to a place should continue throughout its life.

### 13. Fixtures, fittings, and contents

Fixtures, fittings, and contents that are integral to the cultural heritage value of a place should be retained and conserved with the place. Such fixtures, fittings, and contents may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist conservation expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

### Conservation processes and practice

### 14. Conservation plans

A conservation plan, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the cultural heritage value of the place and assessment of its cultural heritage significance;
- (ii) include an assessment of the fabric of the place, and its condition;
- (iii) give the highest priority to the authenticity and integrity of the place;
- (iv) include the entirety of the place, including the setting;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of connected people;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify conservation policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the conservation of the place; and
- (x) be regularly revised and kept up to date.

### 15. Conservation projects

Conservation projects should include the following:

- (i) consultation with interested parties and connected people, continuing throughout the project;
- (ii) opportunities for interested parties and connected people to contribute to and participate in the project;

- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the place as appropriate;
- (v) use of all appropriate methods of recording, such as written, drawn, and photographic;
- (vi) the preparation of a conservation plan which meets the principles of this charter;
- (vii) guidance on appropriate use of the place;
- (viii) the implementation of any planned conservation work;
- (ix) the documentation of the conservation work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A conservation project must not be commenced until any required statutory authorisation has been granted.

## 16. Professional, trade, and craft skills

All aspects of conservation work should be planned, directed, supervised, and undertaken by people with appropriate conservation training and experience directly relevant to the project.

All conservation disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

## 17. Degrees of intervention for conservation purposes

Following research, recording, assessment, and planning, intervention for conservation purposes may include, in increasing degrees of intervention:

- (i) preservation, through stabilisation, maintenance, or repair;
- (ii) restoration, through reassembly, reinstatement, or removal;
- (iii) reconstruction; and
- (iv) adaptation.

In many conservation projects a range of processes may be utilised. Where appropriate, conservation

processes may be applied to individual parts or components of a place of cultural heritage value.

The extent of any intervention for conservation purposes should be guided by the cultural heritage value of a place and the policies for its management as identified in a conservation plan. Any intervention which would reduce or compromise cultural heritage value is undesirable and should not occur.

Preference should be given to the least degree of intervention, consistent with this charter.

Re-creation, meaning the conjectural reconstruction of a structure or place; replication, meaning to make a copy of an existing or former structure or place; or the construction of generalised representations of typical features or structures, are not conservation processes and are outside the scope of this charter.

## 18. Preservation

Preservation of a place involves as little intervention as possible, to ensure its long-term survival and the continuation of its cultural heritage value.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the authenticity and integrity of the place, or where it contributes to the structural stability of materials.

### i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

### ii. Maintenance

A place of cultural heritage value should be maintained regularly. Maintenance should be carried out according to a plan or work programme.

### iii. Repair

Repair of a place of cultural heritage value should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in conservation work.

Repair of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the cultural heritage value is not diminished.

## 19. Restoration

The process of restoration typically involves reassembly and reinstatement, and may involve the removal of accretions that detract from the cultural heritage value of a place.

Restoration is based on respect for existing fabric, and on the identification and analysis of all available evidence, so that the cultural heritage value of a place is recovered or revealed. Restoration should be carried out only if the cultural heritage value of the place is recovered or revealed by the process.

Restoration does not involve conjecture.

### i. Reassembly and reinstatement

Reassembly uses existing material and, through the process of reinstatement, returns it to its former position. Reassembly is more likely to involve work on part of a place rather than the whole place.

## ii. Removal

Occasionally, existing fabric may need to be permanently removed from a place. This may be for reasons of advanced decay, or loss of structural integrity, or because particular fabric has been identified in a conservation plan as detracting from the cultural heritage value of the place.

The fabric removed should be systematically recorded before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

## 20. Reconstruction

Reconstruction is distinguished from restoration by the introduction of new material to replace material that has been lost.

Reconstruction is appropriate if it is essential to the function, integrity, intangible value, or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving cultural heritage value is preserved.

Reconstructed elements should not usually constitute the majority of a place or structure.

## 21. Adaptation

The conservation of a place of cultural heritage value is usually facilitated by the place serving a useful purpose. Proposals for adaptation of a place may arise from maintaining its continuing use, or from a proposed change of use.

Alterations and additions may be acceptable where they are necessary for a compatible use of the place. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the cultural heritage value of the place.

Any alterations or additions should be compatible with the original form and fabric of the place, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. Adaptation should not dominate or substantially obscure the original form and fabric, and should not adversely affect the setting of a place of cultural heritage value. New work should complement the original form and fabric.

## 22. Non-intervention

In some circumstances, assessment of the cultural heritage value of a place may show that it is not desirable to undertake any conservation intervention at that time. This approach may be appropriate where undisturbed constancy of intangible values, such as the spiritual associations of a sacred place, may be more important than its physical attributes.

## 23. Interpretation

Interpretation actively enhances public understanding of all aspects of places of cultural heritage value and their conservation. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of tangible and

intangible values of a place which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the place for connected people.

Any interpretation should respect the cultural heritage value of a place. Interpretation methods should be appropriate to the place. Physical interventions for interpretation purposes should not detract from the experience of the place, and should not have an adverse effect on its tangible or intangible values.

## 24. Risk mitigation

Places of cultural heritage value may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or willful damage or neglect. In order to safeguard cultural heritage value, planning for risk mitigation and emergency management is necessary.

Potential risks to any place of cultural heritage value should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

### Definitions

For the purposes of this charter:

Adaptation means the process(es) of modifying a place for a compatible use while retaining its cultural heritage value. Adaptation processes include alteration and addition.

Authenticity means the credibility or truthfulness of the surviving evidence and knowledge of the cultural heritage value of a place. Relevant evidence includes form and design, substance and fabric, technology and craftsmanship, location and surroundings, context and setting, use and function, traditions, spiritual essence, and sense of place, and includes tangible and intangible values. Assessment of authenticity is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

Compatible use means a use which is consistent with the cultural heritage value of a place, and which has little or no adverse impact on its authenticity and integrity.

Connected people means any groups, organisations, or individuals having a sense of association with or responsibility for a place of cultural heritage value.

Conservation means all the processes of understanding and caring for a place so as to safeguard its cultural heritage value. Conservation is based on respect for the existing fabric, associations, meanings, and use of the place. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining authenticity and integrity, to ensure that the place and its values are passed on to future generations.

Conservation plan means an objective report which documents the history, fabric, and cultural heritage value of a place, assesses its cultural heritage significance, describes the condition of the place, outlines conservation policies for managing



the place, and makes recommendations for the conservation of the place.

Contents means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a place, and which have been assessed as being integral to its cultural heritage value.

Cultural heritage significance means the cultural heritage value of a place relative to other similar or comparable places, recognising the particular cultural context of the place.

Cultural heritage value/s means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other tangible or intangible values, associated with human activity.

Cultural landscapes means an area possessing cultural heritage value arising from the relationships between people and the environment. Cultural landscapes may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative cultural landscapes, such as sacred mountains, may lack tangible cultural elements but may have strong intangible cultural or spiritual associations.

Documentation means collecting, recording, keeping, and managing information about a place and its cultural heritage value, including information about its history, fabric, and meaning; information about decisions taken; and information about physical changes and interventions made to the place.

Fabric means all the physical material of a place, including subsurface material, structures, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

Hapu means a section of a large tribe of the tangata whenua.

Intangible value means the abstract cultural heritage value of the meanings or associations of a place, including commemorative, historical, social, spiritual, symbolic, or traditional values.

Integrity means the wholeness or intactness of a place, including its meaning and sense of place, and all the tangible and intangible attributes and elements necessary to express its cultural heritage value.

Intervention means any activity that causes disturbance of or alteration to a place or its fabric.

Intervention includes archaeological excavation, invasive investigation of built structures, and any intervention for conservation purposes.

Iwi means a tribe of the tangata whenua.

Kaitiakitanga means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or taonga.

Maintenance means regular and on-going protective care of a place to prevent

deterioration and to retain its cultural heritage value.

Matauranga means traditional or cultural knowledge of the tangata whenua.

Non-intervention means to choose not to undertake any activity that causes disturbance of or alteration to a place or its fabric.

Place means any land having cultural heritage value in New Zealand, including areas; cultural landscapes; buildings, structures, and monuments; groups of buildings, structures, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred places; townscapes and streetscapes; and settlements. Place may also include land covered by water, and any body of water. Place includes the setting of any such place.

Preservation means to maintain a place with as little change as possible.

Reassembly means to put existing but disarticulated parts of a structure back together.

Reconstruction means to build again as closely as possible to a documented earlier form, using new materials.

Recording means the process of capturing information and creating an archival record of the fabric and setting of a place, including its configuration, condition, use, and change over time.

Reinstatement means to put material components of a place, including the products of reassembly, back in position.

Repair means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.

Restoration means to return a place to a known earlier form, by reassembly and reinstatement, and/or by removal of elements that detract from its cultural heritage value.

Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place.

Stabilisation means the arrest or slowing of the processes of decay.

Structure means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

Tangata whenua means generally the original indigenous inhabitants of the land; and means specifically the people exercising kaitiakitanga over particular land, resources, or taonga.

Tangible value means the physically observable cultural heritage value of a place, including archaeological, architectural, landscape, monumental, scientific, or technological values.

Taonga means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

Tino rangatiratanga means the exercise of full chieftainship, authority, and responsibility.

Use means the functions of a place, and the activities and practices that may occur at the place. The functions, activities, and practices may in themselves be of cultural heritage value.

Whanau means an extended family which is part of a hapu or iwi.

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ISBN 978-0-473-17116-2(PDF)

English language text first published 1993 Bilingual text first published 1995

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This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from

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## 8. Appendix 3 – Section 32AA Evaluation

31. A Section 32AA evaluation is only required for any changes that are proposed to the provisions of this plan since the original Section 32 evaluation report for the proposal was completed. The Section 32AA evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.

### Amendments

### Policies

- HH-P9. Ensure new or relocated buildings or structures located within the site or surroundings of a building or structure are of similar materials and detailing and do not obscure windows and architectural features. New or relocated buildings should be of a smaller scale ~~located to the rear of any building or structure.~~
32. Section 32AA: The recommended amendment removes part of a policy that is appropriately covered in the rule framework. It is not necessary to duplicate the provisions in the policy and the change shortens the provision, allowing for easier interpretation. A Section 32AA evaluation is not required.
- HH-P17. Ensure activities on significant archaeological sites avoid adverse effects on the site.
- HH-PX. Ensure activities located within 25m of the mapped extent of a significant archaeological site on or adjoining significant archaeological sites avoid adverse effects on the site in the first instance, and where avoidance is not possible, remedy or mitigate adverse effects, having regard to:
1. Protecting the cultural, and archaeological values present and their setting; and
  2. Reducing the potential to lose or damage cultural and archaeological values; and
  3. Providing the ability to interpret the place and its relationship with other scheduled features; and
  4. The site's sensitivity to change or capacity to accommodate change without compromising any cultural and archaeological values; and
  5. Any opportunities to enhance interpretation of the significant archaeological site.

### Effectiveness and efficiency

33. It was noted that there was potentially an issue with the application of HH-P17 as notified, as the provisions applied both to the site itself and the surrounding area. It was considered that while there can be confidence in the HNZPT archaeological authority process, the provisions need to be strengthened to manage the residual effects that are the responsibility of district plans. In order to achieve this, the policy was split in two. The wording is the most efficient and effective as it allows stringency for the activities on significant archaeological sites and a more measured approach in the surrounding buffer areas.

## Costs and benefits

34. On balance, there will be no change to any costs or benefits, as the amendment is simply to ensure consistency of language used across the Chapter.

## Risk of acting or not acting

35. It is considered that there is sufficient information to justify the changes above and there is a need to provide for consistency across the Chapter.

## Decision about most appropriate option

36. The recommended amendments are the most appropriate way to:
- Achieve the purpose of the Act; and
  - Ensure consistency across the Plan and with the Chapters Objective.

## Rules – Heritage Buildings and Structures

HH-R2.	Internal alterations including earthquake strengthening, fire protection and accessibility upgrades <a href="#">that do not obstruct views of and through windows</a>
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37. Section 32AA: It is considered that given the scale and significance of the change recommended, a Section 32AA evaluation is not required. The amendment to HH-R2 clarifies the rule as HH-R3 triggers a resource consent where views are obstructed. This amendment clarifies that they are otherwise permitted.

HH-R5.	<p>External alterations not provided for in HH-R1 to HH-R4</p> <p><i>Note: For solar panels refer to ENGY-R4</i></p> <p><i>Note: For customer connections to network utilities refer to NU-R6.</i></p>	
HH-R6.	Additions to a <u>building</u> or <u>structure</u>	
Category 1	Activity Status: DIS	Activity status where compliance is not achieved: N/A
Category 2	<p>Activity Status: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>(a) Effects on the heritage values of the structure including whether the alteration or addition is compatible with the scale, form, proportions and materials of the structure, and whether any architectural features will be removed or obscured; and</p> <p>(b) Effects on the views of the scheduled structure from public spaces; and</p> <p>(c) The benefits obtained from the addition or alteration including increasing the</p>	Activity status where compliance is not achieved: N/A

	<p>sustainability, functionality and/or livability of the structure; and</p> <p>(d) The degree to which the structure has already been modified; and</p> <p>(e) Risks to the structure during the works; and</p> <p>(f) The outcome of any assessments or advice from a suitably qualified and experienced heritage expert; and</p> <p>(g) <a href="#">the extent to which the proposed addition or alteration is reversible; and</a></p> <p>(h) The outcomes of consultation with HNZPT.</p>	
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38. Section 32AA: It is considered that given the scale and significance of the change recommended, a Section 32AA evaluation is not required, as the additional matter of discretion is consistent with the relevant objective, and does not have any implications in terms of costs and benefits.

## Rules - Sites & surroundings of significant archaeological sites

HH-R17.	Commercial forestry <a href="#">afforestation and harvesting</a>
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39. Section 32AA: This amendment clarifies the aspects of plantation forestry subject to the rule. It is a minor change to better identify the parameters of the rule. A Section 32AA evaluation is not required.

## Advice notes

[\*Advice note: Activities may also require an authority from Heritage New Zealand Pouhere Taonga \(HNZPT\).\*](#)

40. Section 32AA: The advice note signposts plan users to check whether an archaeological authority is required from HNZPT. It is already contained in the chapter and will be duplicated at this location. A Section 32AA evaluation is not required.
41. Advice notes for accidental discovery protocols as follows:
- [\*The Heritage New Zealand Regional Archaeologist must be notified and an application made ~~apply~~ for the appropriate authority if required.\*](#)
42. Section 32AA: This amendment is a minor wording change to an advice note, and as such a Section 32AA evaluation is not required.