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|---|---|
| **OFFICER'S REPORT FOR:** | **Independent Hearing Commissioners:**<br>**Robert Schofield (Chair)**<br>**Loretta Lovell**<br>**Roger Maaka**<br>**Tim Aitken**<br>**Kate Taylor**<br>**Pip Burne** |
| **TOPIC:** | **Historical and Cultural Values – Historic Heritage and Notable Trees** |
| **PREPARED BY:** | **Stella Morgan** |
| **REPORT DATED:** | **23 June 2022** |
| **DATE OF HEARING:** | **10 to 12th August 2022** |

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**Appendix A – Recommended Amendments to Plan Provisions**

**Appendix B – Summary of Recommended Responses to Submissions and Further Submissions**

**Appendix C – Additional Information from HNZPT**

# List of Submitters and Further Submitters addressed in this Report

| Submitter Name | Submitter Number |
|---|---|
| Centralines Limited (Centralines) | **S90** |
| Chorus New Zealand Limited (Chorus) | **S117** |
| Elizabeth Pishief (E Pishief) | **S18** |
| Federated Farmers of New Zealand (Federated Farmers) | **S121** |
| Fire and Emergency New Zealand (FENZ) | **S57** |
| Heretaunga Tamatea Settlement Trust | **S120** |
| Heritage New Zealand Pouhere Taonga (HNZPT) | **S55** |
| Kairakau Lands Trust | **S84** |
| Kāinga Ora - Homes and Communities (Kāinga Ora) | **S129** |
| Simon Osborne (S Osborne) | **S130** |
| Spark New Zealand Trading Limited (Spark) | **S118** |
| Vodafone New Zealand Limited (Vodafone) | **S119** |
| Will Foley | **S109** |
| Te Mata Mushrooms | **S102** |

| **Further submitter Name** | **Further submitter number** |
|---|---|
| Heretaunga Tamatea Settlement Trust | **FS13** |
| Heritage New Zealand Pouhere Taonga (HNZPT) | **FS7** |
| Kāinga Ora - Homes and Communities (Kāinga Ora) | **FS23** |
| Ngā hapū me ngā marae o Tamatea | **FS5** |
| Royal Forest and Bird Protection Society of New Zealand Incorporated (Forest and Bird) | **FS9** |

# 1.0 Introduction

## 1.1 Qualifications and Experience

1.1.1 My full name is Stella Ann Luoni Morgan. I am a Principal Planner and Director of Sage Planning (HB) Limited, a planning consultancy comprising three Principal Planners / Directors, established in 2015.

1.1.2 I hold a Bachelors degree in Geography, and a Master of Regional and Resource Planning, and am a full member of the New Zealand Planning Institute.

1.1.3 I have been a practicing planner for the past 30+ years. Prior to establishing Sage Planning, I was a planning consultant with Opus International Consultants (now WSP) for 10 years, and prior to that I worked in various roles including recreation planner and community development team leader (7 years) at Hastings District Council, and as a planner at Christchurch City Council, Queenstown Lake District Council, and Johnston Anderson Whitney Consultants (Dunedin).

1.1.4 Sage Planning has been engaged by Central Hawke's Bay District Council (CHB) as the lead planning consultants to assist with the full District Plan review since August 2017. I was involved in scoping issues, preparing discussion documents, engagement with the community, and preparation of the Draft District Plan (notified in April 2019), reporting on informal submissions and recommending amendments to the Draft Plan, and subsequent completion of the Proposed District Plan including preparation of accompanying Section 32 Evaluation Reports.

## 1.2 Code of Conduct

1.2.1 I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014, and that I have complied with it when preparing this report. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

1.2.2 I am authorised to give this evidence on the Council's behalf to the Proposed District Plan Hearings Commissioners.

## 1.3 Conflict of Interest

1.3.1 I confirm that I have no real or perceived conflict of interest.

## 1.4 Involvement with the Proposed Plan

1.4.1 I was involved in scoping issues and preparing discussion documents for Council's District Plan Review Committee, engagement with the community, preparation of the Draft District Plan (notified in April 2019), reporting on informal submissions to the Committee and recommending amendments to the Draft Plan, and subsequent completion of the Proposed District Plan including preparation of the accompanying Section 32 Evaluation Reports.

1.4.2 I contributed to the various discussion documents and Draft Plan provisions relating to 'Historic Heritage', including the 'Notable Trees' provisions, the reporting officer on informal submissions to the Draft District Plan on this topic, and contributing author of the Section 32 Topic Report accompanying notification of the Proposed District Plan (PDP).

## 1.5 Preparation of this Report

1.5.1 My role in the preparation of this report has been to review, provide analysis on, and make recommendations on the submissions and further submissions received in relation to the contents of contents of the 'Historic Heritage' and 'Notable Trees' sections of the Proposed District Plan.

1.5.2 The data, information, facts, and assumptions I have considered in forming my opinions are set out in my evidence. Where I have set out opinions in my evidence, I have given reasons for those opinions. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

# 2.0 Scope of Report

## 2.1 Matters addressed by this Report

2.1.1 This report is prepared in accordance with section 42A of the Resource Management Act 1991 (RMA). This report considers submissions that were received by the Council in relation to the General District-Wide Matters: 'Historic Heritage' and 'Notable Trees' 'chapters of the PDP. It also addresses submissions on the 'Subdivision' and 'Signs' chapters that relate to Historic Heritage matters.

## 2.2 Overview of the Topic

2.2.1 The submissions on provisions subject to this report are found in the following sections of the Proposed District Plan:

Part 2 – District-Wide Matters, Historical and Cultural Values:

- HH – Historic Heritage
- HH-SCHED2 – Schedule of Heritage Items
- TREE – Notable Trees
- TREE-SCHED4 – Schedule of Notable Trees
- Part 2 – Subdivision
- SUB – Subdivision
- Part 2 General District Wide Matters
- SIGN – Signs

## 2.3 Statutory Considerations

2.3.1 The PDP has been prepared in accordance with the RMA and, in particular, the requirements of section 74 (Matters to be considered by territorial authority) and section 75 (Contents of district plans).

2.3.2 The Council has legal obligations with respect to historic heritage when managing the natural and physical resources of the district.

2.3.3 2.3.3 Section 6 of the Act sets out principles matters of national importance which are required to be recognized and provided for and provide for, or have particular regard to, when reviewing the District Plan.

2.3.4 The following Section 6 matter is directly relevant to the heritage provisions:

*(f) the protection of historic heritage from inappropriate subdivision, use, and development:*

2.3.5 'Historic heritage' is defined in Section 2 of the RMA as –

*(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:*

*(i) archaeological:*

*(ii) architectural:*

*(iii) cultural:*

*(iv) Historic;*

*(v)Scientific;*

*(vi) Technological; and*

*(b) includes –*

*(i) historic sites, structures, places and areas; and*

*(ii) archaeological sites; and*

*(iii) sites of significance to Māori, including wāhi tapu; and*

*(iv) surroundings associated with the natural and physical resources.*

2.3.6 Section 31 of the RMA further requires Councils to control any actual or potential effects of the use, development, or protection of land.

2.3.7 Section 74(2)(b)(iia) of the RMA further requires Council to have regard to any relevant entry on the New Zealand Heritage List / Rārangi Kōrero when preparing a District Plan. The List contains four categories: historic places, historic areas, wāhi tapu and wāhi tapu areas. To give effect to these obligations the District Plan needs to identify these resources.

2.3.8 Section 76(4A) and (4B) also provides particular restrictions on the felling, trimming, damaging or removal of a tree or trees on urban environment allotments, requiring that in order to be the subject of a district plan rule, they must be identified in a schedule to the Plan and their allotment specifically identified.

2.3.9 As set out in the Section 32 'Historic Heritage and Notable Trees' Topic Report, there are also a number of higher order planning documents that provide direction and guidance for the preparation and content of the PDP, including the New Zealand Coastal Policy Statement (2010), the National Policy Statement for Freshwater Management (2020), and the Hawke's Bay Regional Resource Management Plan including the Regional Policy Statement (2006). These documents are discussed in detail within the Section 32 Topic Report.

## 2.4 Procedural Matters

2.4.1 There were no pre-hearing meetings or meetings undertaken in accordance with clause 8AA of Schedule 1, undertaken on the submissions relating to Historic Heritage and Notable Trees prior to the finalisation of this section 42A report.

2.4.2 No further consultation with any parties regarding the Historic Heritage and Notable Trees Topic has been undertaken since notification of the provisions.

# 3.0 Consideration of Submissions Received

## 3.1 Overview of Submissions

3.1.1 Ninety-four (94) submissions and fifty-two (52) further submissions across the whole topic were received on the provisions relating to Historic Heritage and Notable Trees chapters, and historic heritage matters in the to the Signs and Subdivision chapters.

3.1.2 There is generally a high level of support for the Historic Heritage provisions with seventy-six (76) of all submissions in support of (or seeking amendment to) existing provisions. Eighteen (18) submission oppose provisions as notified.

3.1.3 In summary the matters raised in submission include:

- Clarification and amendments to historic heritage related definitions
- Include provisions to address the heritage 'setting' of a heritage item (including a new definition)
- historic heritage to be included as a strategic matter for CHB
- General edits and clarification with respect to references to the provisions of Heritage New Zealand Pouhere Taonga Act (2014) and its relationship with the District Plan.
- General opposition to Historic Heritage chapter in its current form
- New objective reflecting the need for heritage buildings to be adapted for ongoing use.
- Various amendments to clarify rules
- Clarification /correction of historic heritage scheduling and mapping
- Specific provisions for signs on a site containing heritage items.
- Amendments to 'Subdivision' chapter with respect to historic heritage matters
- New Notable Tree 'Rule'; amendment to TREE 'Assessment Matters' and additional information for TREE-SCHED4 items TREE-68 and TREE-69

## 3.2 Structure of this Report

3.2.1 Given the number, nature and extent of the submissions and further submissions received, I have structured the section 42A report Historic Heritage and Notable Trees as follows:

- Key Issue 1: Interpretation
- Key Issue 2: Heritage 'Setting'
- Key Issue 3: General Matters
- Key Issue 4: Issues and Objectives
- Key Issue 5: Policies
- Key Issue 6: Rules
- Key Issue 7: Assessment Matters and Methods
- Key Issue 8: Historic Heritage Schedule (HH-SCHED2)
- Key Issue 9: Mapping of Historic Heritage Items
- Key Issue 10: Historic Heritage Provisions – 'Signs' Chapter
- Key issue 11: Historic Heritage Provisions – 'Subdivision' Chapter
- Key Issue 12: Notable Trees

# 4.0 Key Issue 1 – Interpretation

## 4.1 Submissions /Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.002** | HNZPT | ALTERATION (OF A HERITAGE ITEM) (Definition) | Support | Retain definition of 'Alteration (of a Heritage Item)' as notified. | Accept |
| . | | | | | |
| **S55.003** | HNZPT | CONSERVATION PLAN (HISTORIC HERITAGE) (Definition) | Support | Retain definition of 'Conservation Plan (Historic Heritage)' as notified. | Accept |
| . | | | | | |
| **S55.004** | HNZPT | DEMOLITION (OF A HERITAGE ITEM) (Definition) | Support | Retain definition of 'Demolition (of a Heritage Item)' as notified. | Accept |
| . | | | | | |
| **S55.005** | HNZPT | HERITAGE ITEMS (Definition) | Amend | Amend definition of 'Heritage Items' as follows:<br>'... The term may be used to refer to both heritage items **scheduled** ~~listed~~ in the District Plan and to those items ~~registered~~ **listed** by Heritage New Zealand Pouhere Taonga.' | Accept in part |
| . | | | | | |
| **S121.236** | Federated Farmers | HERITAGE ITEMS (Definition) | Oppose in part | Retain the definition of 'Heritage Items' as proposed. | Accept in part |
| **FS9.236** | Forest and Bird | | Oppose | | Reject |
| **S55.006** | HNZPT | HISTORIC HERITAGE (Definition) | Support | Retain definition of 'Historic Heritage' as notified. | Accept |
| . | | | | | |
| **S55.007** | HNZPT | REPAIRS AND MAINTENANCE (OF A HERITAGE ITEM) (Definition) | Oppose | Delete the definition of 'Repairs and Maintenance (of a Heritage Item)'.<br>And replace with the following separate definitions for 'Maintenance' and 'Repair':<br>**'MAINTENANCE means regular and ongoing protective care of a place to prevent deterioration and to retain its values. Maintenance excludes alterations, additions, restoration, or reconstruction.'**<br>**'REPAIR means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.'** | Accept |
| . | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| **S55.008** | HNZPT | SAFETY ALTERATIONS (OF A HERITAGE ITEM) (Definition) | Amend | Amend the definition of 'Safety Alterations (of a Heritage Item)' as follows:<br>'works necessary for the primary purpose of improving structural performance, fire safety or physical access. Improving structural performance **includes** ~~involves~~ **seismic** ~~earthquake~~ strengthening work. ~~(earthquake strengthening work is the improving of the structural performance of a heritage building by modifying, or adding to, the structure of a building). Earthquake strengthening work must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed. Safety alterations may be required to enhance the structural capacity of the building and may include but is not limited to work which upgrades the building's ability to:~~<br>~~a. safely carry self and imposed gravity loadsb. withstand probable wind loads without unacceptable damagec. withstand probable earthquake loads without unacceptable damaged. withstand other damaging effects that have been identified for a particular building.~~' | Accept in part |
| **.** | | | | | |
| **S57.008** | FENZ | SAFETY ALTERATIONS (OF A HERITAGE ITEM) (Definition) | Support | Retain the definition of 'Safety Alterations (of a Heritage Item)' as notified. | Accept in part (subject to amendment from other submissions) |
| **.** | | | | | |
| **S129.001** | Kāinga Ora | Definitions | Amend | Add a new definition for 'Archaeological Site'. | Accept in part |
| **FS7.001** | HNZPT | | Support | | Accept in part |
| **S55.009** | HNZPT | Definitions | Oppose | Add a definition for 'Seismic Strengthening' as follows:<br>'**SEISMIC STRENGTHENING means work to existing buildings or structures to make them more resistant to seismic activity, ground motion, or soil failure due to earthquakes.'** | Reject |
| **.** | | | | | |

4.1.1 In summary, there were eleven (11) original submissions and two (2) further submissions received on definitions associated with 'Historic Heritage'. Five (5) of these submissions support the definitions as proposed, and the remaining five (5) either oppose the definition as notified, seek amendment to them. One submission seeks a new definition.

4.1.2 The definitions addressed in this section include:

- 'Alteration (of a heritage item)'
- 'Conservation plan (historic heritage)'
- 'Demolition (of a heritage item)'
- 'Heritage items'
- 'Historic Heritage'
- 'Repairs and Maintenance (of a heritage item)'
- 'Safety Alterations (of a heritage item)'
- Add a new definition for 'Archaeological Site'
- Add a new definition for 'Seismic Strengthening'

4.1.3 I note that Forest & Bird (FS9) have made a further submission opposing all relief sought by S121 Federated Famers. Their basis for opposition is that the amendments and decisions sought by this submitter would result in continued loss of indigenous biodiversity in Hawke's Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

4.1.4 In the context of this this S42A topic report, being Historic Heritage and Notable Trees, these further submissions from Forest & Bird relating to biodiversity are not considered relevant. Whilst I have noted these further submissions in the 'matters raised by submitters' below, I have not considered them further in my analysis.

## 4.2 Matters Raised by Submitters

Alteration (of a Heritage Item)

4.2.1 S55.002 HNZPT supports retaining the definition of 'Alteration (Of A Heritage Item)' as it is applied to Historic Heritage.

Conservation Plan (Historic Heritage)

4.2.2 S55.003 HNZPT supports retaining the definition of 'Conservation Plan (Historic Heritage)' as notified.

Demolition (of a heritage item)

4.2.3 S55.004 HNZPT supports retaining the definition of 'Demolition (of a Heritage Item)' as notified.

Heritage Items

4.2.4 S55.005 HNZPT seeks an amendment to the definition of 'Heritage Items' as follows:

'HERITAGE ITEMS … The term may be used to refer to both heritage items **scheduled**~~listed~~ in the District Plan and to those items ~~registered~~**listed** by Heritage New Zealand Pouhere Taonga.'

4.2.5 S121.236 Federated Farmers opposes (in part) the definition of 'Heritage Items' seeking that it be retained as proposed, but with support for the definition applying to identified items only.

4.2.6 This is opposed by Forest & Bird (FS9.236).

Historic Heritage

4.2.7 S55.006 HNZPT supports retaining the definition of 'Historic Heritage' as notified.

Repairs and Maintenance (of a heritage item)

4.2.8 S55.007 HNZPT opposes the definition of 'Repairs and Maintenance (Of A Heritage Item) seeking that it be deleted and replaced with separate definitions for 'Maintenance' and 'Repair' as follows:

**'MAINTENANCE** **means regular and ongoing protective care of a place to prevent deterioration and to retain its values. Maintenance excludes alterations, additions, restoration, or reconstruction.'**

| | |
|---|---|
| **'REPAIR** | **means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.'** |

4.2.9 HNZPT consider separate definitions for maintenance and repair are warranted, as in their view the two activities are somewhat different in scope. The definitions they propose are similar to the ICOMOS[1] definitions of maintenance and repair. HNZPT also consider the notified definition includes some clauses, particularly f. to i., which would be better incorporated into a permitted activity standard for the activities. This matter is also considered below in Key Issue 6 with respect to Rule HH-R1.

Safety Alterations (of a Heritage Item)

4.2.10 S55.008 HNZPT seeks that the definition of 'Safety Alterations (Of A Heritage Item)' be amended as follows:

| | |
|---|---|
| 'SAFETY ALTERATIONS (OF A HERITAGE ITEM) | works necessary for the primary purpose of improving structural performance, fire safety or physical access. Improving structural performance **includes**~~involves~~ seismic ~~earthquake~~ strengthening work ~~(earthquake strengthening work is the improving of the structural performance of a heritage building by modifying, or adding to, the structure of a building). Earthquake strengthening work must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed. Safety alterations may be required to enhance the structural capacity of the building and may include but is not limited to work which upgrades the building's ability to:~~<br>~~a. safely carry self and imposed gravity loads~~<br>~~b. withstand probable wind loads without unacceptable damage~~<br>~~c. withstand probable earthquake loads without unacceptable damaged.~~<br>~~d. withstand other damaging effects that have been identified for a particular building~~.' |

4.2.11 Whilst HNZPT support the intention of this definition they consider it could be worded more succinctly with parts of the definition better suited to being incorporated into an activity standard. In their view some aspects of the definition as notified, are matters which an engineer would need to address as part of a building consent application for the work, and do not need to be included in a District Plan definition.

4.2.12 They also seek that a new definition be introduced for 'seismic strengthening', that incorporates some of the phrases in the 'Safety Alterations' definition in a permitted activity standard in the HH chapter. No specific wording has been provided.

Add a new definition for 'Archaeological Site'.

4.2.13 S129.001 Kāinga Ora seeks a new definition for 'Archaeological Site' be included in the PDP. Their reason is that 'archaeological site' is a term referred to consistently through the Proposed Plan.

4.2.14 HNZPT (FS7.001) supports including a new definition on the basis that in their opinion, such a definition would be beneficial. They recommend introducing a definition for archaeological sites which refers to the definition in the Heritage New Zealand Pouhere Taonga Act 2014.

Add a new definition for 'Seismic Strengthening'

4.2.15 S55.009 HNZPT sees a new definition for 'Seismic Strengthening' be included in the PDP as follows:

| | |
|---|---|
| **'SEISMIC STRENGTHENING** | **means work to existing buildings or structures to make them more resistant to seismic activity, ground motion, or soil failure due to earthquakes.'** |

## 4.3 Analysis

'Alteration (of a Heritage Item)'

4.3.1 As there are no submissions opposing this definition, I recommend that S55.002 HNZPT supporting the definition of 'Alteration (of a heritage item)' be accepted.

'Conservation Plan (Historic Heritage)'

[1] ICOMOS – International Council on Monuments and Sites

4.3.2 As there are no submissions opposing this definition, I recommend that S55.003 HNZPT supporting the definition of 'Conservation plan (Historic Heritage)' be accepted.

'Demolition (of a Heritage Item)'

4.3.3 As there are no submissions opposing this definition, I recommend that S55.004 HNZPT supporting the definition of 'Demolition (of a Heritage Item)' be accepted.

'Heritage Items'

4.3.4 HNZPT have sought minor amendments to clarify the definition of 'Heritage Item' as follows:

| | |
|---|---|
| 'HERITAGE ITEMS | ...The term may be used to refer to both heritage items **scheduled**~~**listed**~~ in the District Plan and to those items ~~**registered**~~**listed** by Heritage New Zealand Pouhere Taonga.' |

4.3.5 HNZPT's submission is correct in that heritage items are identified in the District Plan 'schedule' and 'listed' on the New Zealand Heritage List /Rārangi Kōrero.

*4.3.6* Federated Farmers seeks the definition be retained but appear to seek assurance that it only applies to identified items only. I am satisfied that the definition makes it clear that a heritage item is *'any type of historic heritage place or area scheduled in HH-SCHED2…'* I do however consider the last sentence of the definition that reads *'The term may be used to refer to both heritage items listed in the District Plan and to those items registered by Heritage New Zealand Pouhere Taonga'* could suggest that heritage items registered by HNZPT and not included in the District Plan Schedule, could also be protected by the District Plan. This is not the intention of the definition. I therefore suggest the following amended wording to clarify this:

| | |
|---|---|
| HERITAGE ITEMS | any type of historic heritage place or area scheduled in HH-SCHED2. It may include a historic building, historic site (including archaeological site), a place/area of significance to Māori, or heritage landscape. ~~The term may be used to refer to both heritage items listed in the District Plan and to those items registered by Heritage New Zealand Pouhere Taonga.~~ **Heritage items scheduled in the District Plan will often also be listed on the New Zealand Heritage List/Rārangi Kōrero.** |

4.3.7 It would be helpful if HNZPT and Federated Farmers could provide their feedback on this alternative wording in their evidence at the hearing.

4.3.8 For the reasons outlined above, I recommend that S55.005 HNZPT and S121.236 Federated Farmers be accepted in part.

Historic Heritage

4.3.9 As there are no submissions opposing this definition, I recommend that S55.006 HNZPT supporting the definition of 'Demolition (of a Heritage Item)' be accepted.

Repairs and Maintenance (of a Heritage Item)

4.3.10 For the Panel's convenience I have provided the PDP, HNZPT and ICOMOS (NZ Charter) definitions below:

| **PDP** | **HNZPT** | **ICOMOS (NZ Charter)** |
|---|---|---|
| **REPAIRS AND MAINTENANCE (OF A HERITAGE ITEM)**<br>in relation to a place or item identified in HH-SCHED2, means making good any decayed or damaged fabric to a documented earlier form, where one or more of the following conditions or situations apply:<br>a. the work involves stabilisation, preservation and conservation as defined in the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value, 1993 (the ICOMOS Charter)<br>b. the work does not involve alterations, additions (including restoration and reconstruction as defined in the ICOMOS | **'MAINTENANCE** means regular and ongoing protective care of a place to prevent deterioration and to retain its values. Maintenance excludes alterations, additions, restoration, or reconstruction.**'** | '**MAINTENANCE** means regular and on-going protective care of a place to prevent deterioration and to retain its cultural heritage value' |

| | | |
|---|---|---|
| Charter), relocation, partial demolition and demolition (otherwise other rules apply)<br>c. the work involves the restoration to good or sound condition of any existing building or any part of an existing building<br>d. the work involves the patching, restoration or minor replacement of materials, elements, components, equipment and fixtures for the purposes of maintaining such materials, elements, components, equipment and fixtures in good or sound condition<br>e. any redecoration work involving the renewal, restoration or new application of surface finishes, decorative elements, minor fittings and fixtures and floor coverings which does not destroy, compromise, damage or impair the appreciation of the heritage values of the element being redecorated<br>f. the work carried out on the building must generally match the original in terms of quality, materials and detailing<br>g. repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished<br>h. the work is for the purposes of keeping the building in good condition<br>i. the work does not result in any increase in the area of land occupied by the building. | | |
| | **'REPAIR** means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.' | '**Repair** means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.' |

4.3.11 I accept NZHPT's submission that 'repair' and 'maintenance' activities differ in scope and that separate definitions are warranted. I agree that the definitions proposed by HNZPT are more succinct and will provide plan users with greater clarity of interpretation. I also consider it appropriate in this instance, to use terms that are consistent with HNZPT's approaches as guided by the New Zealand ICOMOS document. This is the guide that heritage architects reference when preparing Conservation Plans for heritage items. I also agree that a number of the matters currently identified in the PDP definition of 'Repairs and Maintenance (Of A Heritage Item)' would be better contained within the rule or standards themselves. This aspect has been raised in HNZPT S55.023 in relation to Rule HH-R1 and is addressed under Key Issue 6 later in this report. For completeness, I also consider that the new /separate definitions should be clearly linked to repairs and maintenance 'of a heritage item'.

4.3.12 I therefore recommend that the definition of 'Repairs and Maintenance (Of A Heritage Item)' be deleted, and two new definitions be inserted in the PDP as follows:

| | |
|---|---|
| ~~**REPAIRS AND MAINTENANCE (OF A HERITAGE ITEM)**~~ | ~~**in relation to a place or item identified in HH-SCHED2, means making good any decayed or damaged fabric to a documented earlier form, where one or more of the following conditions or situations apply:**~~<br>~~**a. the work involves stabilisation, preservation and conservation as defined in the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value, 1993 (the ICOMOS Charter)**~~<br>~~**b. the work does not involve alterations, additions (including restoration and reconstruction as defined in the ICOMOS Charter), relocation, partial demolition and demolition (otherwise other rules apply)**~~<br>~~**c. the work involves the restoration to good or sound condition of any existing building or any part of an existing building**~~<br>~~**d. the work involves the patching, restoration or minor replacement of materials, elements, components, equipment and fixtures for the purposes of maintaining such materials, elements, components, equipment and fixtures in good or sound condition**~~<br>~~**e. any redecoration work involving the renewal, restoration or new application of surface finishes, decorative elements, minor fittings**~~ |

| | |
|---|---|
| | ~~and fixtures and floor coverings which does not destroy, compromise, damage or impair the appreciation of the heritage values of the element being redecorated~~<br>~~f. the work carried out on the building must generally match the original in terms of quality, materials and detailing~~<br>~~g. repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished~~<br>~~h. the work is for the purposes of keeping the building in good condition~~<br>~~i. the work does not result in any increase in the area of land occupied by the building.~~ |
| **MAINTENANCE (of a Heritage Item)** | **means regular and ongoing protective care of a place to prevent deterioration and to retain its values. Maintenance excludes alterations, additions, restoration, or reconstruction.** |
| **REPAIR (of a Heritage Item)** | **means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.** |

4.3.13 For the reasons outlined I recommend that S55.007 HNZPT be accepted.

Safety Alterations (of a Heritage Item) and new definition for 'seismic strengthening'

4.3.14 HNZPT have submitted in support of the intention of this definition, however they consider it could be worded more succinctly with parts of the definition better suited to being incorporated into a rule 'activity standard'. In their view some aspects of the definition as notified, are matters which an engineer would need to address as part of any building consent application for the work, and do not need to be included in a District Plan definition.

4.3.15 I agree that streamlining the definition as sought by HNZPT, together with an amendment to safety alterations Rule HH-R3.1 that includes some aspects of the definition within the rule, will provide greater clarity to plan users about what works qualify as permitted 'safety alterations' work. Whilst HNZPT have not specified which aspects of the definition should be included in the rule, I suggest including the following as conditions of Rule HH3.1:

**HH-R3 Internal safety alterations to heritage items identified in HH-SCHED2**

**Category 2 Heritage Items**

**1. Activity Status: PER**

**Where the following conditions are met: ~~N/A~~**

**a. Where seismic strengthening work is proposed it must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed.**

**b. The works are required to satisfy or increase compliance with the Building Act 2004 and Building Code requirements.'**

4.3.16 Proposed amended condition (a) is directly from the PDP notified definition of 'safety alterations', whereas condition (b) referencing the Building Act 2004 and Building Code, is suggested instead of the clause in the current definition which reads as follows.

'Safety alterations may be required to enhance the structural capacity of the building and may include but is not limited to work which upgrades the building's ability to:

a. safely carry self and imposed gravity loads

b. withstand probable wind loads without unacceptable damage

d. withstand probable earthquake loads without unacceptable damage

e. withstand other damaging effects that have been identified for a particular building.

4.3.17 In my opinion, reference to the Building Act 2004 and Building Code is a clearer direction for Plan and would cover the matters previously listed in the definition. It would be helpful if HNZPT could provide feedback on this approach at the hearing.

4.3.18 With respect to the request for a new definition for 'seismic strengthening' I note HNZPT have also separately submitted on this under submission point S55.009 discussed in paragraphs xx below.

4.3.19 For these reasons I recommend that S55.008 HNZPT be accepted in part.

Add a new definition for 'Archaeological Site'

4.3.20 There is much overlap, and often confusion, between District Plan requirements and the requirements of HNZPT (pursuant to the Heritage New Zealand Pouhere Taonga Act 2014) with respect to archaeological sites.

4.3.21 In many cases 'Heritage Items' or a 'Site or Area of Significance to Māori' scheduled and mapped in the PDP (HH-SCHED2 and SASM -SCHED3) are also identified as archaeological sites on the Planning Maps. Where this is the case, the relevant objectives, policies, rules and standards of the Heritage and SASM chapters apply. However archaeological sites, whilst mapped on the District Plan Maps as an alert to developers, do not have any associated provisions in the PDP, and the responsibility for the management of these sites falls to a separate process under the Heritage New Zealand Pouhere Taonga Act 2014.

4.3.22 Nevertheless, I agree that given the close relationship between the District Plan and the Heritage New Zealand Pouhere Taonga Act 2014 with respect to archaeological sites, that a definition of 'archaeological site' may be of assistance to plan users and help provide clarity. HNZPT has submitted that reference to the definition in the Heritage New Zealand Pouhere Taonga Act 2014 would, be appropriate, namely:

*'archaeological site means, subject to section 42(3),—*

*(a) any place in New Zealand, including any building or structure (or part of a building or structure), that—*

*(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and*

*(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and*

*(b) includes a site for which a declaration is made under section 43(1)'*

4.3.23 If Panel is of a mind to adopt a new definition as sought, I also consider that a note clearly stating the responsibilities of landowners with respect to archaeological sites pursuant to the Heritage New Zealand Pouhere Taonga Act 22014 be included with the definition.

4.3.24 On this basis, I recommend a new definition be inserted in the PDP as follows:

| | |
|---|---|
| **ARCHAEOLOGICAL SITE** | **has the same meaning as given in the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) (as set out below):**<br>**means, subject to section 42(3) of the HNZPT Act,—**<br>**(a) any place in New Zealand, including any building or structure (or part of a building or structure), that—**<br>**(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and**<br>**(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and**<br>**(b) includes a site for which a declaration is made under section 43(1) of the HNZPT Act.**<br>***NOTE:***<br>***Unless an archaeological site is also identified in HH-SCHEDULE2 or SASM-SCHED3, the provisions of this District Plan do not apply.***<br>***Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offence for anyone to modify or destroy, or cause to be modified or destroyed the whole, or any part of any site, if it is known or suspected to be an archaeological site, except that an authority is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building (s 42(3)).*** |

4.3.25 For the reasons set out above I recommend that S129.001 Kāinga Ora and HNZPT (FS7.001) be accepted in part.

Add a new definition for 'seismic strengthening'.

4.3.26 Seismic strengthening of buildings is required in certain circumstances as set out in the Building Act 2004, as amended by of the Building (Earthquake-prone Buildings) Amendment Act 2016. In the first instance, Councils are required to identify earthquake prone buildings within their district, and owners of such buildings must complete structural assessments setting out any necessary seismic strengthening. All structural work must be undertaken with a building consent. I am satisfied that seismic strengthening works are a matter determined and controlled by the Building Act. I also note that the Building Act does not have a definition of 'seismic strengthening', although it does have a definition of 'seismic work' which essentially means the building work required to ensure a building subject to an earthquake prone building notice is no longer earthquake prone..

4.3.27 Rules HH-R3 and HHR4 provide for 'safety alterations' to heritage buildings, and to qualify under this rule a structural engineering assessment by a chartered professional engineer is required to be supplied to Council with any application. The purpose of these provisions is to ensure that where such works are necessary (as determined by the Building Act), the heritage values of the buildings will be protected. Activities that do not meet this condition would default to be assessed as an 'alteration (of a heritage item)' as provided for by Rules HH-R5 and HH-R6.

4.3.28 As 'seismic strengthening' is not a term specifically used in the rules, any 'safety alteration' works need to be supported by a structural engineering assessment, and the requirement for seismic strengthening works is governed by the Building Act process, I am of the opinion that a definition is not necessary.

4.3.29 For these reasons I recommend that S55.009 HNZPT be rejected.

## 4.4 Recommendations

4.4.1 For the reasons outlined above, I recommend that the PDP Definitions be amended (as outlined in Recommended Amendments below).

4.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT, S55.002, S55.003, S55.004, S55.005, S55.006, S55.007

4.4.3 I recommend that the following submission(s) be **accepted in part**:

- HNZPT, S55.005, S55.008
- Federated Farmers, S121.236
- FENZ, S57.008
- Kāinga Ora, S129.001:

4.4.4 I recommend that the following submission be **rejected**:

- HNZPT, S55.009

4.4.5 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 4.5 Recommended Amendments

4.5.1 I recommend the following amendments are made:

Definitions:

| | |
|---|---|
| **ARCHAEOLOGICAL SITE** | **has the same meaning as given in the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) (as set out below):**<br>**means, subject to section 42(3) of the HNZPT Act,—**<br>**(a) any place in New Zealand, including any building or structure (or part of a building or structure), that—**<br>**(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and** |

| | |
|---|---|
| | **(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and**<br>**(b) includes a site for which a declaration is made under section 43(1) of the HNZPT Act.**<br>***NOTE:***<br>***Unless an archaeological site is also identified in HH-SCHEDULE2 or SASM-SCHED3, the provisions of this District Plan do not apply.***<br>***Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offence for anyone to modify or destroy, or cause to be modified or destroyed the whole, or any part of any site, if it is known or suspected to be an archaeological site, except that an authority is not required to permit work on a building that is an archaeological site unless the work will result in the demolition of the whole of the building (s 42(3)).*** |
| HERITAGE ITEMS | any type of historic heritage place or area scheduled in HH-SCHED2. It may include a historic building, historic site (including archaeological site), a place/area of significance to Māori, or heritage landscape. **~~The term may be used to refer to both heritage items listed in the District Plan and to those items registered by Heritage New Zealand Pouhere Taonga.~~** **Heritage items scheduled in the District Plan will often also be listed on the New Zealand Heritage List/Rārangi Kōrero.** |
| **~~REPAIRS AND MAINTENANCE (OF A HERITAGE ITEM)~~** | **~~in relation to a place or item identified in HH-SCHED2, means making good any decayed or damaged fabric to a documented earlier form, where one or more of the following conditions or situations apply:~~**<br>**~~a. the work involves stabilisation, preservation and conservation as defined in the ICOMOS NZ Charter for the Conservation of Places of Cultural Heritage Value, 1993 (the ICOMOS Charter)~~**<br>**~~b. the work does not involve alterations, additions (including restoration and reconstruction as defined in the ICOMOS Charter), relocation, partial demolition and demolition (otherwise other rules apply)~~**<br>**~~c. the work involves the restoration to good or sound condition of any existing building or any part of an existing building~~**<br>**~~d. the work involves the patching, restoration or minor replacement of materials, elements, components, equipment and fixtures for the purposes of maintaining such materials, elements, components, equipment and fixtures in good or sound condition~~**<br>**~~e. any redecoration work involving the renewal, restoration or new application of surface finishes, decorative elements, minor fittings and fixtures and floor coverings which does not destroy, compromise, damage or impair the appreciation of the heritage values of the element being redecorated~~**<br>**~~f. the work carried out on the building must generally match the original in terms of quality, materials and detailing~~**<br>**~~g. repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished~~**<br>**~~h. the work is for the purposes of keeping the building in good condition~~**<br>**~~i. the work does not result in any increase in the area of land occupied by the building.~~** |
| **MAINTENANCE (OF A HERITAGE ITEM)** | **means regular and ongoing protective care of a place to prevent deterioration and to retain its values. Maintenance excludes alterations, additions, restoration, or reconstruction.** |
| **REPAIR (OF A HERITAGE ITEM)** | **means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.** |
| SAFETY ALTERATIONS (OF A HERITAGE ITEM) | works necessary for the primary purpose of improving structural performance, fire safety or physical access. Improving structural performance **includes~~involves~~ seismic ~~earthquake~~** strengthening work **~~(earthquake~~** |

~~strengthening work is the improving of the structural performance of a heritage building by modifying, or adding to, the structure of a building). Earthquake strengthening work must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed. Safety alterations may be required to enhance the structural capacity of the building and may include but is not limited to work which upgrades the building's ability to:~~
~~a. safely carry self and imposed gravity loads~~
~~b. withstand probable wind loads without unacceptable damage~~
~~c. withstand probable earthquake loads without unacceptable damaged.~~
~~d. withstand other damaging effects that have been identified for a particular building.~~

Consequential amendments to Historic Heritage Rule HH-R3

| HH-R3 Internal safety alterations to heritage items identified in HH-SCHED2 | | |
|---|---|---|
| **Category 2 Heritage Items** | **1. Activity Status: PER**<br><br>**Where the following conditions are met: ~~N/A~~**<br>**a. Where seismic strengthening work is proposed it must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed.**<br>**b. The works are required to satisfy or increase compliance with the Building Act 2004 and Building Code requirements.** | **2. Activity status where compliance not achieved: ~~N/A~~HH-R5 & HH-R6 apply** |
| **Category 1 Heritage Items** | **3. Activity Status: RDIS**<br><br>**Where the following conditions are met:**<br>a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.<br><br>*Note: Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*<br><br>**Matters over which discretion is restricted:**<br><br>b. HH-AM1. | **4. Activity status where compliance not achieved: DIS** |

## 4.6 Section 32AA Evaluation

4.6.1 The changes proposed, in isolation, are not considered to be a significant departure from the Proposed District Plan as notified.

4.6.2 The above recommendations are considered editorial or minor, where the changes would improve the effectiveness of provisions without changing the policy approach, therefore S32AA re-evaluation is not warranted.

# 5.0 Key Issue 2 – Heritage 'Setting'

## 5.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| S55.010 | HNZPT | Definitions | Oppose | Add a definition for 'Setting' as follows:<br>**'SETTING means the area around a heritage item in Schedule 2 and which is identified in the schedule and spatially defined in the District Plan.**' | Reject |
| . | | | | | |
| S55.022 | HNZPT | HH-P3 | Support | Amend HH-P3 as follows:<br>'To ensure activities avoid, remedy or mitigate adverse effects on the character and values of heritage items **and their settings**.' | Reject |
| FS23.54 | Kāinga Ora | | Oppose | | Accept |
| S55.030 | HNZPT | HH-RXX (new rule) | Oppose | Add new rule as follows:<br>'**HH-RXX Any new building or structure within the heritage setting of a heritage item included in SCHED2.**<br>**Activity status: RDIS**<br>**Matters of discretion are limited to:**<br>**HH-AM2.**' | Reject |
| FS23.55 | Kāinga Ora | | Oppose | | Accept |
| S55.032 | HNZPT | HH-AM2 | Support | Amend HH-AM2 as follows:<br>'Alterations, Repairs and Maintenance **and Any New Building or Structure within a Heritage Setting**<br>**...**<br>**12. The effects of any new building or structure within the setting of a scheduled heritage item, including its location, form, design and materials, and whether the new building or structure is compatible with the values of the heritage item.'** | Reject |
| FS23.63 | Kāinga Ora | | Oppose | | Accept |
| S55.080 | HNZPT | Maps | Oppose | Map the extent of setting for 'HH - Historic Heritage' items, except where the setting corresponds with the site boundary | Reject |
| | | | | | |

5.1.1 In summary, five (5) submissions and three (3) further submissions have been received requesting additional provisions or amendments to provide for protection of heritage 'settings'. Two of these submissions are in support, and three are in opposition.

5.1.2 In summary matters raised with respect to heritage 'setting' include:

- A request for a new definition for 'heritage setting'
- An amendment to policy HH-P3

- Proposed new rule and amendment to Assessment Matter HH- AM2
- A request to amend PDP maps to include mapping of 'heritage setting'.

## 5.2 Matters Raised by Submitters

5.2.1 S55.010 HNZPT seeks a new definition for 'Setting' be included in the PDP as follows:

**'SETTING** **means the area around a heritage item in Schedule 2 and which is identified in the schedule and spatially defined in the District Plan.'**

5.2.2 Their reasons for including this new definition include:

*'The setting of a heritage place is often integral to the values and special characteristics of the place. The definition of Historic Heritage includes the surroundings of the heritage building or item, and provisions related to setting would aid in achieving the purpose of the RMA in protecting the surroundings of heritage places from inappropriate subdivision, use and development. Thus a definition of setting is required, along with associated policies, rules, and identification of the extent of the setting on the planning maps.'*

5.2.3 S55.022 HNZPT seeks an amendment to Policy HH-P3 as follows:

**'HH-P3** **To ensure activities avoid, remedy or mitigate adverse effects on the character and values of heritage items and their settings.'**

5.2.4 HNZPT considers that the setting of heritage items is an important aspect which needs to be recognised in the policy framework.

5.2.5 Kāinga Ora (FS23.54) opposes this submission point on the basis that it *'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'*.

5.2.6 S55.030 HNZPT seeks the introduction of a new 'restricted discretionary' rule relating to heritage 'setting' as follows:

**'HH-RXX** **Any new building or structure within the heritage setting of a heritage item included in SCHED2.**

**Matters of discretion are limited to: HH-AM2.'**

5.2.7 HNZPT submits that it is important to protect the historic value of the settings of scheduled buildings and objects by controlling development and new buildings within the defined settings and that a rule on buildings within settings would accomplish this.

5.2.8 Kāinga Ora (FS23.55) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

5.2.9 S55.032 HNZPT seeks an amendment to Assessment Matter HH-AM2 as follows:

'Alterations, Repairs and Maintenance **and Any New Building or Structure within a Heritage Setting**

...

**12. The effects of any new building or structure within the setting of a scheduled heritage item, including its location, form, design and materials, and whether the new building or structure is compatible with the values of the heritage item.'**

5.2.10 In general HNZPT supports the matters contained within HH-AM2 but submits that the Assessment Matters should be broadened to include new buildings and structures within a heritage 'setting'.

5.2.11 Kāinga Ora (FS23.63) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

5.2.12 S55.080 HNZPT seeks that the setting for 'HH - Historic Heritage' items be mapped, except where the setting corresponds with the site boundary. They request that consistent with their submission on 'settings', (including submissions on definition, policies and rules), that every scheduled place includes a setting. In some cases, such as residential properties or churches, this can be 'the entire site'. In other cases the setting will need to be spatially defined and shown on the maps. HNZPT also advise that they have reviewed Schedule HH-SCHED2 and have found that the setting for 15 scheduled items can readily be the legal site boundaries, and a further 29 items have a defined extent on the HNZPT List which can readily be deployed in the District Plan. That leaves a further 27 places where the setting will need to be mapped and defined. They note that the majority of these are rural buildings.

## 5.3 Analysis

5.3.1 HNZPT seek provisions be included in the PDP to protect the heritage setting of a heritage item on the basis that the setting often also has important heritage values. Including such provisions would rely on the heritage setting being either determined as applying to the whole of the site containing the heritage item, or being spatially identified on the Planning Maps (as set out in HNZPT's definition of Heritage 'Setting').

5.3.2 HNZPT also submitted on this matter at the Draft Plan stage and this approach was considered by the District Plan Sub-Committee who rejected it in favour of focusing on preserving the heritage item itself. This was seen as a good 'first step' towards preservation of the District's heritage resource (given the ODP does not have any rules relating to heritage items) and a responsible approach given that the majority of the District's heritage items are in private ownership and are being well-maintained.

5.3.3 Whilst I note that HNZPT have information on setting for a number of the listed heritage items, there are other sites for which there is no information about the spatial extent of the heritage setting. In my opinion, determining if the whole of the site should be included or mapped for these items, would require a case by case assessment and I consider it would be more appropriate to address this through a future variation or Plan Change once that information has been complied. This would also enable consultation with the landowners who would be impacted by any associated new provisions.

5.3.4 For these reasons I recommend that HNZPT submission points S55.010, S55.022, S55.030, S55.032 and S55.080 be rejected.

## 5.4 Recommendations

5.4.1 For the reasons outlined above, I do not recommend any amendments to the HH – Historic Heritage chapter in response these submissions.

5.4.2 I recommend that the following submission(s) be **rejected**:

- HNZPT, S55.010, S55.022, S55.030, S55.032, and S55.080

5.4.3 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 5.5 Recommended Amendments

5.5.1 I recommend the following amendment(s) is made:

NA

## 5.6 Section 32AA Evaluation

NA

# 6.0 Key Issue 3 – General Matters

## 6.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.001** | HNZPT | Other Plans | Amend | Amend reference in 'Other Plans' as follows:<br>New Zealand Heritage List/ Rārangi Kōrero:<br>**The New Zealand Heritage List/ Rārangi Kōrero which is administered by the Heritage New Zealand Pouhere Taonga Act 2014, lists information about New Zealand's significant heritage places including archaeological sites, buildings or memorials that are of special or outstanding historical or cultural significance or value (Category 1) and those of historical or cultural heritage, significance or value (Category 2). It also lists historic areas, wāhi tūpuna, wāhi tapu and wāhi tapu**taonga areas. | Accept |
| **.** | | | | | |
| **S84.023** | Kairakau Lands Trust | National Environmental Standards | Amend | No relief sought. | Noted |
| **.** | | | | | |
| **S55.013** | HNZPT | [General] | Oppose | Add the following 'Historic and Cultural Values' into the 'Strategic Direction' part of the Proposed Plan:<br>**'The district's heritage and cultural values and sites contribute to the district's sense of place and identity and social and cultural well-being, and are recognised and protected from inappropriate subdivision, use and development.'** | Reject |
| **FS5.027** | Ngā hapū me ngā marae o Tamatea | | Support | | Reject |
| **FS13.011** | HTST | | Support | | Reject |
| **S129.060** | Kāinga Ora | HH - Historic Heritage | Oppose | Kāinga Ora opposes the chapter in its proposed form, and seeks amendments to the chapter (and consequentially related provisions in other parts of the Proposed Plan) to address the following:<br>1. Kāinga Ora considers that HH-I1 needs to be reconsidered so as to be clear about what adverse effects may result, as this will determine the type of response and degree of management required through subsequent provisions.<br>2. Kāinga Ora opposes use of the term 'heritage character' as referenced in HH-O1 and | Reject |

| | | | | | |
|---|---|---|---|---|---|
| | | | | considers that it inappropriately conflates the concepts of historic heritage and amenity values, as set out in Sections 6 and 7 of the Resource Management Act.<br>3. Kāinga Ora considers that the rules framework and associated activities are predominantly focussed on management of heritage buildings and have little regard for implications on historic and archaeological sites. Further consideration is needed regarding the appropriate response and management of sites.<br>4. Kāinga Ora opposes requiring resource consent for safety alterations to heritage items and expects that this requirement may have unintended consequences on the safety and long-term viability of heritage buildings. In this respect, Kāinga Ora considers that any potential issues and/or adverse effects resulting from safety alterations can instead by managed through a permitted activity framework subject to compliance with a corresponding set of conditions.<br>5. In line with the above, Kāinga Ora opposes requiring resource consent for internal alterations of heritage items.<br>6. Where locations are known, 'silent file' features and sites should be mapped in consultation with iwi to ensure that they are appropriately protected and to provide greater clarity to all parties on when tangata whenua may be directly impacted by a resource consent application.<br>7. Greater clarity regarding the spatial extents of archaeological sites and sites of significance is needed to confirm whether an activity will trigger resource consenting requirements under HH and/or SASM provisions. | |
| **FS7.005** | HNZPT | | Oppose in part | | Accept in part |
| **S18.001** | E Pishief | HH - Introduction | Amend | Amend paragraph 5 of 'HH - Introduction' as follows:<br>'... Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 ~~makes it an offence for anyone to destroy, damage or modify the whole, or any part of any site, if it is known or suspected to be an archaeological site~~**states that, unless an authority is granted under section 48, 56(1)(b), or 62 in respect of an archaeological site, no person may modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is** | Accept in part |

| | | | | | |
|---|---|---|---|---|---|
| | | | | **an archaeological site. Section 87 of the Act makes it an offence to modify or destroy an archaeological site without the authority of Heritage New Zealand Pouhere Taonga or of any person authorised by Heritage New Zealand Pouhere Taonga**. Section 44 of the Act, requires applications for an authority to ~~destroy, damage or modify~~ **modify or destroy** an archaeological site to be made to Heritage New Zealand Pouhere Taonga. The location of recorded archaeological sites in Central Hawke's Bay as at the date of notification of the District Plan are shown on the Planning Maps. This is for information purposes only, as an alert to Council and landowners. Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest site record information prior to commencing any land disturbance activities.' | |
| **FS7.006** | HNZPT | | Support | | Accept in part |
| **S55.020** | HNZPT | HH - Introduction | Support | Amend the second paragraph of 'HH - Introduction' as follows:<br>'...The Heritage New Zealand Pouhere Taonga Act 2014 provides a framework for the recognition of places of historical, cultural and ancestral significance including historic places (archaeological sites, buildings and memorials), historic areas, wāhi tūpuna, wāhi tapu and wāhi ~~taonga~~ **tapu** areas.'<br>And amend the fourth paragraph as follows:<br>'... Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offense for anyone to ~~destroy, damage~~ ~~or~~ modify **or destroy** the whole, or any part of any site, if it is known or suspected to be an archaeological site. Section 44 of the Act requires applications for an authority to **modify or** destroy, ~~damage or modify~~ an archaeological site to be made to Heritage New Zealand Pouhere Taonga...' | Accept |
| **FS23.52** | Kāinga Ora | | Oppose | | Reject |
| **S84.001** | Kairakau Lands Trust | HH - Introduction | Amend | Amend the second to last paragraph of 'HH - Introduction' as follows:<br>'There are also legal responsibilities that relate to all archaeological sites... Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest **recorded** site ~~record~~ information prior to commencing any land disturbance activities.' | Accept |

| | | | | | |
|---|---|---|---|---|---|
| **FS7.007** | HNZPT | | Support | | Accept in part |
| **FS23.79** | Kāinga Ora | | Oppose in part | | Reject |
| **S55.036** | HNZPT | HH - Principal Reasons | Support | Retain 'HH - Principal Reasons' as notified. | Accept in part (subject to amendment from other submissions) |
| **FS23.67** | Kāinga Ora | | Oppose | | Reject |
| **S84.002** | Kairakau Lands Trust | HH - Principal Reasons | Amend | Amend the last paragraph in 'HH - Principal Reasons' as follows:<br>'Unrecorded archaeological sites ~~may be~~ **are usually accidentally** discovered during earthworks and **irreparably damaged**. ~~t~~**T**herefore**,** it is also important that applicants seek advice at an early stage when earthworks are proposed**, especially** in areas known to be ~~the site of~~ **associated with** pre-1900 activity.' | Accept |
| **FS7.014** | HNZPT | | Support | | Accept |

6.1.1 In summary, nine (9) submission and eight (8) further submissions have been received on general matters relating to Historic Heritage Provisions. Two of these submissions are in support, four seek amendments and three oppose Historic Heritage provisions, one in general and two on specific provisions.

## 6.2 Matters Raised by Submitters

Minor correction to reference to the Heritage List/ Rārangi Kōrero in Part 1 – Introduction and General provisions / Statutory Context /Other Plans of the PDP

6.2.1 S55.001 HNZPT seeks a minor amendment to the reference to the Heritage List/ Rārangi Kōrero in Part 1 – Introduction and General provisions / Statutory Context /Other Plans of the PDP as follows:

> 'The New Zealand Heritage List/Rārangi Kōrero which is administered by the Heritage New Zealand Pouhere Taonga Act 2014, lists information about New Zealand's significant heritage places including archaeological sites, buildings or memorials that are of special or outstanding historical or cultural significance or value (Category 1) and those of historical or cultural heritage, significance or value (Category 2). It also lists historic areas, wāhi tūpuna, wāhi tapu and wāhi **tapu**~~**taonga**~~ areas.*'*

6.2.2 Their reasons are that wāhi taonga is not a category in the Heritage New Zealand Pouhere Taonga Act 2014, and instead of 'Wāhi Taonga', the words 'wāhi tapu areas' should be used.

National Direction Instruments

6.2.3 S84.023 Kairakau Lands Trust submission expresses concern at the potential for adverse effects on archaeological sites as a result of changes in landuse and seeks that the Regional or District Council takes responsibility for such effects. Their submission states:

*'While we have been led to understand this is a 'grey' area between central and local government, we note that 'if an activity does not comply with an NES, it is likely to require a resource consent', and the NESs must be observed and enforced by local authorities.*

*Changes in land use are of particular concern to us, particularly around afforestation and the unprecedented sales of farmland to be converted to forestry. The NES for Plantation Forestry provide a nationally consistent set of standards to manage the environmental effects of plantation forestry activities. There are specific responsibilities and functions for central and local authorities and we would like either the Regional or District Council to take responsibility for the effect of this activity on archaeological sites (as part of the environment)'.*

New Strategic Section referencing 'Cultural and Heritage Values'

6.2.4 S55.013 HNZPT opposes the Strategic Direction Chapter as it does not contain any reference to Historic and Cultural Values and seek the following section be added:

**'The district's heritage and cultural values and sites contribute to the district's sense of place and identity and social and cultural well-being, and are recognised and protected from inappropriate subdivision, use and development.'**

6.2.5 Their reasons are that given the importance of these matters under Section 6 (f) of the RMA, objectives related to Historical and Cultural values should be included in this section of the Plan. They note that other recently notified District Plans, for example New Plymouth and Porirua, have included Historic and Cultural objectives in the strategic direction chapter.

6.2.6 This submission point is supported by Ngā hapū me ngā marae o Tamatea (FS5.027) and Heretaunga Tamatea Settlement Trust (FS13.011).

General Review of Historic Heritage Provisions

6.2.7 S129.060 Kāinga Ora opposes the Historic Heritage chapter in its proposed form, and seeks amendments to the chapter (and consequentially related provisions in other parts of the Proposed Plan) to address the following matters:

*'1. Kāinga Ora considers that HH-I1 needs to be reconsidered so as to be clear about what adverse effects may result, as this will determine the type of response and degree of management required through subsequent provisions.*

*2. Kāinga Ora opposes use of the term 'heritage character' as referenced in HH-O1 and considers that it inappropriately conflates the concepts of historic heritage and amenity values, as set out in Sections 6 and 7 of the Resource Management Act.*

*3. Kāinga Ora considers that the rules framework and associated activities are predominantly focussed on management of heritage buildings and have little regard for implications on historic and archaeological sites. Further consideration is needed regarding the appropriate response and management of sites.*

*4. Kāinga Ora opposes requiring resource consent for safety alterations to heritage items and expects that this requirement may have unintended consequences on the safety and long-term viability of heritage buildings. In this respect, Kāinga Ora considers that any potential issues and/or adverse effects resulting from safety alterations can instead by managed through a permitted activity framework subject to compliance with a corresponding set of conditions.*

*5. In line with the above, Kāinga Ora opposes requiring resource consent for internal alterations of heritage items.*

*6. Where locations are known, 'silent file' features and sites should be mapped in consultation with iwi to ensure that they are appropriately protected and to provide greater clarity to all parties on when tangata whenua may be directly impacted by a resource consent application.*

*7. Greater clarity regarding the spatial extents of archaeological sites and sites of significance is needed to confirm whether an activity will trigger resource consenting requirements under HH and/or SASM provisions.*'

6.2.8 HNZPT opposes the relief sought by Kāinga Ora under points numbered 4 and 5 in this submission point (permitted activity status for internal alterations and safety alterations). HNZPT is supportive of the other aspects of the submission. Regarding the third point (giving more attention to historic and archaeological sites) HNZPT considers that the set of rules needs amendment to better manage and protect historic sites including the Wāhi Tapu included in Schedule 2. They consider that provisions should be amended in line with points 1, 2, 3, 6 and 7 of Kāinga Ora submission. They also support amending Rule HH-R8 to make demolition of scheduled Wāhi Tapu a non-complying activity.

Amendments to 'Introduction'

6.2.9 S18.001 E Pishief seeks an amendment to the Introduction as follows:

'... Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 ~~**makes it an offence for anyone to destroy, damage or modify the whole, or any part of any site**~~**, if it is known or suspected to be an archaeological site states that, unless an authority is granted under section 48, 56(1)(b), or 62 in respect of an archaeological site, no person may modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site. Section 87 of the Act makes it an offence to modify or destroy an archaeological site without the authority of Heritage New Zealand Pouhere Taonga or of any person authorised by Heritage New Zealand Pouhere**

**Taonga.** Section 44 of the Act, requires applications for an authority to ~~**destroy, damage or**~~ **modify or destroy** an archaeological site to be made to Heritage New Zealand Pouhere Taonga. The location of recorded archaeological sites in Central Hawke's Bay as at the date of notification of the District Plan are shown on the Planning Maps. This is for information purposes only, as an alert to Council and landowners. Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest site record information prior to commencing any land disturbance activities.'

6.2.10 E Pisheif submits that the change in wording is the correct wording from the Heritage New Zealand Pouhere Taonga Act 2014.

6.2.11 This is supported by HNZPT (FS7.006).

6.2.12 S55.020 HNZPT seeks the following amendment to the second paragraph of 'HH - Introduction' as follows:

'...The Heritage New Zealand Pouhere Taonga Act 2014 provides a framework for the recognition of places of historical, cultural and ancestral significance including historic places (archaeological sites, buildings and memorials), historic areas, wāhi tūpuna, wāhi tapu and wāhi ~~**taonga**~~**tapu** areas.'

And amend the fourth paragraph as follows:

'... Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offense for anyone to ~~**destroy, damage or**~~ modify **or destroy** the whole, or any part of any site, if it is known or suspected to be an archaeological site. Section 44 of the Act requires applications for an authority to **modify or destroy**, ~~**damage or modify**~~ an archaeological site to be made to Heritage New Zealand Pouhere Taonga...'

6.2.13 This is opposed by Kāinga Ora (FS23.52) on the basis it '*supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'*.

6.2.14 S84.001 Kairakau Lands Trust seeks the following amendment to the 'HH – Introduction' section:

'There are also legal responsibilities that relate to all archaeological sites... Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest **recorded** site ~~**record**~~ information prior to commencing any land disturbance activities.'

6.2.15 Kairakau Lands Trust submit that this section of the Proposed Plan encourages landowners to search the New Zealand Archaeological Association database (ArchSite) for 'the latest site record information'. They seek to change the wording slightly to emphasise that not all sites are recorded. Caution should be advised for any sites located within 100m of a specific location, as the usual GPS errors and biases occur within ArchSite.

6.2.16 This is supported by HNZPT (FS7.007), although whilst HNZPT notes that the submission is correct in the point that not all sites are recorded, in their view no change to the wording is needed as the same paragraph in the PDP refers to the fact that those legal responsibilities relate to all sites, whether they are identified, unknown, listed or recorded.

6.2.17 Kāinga Ora (FS23.79) opposes in part this submission point on the basis that it '*supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.*

Amendments to Principal Reasons

6.2.18 S55.036 HNZPT supports retaining the PDP 'HH - Principal Reasons' as notified. In their view given this section includes reference to the protection of archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. The inclusion of this section is supported.

6.2.19 Kāinga Ora (FS23.67) opposes this submission point on the basis that it '*supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'*.

6.2.20 S84.002 Kairakau Lands Trust seeks an amendment to the HH - Principal Reasons section of the PDP, amend the last paragraph in 'HH - Principal Reasons' as follows:

'Unrecorded archaeological sites ~~**may be**~~**are usually accidentally** discovered during earthworks and **irreparably damaged**. **T**~~**t**~~herefore**,** it is also important that applicants seek advice at an early stage when earthworks are proposed, especially in areas known to be ~~**the site of**~~ **associated with** pre-1900 activity.'

6.2.21 This is supported by HNZPT (FS7.014) on the basis that the requested amendment highlights the importance of potential damage to unrecorded sites.

## 6.3 Analysis

Minor amendment to the reference to the Heritage List/ Rārangi Kōrero in Part 1 – Introduction and General provisions / Statutory Context /Other Plans of the PDP

6.3.1 I consider the minor amendment sought by HNZPT with reference to the Heritage List /Rārangi Korero to be a correction and therefore recommend that S55.001 HNZPT be accepted.

National Direction Instruments

6.3.2 Kairakau Lands Trust is seeking to ensure Council(s) take responsibility for the potential adverse effects of land use changes on archaeological sites, where resource consent/s is required pursuant to national direction instruments for example, such as the National Environmental Standard for Plantation Forestry (NES-PF).

6.3.3 Where resource consent is required pursuant to a national direction instrument, the relevant provisions generally state the type of consent required and the relevant council responsible for administering the provisions. The NES-PF does not have any specific provisions for archaeological sites and I am not aware of any other specific national directions that provide protection for archaeological sites. Their protection mainly falls to the Heritage Pouhere Taonga Act 2014 which makes it an offence to modify or destroy an archaeological site (s42 NZHPT Act). District Plan's may include archaeological sites in their Historic Heritage Schedules, however Central Hawke's Bay at this point in time has elected not to do this.

6.3.4 However, some archaeological sites may also be heritage items (identified in Schedule HH-SCHED2 – Schedule of Heritage Items) or sites/areas of significance to Māori (identified in SASM-SCHED3 Schedule of Sites and Areas of Significance to Māori). Where this is the case, in addition to the need for an archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014, a requirement for resource consent may also be triggered under the HH-Historic Heritage or SASM- Sites and Areas of Significance to Māori provisions of the Plan. These rules sit outside the NES-PF, such that if plantation forestry affected a SASM, it would still require consent under those provisions of the PDP, in addition to any approvals required under the NES-PF.

6.3.5 Archaeological sites are mapped on the CHB PDP Planning Maps as an alert to developers and landowners when carrying out works that involve ground disturbance. Activities such as earthworks, or subdivision, can affect archaeological sites, but again in the context of the CHB District Plan, the protection falls to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. This matter is also being considered as part of the hearing of submissions on the SASM - Sites and Areas of Significance to Māori chapter as part of the TW-Hearing Topic.

6.3.6 Where resource consent is required in the vicinity of an archaeological site, a resource consent may include an advice note advising developers /landowners of their responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 with respect to these matters.

6.3.7 As no specific amendments were sought by this submission point, I have not made any recommendation to the Hearings Panel and have recorded that S84.023 Kairakau Lands Trust is noted.

New Strategic Section referencing Cultural and Heritage Values

6.3.8 The National Planning Standards (2019) require all district plans to provide an 'Urban Form and Development' chapter within their 'Strategic Direction' section. Other 'Strategic Direction' matters are optional. The Strategic Direction section of the CHB PDP comprises four sections:

- RLR – Land Resource. This section sets out the PDP approach to protection of its highly productive land.
- SSB – Sustainable Subdivision and Building. This section sets out Councils approach to sustainable subdivision and building.
- TW – Tangata Whenua. This section outlines the strategic resource management issues identified by the district's tangata whenua and the District Plan / Council response.
- UFD – Urban Form and Development. This section outlines the district's future direction for urban growth (this section is mandatory).

6.3.9 These sections outline the key strategic issues and significant resource management issues for Central Hawke's Bay and set high level objectives, policies and methods to address these matters, as well as principal reasons for the provisions and anticipated environmental results. They are matters that have been specifically identified by the local community and Council.

6.3.10 Whilst HNZPT cites the New Plymouth and Porirua District Plans as examples of recently notified plans where historic heritage has its own strategic section, I do not know the context of heritage in these districts, however it is not a strategic matter that has been raised in Central Hawke's Bay. Whilst I acknowledge cultural and heritage values are a matter of national importance that must be addressed in response to section 6(f) of the RMA, I consider these matters are appropriately addressed in the PDP as a district wide matter that can be considered regardless of a site's underlying zoning. This approach is consistent with how the PDP addresses other section 6 matters including 'Significant Natural Areas' (s6(c)) and 'Natural Features and Landscapes' (s6(b)) contained within the 'Natural Environment Values' section of the PDP. Similarly, these matters have also not been identified as strategic issues for CHB district.

6.3.11 For these reasons I recommend S55.013 HNZPT be rejected.

General Review of Historic Heritage Provisions

6.3.12 Kāinga Ora opposes the Historic Heritage Chapter as notified citing 7 specific reasons. I address these in turn as follows:

1. *Kāinga Ora considers that HH-I1 needs to be reconsidered so as to be clear about what adverse effects may result, as this will determine the type of response and degree of management required through subsequent provisions.*

6.3.13 This aspect of the submission point is supported by HNZPT (FS7.005).

6.3.14 Issue HH-I1 is accompanied by that explanation a statement of the 'Issue' facing historic heritage in the District and the subsequent provisions set out the PDP response to this issue. I consider the issue as stated is clear, and sufficient in the broader context of the Historic Heritage chapter. Neither Kāinga Ora or HNZPT have offered any alternative wording to support this part of their submission/further submission and it is not clear to me what specific relief they are seeking.

2. *Kāinga Ora opposes use of the term 'heritage character' as referenced in HH-O1 and considers that it inappropriately conflates the concepts of historic heritage and amenity values, as set out in Sections 6 and 7 of the Resource Management Act.*

6.3.15 This aspect of the submission point is supported by HNZPT (FS7.005).

6.3.16 The reasons for Kāinga Ora's concerns are not clear to me, and I consider the term 'heritage character' in this objective that refers collectively to those aspects that contribute to the district's historic heritage resource as a whole, to be appropriate. I do not agree that it 'inappropriately conflates the concepts of historic heritage and amenity values' and do not support this aspect of Kāinga Ora's submission.

3. *Kāinga Ora considers that the rules framework and associated activities are predominantly focussed on management of heritage buildings and have little regard for implications on historic and archaeological sites. Further consideration is needed regarding the appropriate response and management of sites.*

6.3.17 I agree that the HH-Historic Heritage rule framework is predominantly focused on heritage buildings. Council has elected not to provide any rules for heritage settings (as addressed in Key Issue 2 above) or archaeological sites given these are protected by the Historic Heritage Pouhere Taonga Act 2014. The latest Arch Site mapping of these sites is however provided on the PDP maps as an alert to property developers and landowners.

4. *Kāinga Ora opposes requiring resource consent for safety alterations to heritage items and expects that this requirement may have unintended consequences on the safety and long-term viability of heritage buildings. In this respect, Kāinga Ora considers that any potential issues and/or adverse effects resulting from safety alterations can instead by managed through a permitted activity framework subject to compliance with a corresponding set of conditions.*

6.3.18 This aspect of the submission point is opposed by HNZPT (FS7.005).

6.3.19 Safety alterations are generally works required by the Building Act 2004 (or Building Code), and in the case of seismic strengthening works, require identification or structural assessment by a chartered professional engineer (Rules HH-R3 and HH-R4). Seismic strengthening works in particular can have significant adverse effects on heritage buildings and the rule framework as proposed allows for some flexibility (in activity status) depending on the heritage category of the item. The purpose of these rules is to provide a more enabling pathway than Rules HH – R5 and HH-R6 that provide for general 'alteration' works. This recognises that where safety works are required to enable the ongoing safe function of

buildings, the heritage values of the buildings are appropriately taken into account. I am satisfied this is an appropriate and balanced approach in achieving the outcomes sought by section 6(f) of the RMA

6.3.20 Kāinga Ora have not offered any alternative 'permitted activity' conditions to support this particular submission point and I am therefore unable to assess if it would provide a more effective or efficient alternative. I am also unsure what the unintended consequences of the PDP approach would be and consider the notified provisions for safety alterations set out an appropriate resource consent pathway to address the potential effects of such activities on heritage buildings.

6.3.21 I therefore do not agree with this aspect of Kāinga Ora's submission.

*5. In line with the above, Kāinga Ora opposes requiring resource consent for internal alterations of heritage items.*

6.3.22 This aspect of the submission point is opposed by HNZPT (FS7.005).

6.3.23 Under the PDP rule framework only Category 1 heritage items would require a resource consent for internal alterations (Rule HH-R5.3). I consider this approach appropriate, given the relatively small number of Category 1 heritage items in CHB and their significance as places *'of **special** or **outstanding** historical or cultural significance or value'*.[2] I am unsure what the unintended consequences of this approach would be, and therefore do not agree with this aspect of Kāinga Ora's submission.

*6. Where locations are known, 'silent file' features and sites should be mapped in consultation with iwi to ensure that they are appropriately protected and to provide greater clarity to all parties on when tangata whenua may be directly impacted by a resource consent application.*

6.3.24 This aspect of the submission point is supported by HNZPT (FS7.005).

6.3.25 I agree that 'silent files' can be a useful method for protecting features and sites of importance to Māori and that such sites should be mapped in consultation with iwi, but at this point in time Council do not have that information. It is one of the matters Council is hoping to progress with its iwi partners as their relationship develops and capacity in iwi organisations is available for this purpose. This matter is also being considered as part of the hearing of submissions on the SASM - Sites and Areas of Significance to Māori chapter as part of the TW-Hearing Topic.

*7. Greater clarity regarding the spatial extents of archaeological sites and sites of significance is needed to confirm whether an activity will trigger resource consenting requirements under HH and/or SASM provisions.'*

6.3.26 This aspect of the submission point is supported by HNZPT (FS7.005).

6.3.27 As noted above, the PDP has identified archeological sites on the planning maps for information purposes only, and there are no associated rules or other provisions provided in the PDP. There is therefore no intention to map the spatial extent of archaeological sites. As also noted above, Council has elected to focus on protection of heritage items as a first step in introducing a regulatory approach to the District. With respect to Sites and Areas of Significance to Māori, the SASM chapter clearly identifies that the schedule is inaccurate and incomplete and that further research, evaluation and engagement between Council and tangata whenua is necessary to accurately identify, understand, document and map this resource. Therefore whilst I agree that greater clarity regarding the spatial extents of these items and sites is desirable, this information is currently not available. This matter is also being considered as part of the hearing of submissions on the SASM - Sites and Areas of Significance to Māori chapter as part of the TW-Hearing Topic.

6.3.28 I note that in support of this submission, HNZPT have also supported amending Rule HH-R8 to make demolition of scheduled Wāhi Tapu a non-complying activity. Schedule HH-SCHED2 includes a number of Wāhi Tapu and therefore demolition of these sites would require consent as a non-complying activity. This rule was amended in response to a submission on the Draft Plan from HNZPT.

6.3.29 In conclusion, I am satisfied that Council has worked with the Central Hawke's Bay community and HNZPT through the draft process to come up with a chapter that meets community need. Noting that we are not in total agreement with NZPHPT on all matters, there is, other than this submission, general acceptance of the provisions as a whole. Given the current District Plan has no rules relating to Historic Heritage, this chapter is a significant move by Council towards the protection of historic heritage in the district as required by section 6(c)RMA. With respect to archaeological sites, as outlined above, the PDP

[2] As described in: https://www.heritage.org.nz/the-list/about-the-list

has sought to not duplicate the requirements of the Heritage New Zealand Pouhere Taonga Act 2014 and picks up those matters that are not controlled by that Act. In addition, Kāinga Ora has not provided any specific amendments

6.3.30 Overall, for the reasons outlined above, I recommend that S129.060 Kāinga Ora be rejected.

Amendments to 'Introduction'

6.3.31 The 'Introduction' section sets out the District Plan context and approach to protection of the District's Historic Heritage. I agree it is important that any reference to the Heritage New Zealand Pouhere Taonga Act 2014 is correct, however I do not consider it necessary to include complete sections of this Act in the introduction as requested by S18.001 E Pisheif. My preference would be to adopt the changes as sought by HNZPT and amend the section as follows:

'**Introduction**

…

Legislation including the Heritage New Zealand Pouhere Taonga Act 2014 and the RMA, impacts on the way Council deals with heritage issues. The Heritage New Zealand Pouhere Taonga Act 2014 provides a framework for the recognition of places of historical, cultural and ancestral significance including historic places (archaeological sites, buildings and memorials), historic areas, wāhi tūpuna, wāhi tapu and wāhi ~~**taonga**~~**tapu** areas. Listing of such items or sites does not, however, provide specific protection under this Act. Listing is primarily a means of identifying the significant heritage items for the purposes of information and advocacy, with items listed by Heritage New Zealand Pouhere Taonga notified to territorial local authorities.

…

There are also legal responsibilities that relate to archaeological sites, whether they are identified, unknown, listed or recorded. Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offence for anyone to ~~**destroy, damage or**~~ modify **or destroy, or cause to be modified or destroyed,** the whole, or any part of any site, if it is known or suspected to be an archaeological site. Section 44 of the Act, requires applications for an authority to ~~**destroy, damage or**~~ modify **or destroy, or cause to be modified or destroyed,** an archaeological site to be made to Heritage New Zealand *Pouhere Taonga*.

6.3.32 The amendment requested by Kairakau Land Trust seeks to emphasise that not all sites are recorded. Whilst HNZPT supports the reason for this submission, they do not consider any change is needed given the broader context of this paragraph which clearly states developers have legal obligations regarding archaeology regardless of whether they are recorded sites or not.

**6.3.33** I agree with Kairakau Land Trusts concerns. Unrecorded sites are more difficult to protect and rely on a willing and alert developer, and robust consultation mechanisms in the preparation stages. Whilst this section does already note that legal responsibilities apply to all archaeological sites, whether they are identified, unknown, listed or recorded, I do consider the amendment as sought by Kairakau Lands Trust further reinforces this.

6.3.34 I also note Kāinga Ora (FS23.79) has 'opposed in part' the changes to the 'Introduction section' sought by S84.001 Kairakau Lands Trust, and 'opposed' S55.020 HNZPT, however I am unclear of the specific basis for this opposition (other than that they have opposed the Historic Heritage chapter in general). Kāinga Ora may wish to elaborate on this further at the Hearing.

6.3.35 For the reasons outlined above, I recommend that S55.020 HNZPT and S84.001 be accepted; and S18.001 E Pisheif be accepted in part.

Amendments to 'Principal Reasons'

6.3.36 Amendments to the 'Principal Reasons' as sought by Kairakau Lands Trust are supported by HNZPT. I agree that these amendments highlight the importance of the need to seek early advice with respect to the potential for finding archaeological sites when undertaking earthworks.

6.3.37 I note Kāinga Ora (FS23.67) opposes S55.036 HNZPT that supports retaining the 'Principal Reasons', however I am unclear of the basis for this opposition (other than that they have opposed the Chapter in general). Kāinga Ora may wish to elaborate on this further at the Hearing.

6.3.38 I recommend that S84.002 Kairakau Lands Trust and S55.036 HNZPT be accepted.

## 6.4 Recommendations

6.4.1 For the reasons outlined above, I recommend that the PDP Historic Heritage Introduction and Principal Reasons be amended (as outlined in Recommended Amendments below).

6.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT S55.001, S55.020,
- Kairakau Lands Trust, S84.001, S84.002

6.4.3 I recommend that the following submission(s) be **accepted in part**:

- E Pishief, S18.001,
- HNZPT, S55.036

6.4.4 I recommend that the following submission(s) be **rejected**:

- HNZPT, S55.013
- Kāinga Ora, S129.060

6.4.5 I recommend the following submission is **noted:**

- Kairakau Lands Trust, S84.023

6.4.6 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 6.5 Recommended Amendments

6.5.1 I recommend the following amendments are made:

Part 1- Introduction and General Provisions/ How the Plan Works/ Statutory Context/ Other Plans:

New Zealand Heritage List/ Rārangi Kōrero:

The New Zealand Heritage List/Rārangi Kōrero which is administered by the Heritage New Zealand Pouhere Taonga Act 2014, lists information about New Zealand's significant heritage places including archaeological sites, buildings or memorials that are of special or outstanding historical or cultural significance or value (Category 1) and those of historical or cultural heritage, significance or value (Category 2). It also lists historic areas, wāhi tūpuna, wāhi tapu and wāhi **tapu~~taonga~~** areas.

HH-Introduction:

…

Legislation including the Heritage New Zealand Pouhere Taonga Act 2014 and the RMA, impacts on the way Council deals with heritage issues. The Heritage New Zealand Pouhere Taonga Act 2014 provides a framework for the recognition of places of historical, cultural and ancestral significance including historic places (archaeological sites, buildings and memorials), historic areas, wāhi tūpuna, wāhi tapu and wāhi ~~taonga~~ **tapu** areas. Listing of such items or sites does not, however, provide specific protection under this Act. Listing is primarily a means of identifying the significant heritage items for the purposes of information and advocacy, with items listed by Heritage New Zealand Pouhere Taonga notified to territorial local authorities.

…

… Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offence for anyone to ~~**destroy, damage or**~~ modify **or destroy, or cause to be modified or destroyed,** the whole, or any part of any site, if it is known or suspected to be an archaeological site. Section 44 of the Act, requires applications for an authority to ~~**destroy, damage or**~~ modify **or destroy, or cause to be modified or destroyed,** an archaeological site to be made to Heritage New Zealand *Pouhere Taonga*. The location of recorded archaeological sites in Central Hawke's Bay as at the date of notification of the District Plan are shown on the Planning Maps. This is for information purposes only, as an alert to Council and landowners. Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest **recorded** site ~~**record**~~ information prior to commencing any land disturbance activities. **It should be noted that there are many unrecorded archaeological sites, and developers also have a responsibility to avoid damage to these.**

…

HH - Principal Reasons:

Unrecorded archaeological sites **~~may be~~are usually accidentally** discovered during earthworks and **irreparably damaged**. **T~~t~~**herefore**,** it is also important that applicants seek advice at an early stage when earthworks are proposed, especially in areas known to be **~~the site of~~associated with** pre-1900 activity.

## 6.6 Section 32AA Evaluation

6.6.1 The changes proposed, in isolation, are not considered to be a significant departure from the Proposed District Plan as notified.

6.6.2 The above recommendations are considered minor, where the changes would improve the effectiveness of provisions without changing the policy approach, therefore S32AA re-evaluation is not warranted for the recommended amendments to the general provisions relating to Historic Heritage in the PDP.

# 7.0 Key Issue 4 – Issues and Objectives

## 7.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S121.150** | Federated Farmers | HH-OXX (new objective) | Amend | Add a new objective in the 'HH - Historic Heritage' chapter in the Proposed Plan as follows:<br>**'To promote the continued use of scheduled heritage buildings in the District where this encourages their retention, restoration and maintenance.'** | Accept in part |
| **FS7.008** | HNZPT | | Support | | Accept in part |
| **FS9.150** | Forest and Bird | | Oppose | | Reject |
| **S121.149** | Federated Farmers | HH-O1 | Amend | Amend HH-O1 as follows:<br>'Identify, preserve and enhance the District's significant heritage items, heritage character and history of the District.'<br>[no amendments provided in the relief sought] | Noted |
| **FS7.009** | HNZPT | | Support | | Noted |
| **FS9.149** | Forest and Bird | | Oppose | | Noted |
| **S57.057** | FENZ | HH-O2 | Support | Retain HH-O2 as notified. | Accept |
| **.** | | | | | |

7.1.1 In summary, three (3) submissions and four (4) further submissions have been received on the HH-Objectives provisions of the PDP. One (1) submission is in support and the other three seek amendments to the Objectives. There are no submissions opposing these provisions.

## 7.2 Matters Raised by Submitters

7.2.1 S121.150 Federated Farmers seeks the adoption of an additional objective in the 'HH - Historic Heritage' chapter as follows:

**HH-OXX 'To promote the continued use of scheduled heritage buildings in the District where this encourages their retention, restoration and maintenance.'**

7.2.2 Federated Farmers consider that this policy is needed to enable the continued use of heritage buildings such as farm homesteads and woolsheds. In their view this objective will provide a link with policies HH-P5, HH-P6 and HH-P7 and the permitted rules HH-R1, HH-R2 and HH-R3. Objective HH-O2 is only concerned with fire safety, but other uses and modern standards will also apply.

7.2.3 HNZPT (FS7.0080) supports inserting an additional objective that encourages continued use of scheduled buildings, where their values are retained or enhanced.

7.2.4 Forest and Bird (FS9.150) opposes this submission.

**7.2.5** S121.149 Federated Farmers seeks an amendment to Objective HH-O1, however it is not clear from their submission what amendment is sought.

7.2.6 Federated Farmers submit that whilst they support the identification of heritage items, one of their concerns is that when an item or a site is identified through a scheduling process, the affected landowner has no greater rights to submit on the proposal than those of the general public, and that heritage values on privately owned land are often treated as a public or free good.

7.2.7 In their view, as with wāhi tapu sites, it is important that when heritage items are being identified, consultation with the landowner is an integral part of that process.

7.2.8 They also identify that some other issues commonly reported by farmers in relation to historic heritage including:

- imprecise or inaccurate mapping of sites, leading to confusion over which areas are subject to provisions and which are not.
- the importance of recognition in plans and policies that some farming activities have no adverse effect on the protected values or can aid in the maintenance of historic sites, including appropriate grazing, fencing repairs, road or path maintenance / upgrading, and weed control.

7.2.9 HNZPT (FS7.009) supports Federated Farmers points relating to accurate mapping of heritage places, and the recognition of activities which do not cause adverse effects, or which can enhance heritage sites. They have not sought any particular changes.

7.2.10 Forest and Bird (FS9.149) opposes the amendment and decision sought by Federated Farmers on the basis that it would result in continued loss of indigenous biodiversity in Hawkes Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

7.2.11 S57.057 FENZ supports retaining Objective HH-O2.

## 7.3 Analysis

7.3.1 The proposed new objective sought by Federated Farmers seeks to highlight that many of the scheduled heritage building in the District, are working buildings, for example farm homesteads, woolsheds etc. and they consider such an objective is needed to acknowledge this. In their view such an objective would contribute to Anticipated Environmental Result AER-3: '*the productive use of heritage buildings and sites'* and link well with Policies HH-P5, HHP6, and HH-P7.

7.3.2 I note this submission point is supported by HNZPT.

7.3.3 I agree that it is important that heritage buildings can change and adapt to meet current day uses whilst still protecting the elements that give them their heritage value. Their ongoing usefulness is an important aspect in ensuring their protection. I agree that such an objective has a good fit with Anticipated Environmental Result AER-3: '*the productive use of heritage buildings and sites'* and links well with Policies HH-P5, HHP6, and HH-P7 and therefore support adopting this new policy. I do not consider that as an objective it needs be restricted to 'scheduled' buildings, as Council and the community may also wish to promote the continued use of heritage buildings that are not listed in the schedule. If Council agrees to adopt this objective, I suggest deleting this reference.

7.3.4 For the reasons above I recommend S121.150 Federated Farmers be accepted in part.

7.3.5 Federated Farmers have submitted seeking an amendment to Objective HH-O1, however it is not clear from their submission what amendment is sought. Their key concerns relate to the consultation and identification process, and landowners rights particularly where scheduled items are in private ownership.

7.3.6 I agree that consultation with landowners is important in the process of identifying items to be included on the Heritage Schedule. In the case of Central Hawke's Bay, the heritage items listed in Schedule HH-SCHED2 are based on those contained in the New Zealand Heritage List / Rārangi Korero compiled by HNZPT for the purposes of the Resource Management Act. Inclusion or removal of items from the List must be completed in accordance with the process set out in the NZHPTA, including a requirement to publicly notify any application and give notice to landowners and the relevant local authority (Section 67(4)).

7.3.7 I also note that Schedule HH-SCHED2 generally includes buildings or sites that have been 'rolled over' from the Operative District Plan Appendix B - Schedule of Heritage Buildings and Notable Trees, and therefore all items on that List have been through a consultation process pursuant to the New Zealand Heritage Pouhere Taonga Act 2014, 2014 (or earlier versions of the legislation), as as well as the District Plan review process.

7.3.8 I am therefore satisfied that appropriate landowner consultation processes are in place for items to be included on this Schedule.

7.3.9 It is not clear what relief is sought, if any, and Federated Farmers may wish to clarify this at the Hearing.

7.3.10 On the basis of the above reasons, including no specific amendments being identified, I recommend that S121.149 be noted.

7.3.11 As S57.057 FENZ supports retaining Objective HH-O2, I recommend this submission be accepted.

## 7.4 Recommendations

7.4.1 For the reasons outlined above, I recommend that Objective HH-O3 be amended (as outlined in Recommended Amendments below).

7.4.2 I recommend that the following submission(s) be **accepted**:

- FENZ, S57.057

7.4.3 I recommend that the following submission(s) be **accepted in part**:

- Federated Farmers, S121.150

7.4.4 I recommend that the following submission(s) be **noted**:

- Federated Farmers, S121.149

7.4.5 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 7.5 Recommended Amendments

7.5.1 I recommend the following amendment is made:

**HH-O3 To promote the continued use of heritage buildings in the District where this encourages their retention, restoration and maintenance.**

## 7.6 Section 32AA Evaluation

7.6.1 The introduction of new objective HH-O3, is not considered to be a significant departure from the Proposed District Plan as notified. It responds to Key Issue, HH-I1 being the '*loss of historic heritage'* as well as Council's duty under section 6(f) to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development. It specifically recognises the value of encouraging activities that facilitate the retention and /or enhancement of the district's heritage items through providing flexibility in how heritage buildings are used, which is already reflected in the policy and rule framework (refer in particular Policy HH-P5 and the rule framework). In that sense it 'rounds out' the objective 'package' and I consider it is an appropriate objective to add to the PDP, to address the identified heritage issue.

7.6.2 Whilst the alternative of not including this objective would still achieve the sustainable management of the district's heritage resource, in my opinion its inclusion overall enhances the notified PDP policy approach to Historic Heritage.

7.6.3 No additional environmental, economic, cultural or social costs will result from including this objective and it may have potential social benefits in that it encourages keeping the district's heritage viable through providing for the ongoing day to day use of heritage items.

# 8.0 Key Issue 5 – Policies

## 8.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.021** | HNZPT | HH-P1 | Support | Amend HH-P1 as follows:<br>'To identify and classify heritage items in the District according to their relative significance and value including aesthetic, archaeological, architectural, cultural, historic, social, spiritual, technological, industrial or traditional significance or value, **and their rarity, representativeness, authenticity and integrity.**' | Accept |
| **FS23.53** | Kāinga Ora | | Oppose | | Reject |
| **S121.151** | Federated Farmers | HH-P1 | Amend | Retain HH-P1 as proposed.<br>And ensure landowners are adequately consulted when identifying and classifying heritage items. | Accept |
| **FS9.151** | Forest and Bird | | Oppose | | Reject |
| **S121.152** | Federated Farmers | HH-P2 | Oppose | Amend HH-P2 as follows:<br>'To identify archaeological sites to assist the continued protection of these sites **from inappropriate subdivision, use and development.**' | Accept |
| **FS7.0010** | HNZPT | | Support | | Accept |
| **FS9.152** | Forest and Bird | | Oppose | | Reject |
| **S121.153** | Federated Farmers | HH-P4 | Support | Retain HH-P4 as proposed. | Accept |
| **FS9.153** | Forest and Bird | | Oppose | | Reject |
| **S121.154** | Federated Farmers | HH-P5 | Support | Retain HH-P5 as proposed. | Accept |
| **FS9.154** | Forest and Bird | | Oppose | | Reject |
| **S121.155** | Federated Farmers | HH-P6 | Support | Retain HH-P6 as proposed. | Accept |
| **FS9.155** | Forest and Bird | | Oppose | | Reject |
| **S57.058** | FENZ | HH-P7 | Support | Retain HH-P7 as notified. | Accept |
| **.** | | | | | |
| **S121.156** | Federated Farmers | HH-P7 | Support | Retain HH-P7 as proposed. | Accept |
| **FS9.156** | Forest and Bird | | Oppose | | Reject |

8.1.1 In summary, eight (8) submissions and eight (8) further submissions have been received on the Historic Heritage Policy provisions of the PDP. Seven submissions are in support of these policies, and one opposes provisions seeking an amendment.

## 8.2 Matters Raised by Submitters

8.2.1 S55.021 HNZPT seeks an amendment to Policy HH-P1 as follows:

'HH-P1 To identify and classify heritage items in the District according to their relative significance and value including aesthetic, archaeological, architectural, cultural, historic, social, spiritual, technological, industrial or traditional significance or value, **and their rarity, representativeness, authenticity and integrity.'**

8.2.2 HNZPT support the intention of Policy HH-P1, however consider the wording should be revised to take into account rarity, representativeness, authenticity, and integrity values, which are also important heritage values which are currently not included in the values listed in policy HH-P1.

8.2.3 Kāinga Ora (FS23.53) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

8.2.4 S121.151 Federated Farmers seeks that Policy HH-P1 be retained on the basis that landowners are adequately consulted when identifying and classifying heritage items.

8.2.5 Forest and Bird (FS9.151) opposes the amendment and decision sought by Federated Farmers on the basis that it would result in continued loss of indigenous biodiversity in Hawkes Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

8.2.6 S121.152 Federated Farmers seeks an amendment to Policy HH-P2 as follows:

'HHP2 To identify archaeological sites to assist the continued protection of these sites **<u>from inappropriate subdivision, use and development</u>.'**

8.2.7 HNZPT (FS7.0010) supports the inclusion of RMA Section 6(f) words in this policy.

8.2.8 Forest and Bird (FS9.152) opposes the amendment and decision sought by Federated Farmers on the basis that it would result in continued loss of indigenous biodiversity in Hawkes Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

8.2.9 S121.153 Federated Farmers supports retaining Policy HH-P4.

8.2.10 Forest and Bird (FS9.153) opposes the amendment and decision sought by Federated Farmers on the basis that it would result in continued loss of indigenous biodiversity in Hawkes Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

8.2.11 S121.154 Federated Farmers supports retaining Policy HH-P5.

8.2.12 Forest and Bird (FS9.154) opposes the amendment and decision sought by Federated Farmers on the basis that it would result in continued loss of indigenous biodiversity in Hawkes Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

8.2.13 S121.155 Federated Farmers supports retaining Policy HH-P6.

8.2.14 Forest and Bird (FS9.155) opposes the amendment and decision sought by Federated Farmers on the basis that it would result in continued loss of indigenous biodiversity in Hawkes Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

8.2.15 S57.058 FENZ and S121.156 Federated Farmers support retaining Policy HH-P7.

8.2.16 Forest and Bird (FS9.156) opposes the amendment and decision sought by Federated Farmers on the basis that it would result in continued loss of indigenous biodiversity in Hawkes Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

## 8.3 Analysis

<u>Policy HH-P1</u>

8.3.1 HNZPT seek an amendment to Policy HH-P1 to also reference *'rarity, representativeness, authenticity and integrity'* values. The values in the notified PDP corelate to the criteria set out in Section 66(1) of the Heritage New Zealand Pouhere Taonga Act 2014 for demonstrating significance:

*S66(1) Heritage New Zealand Pouhere Taonga may enter any historic place or historic area in the New Zealand Heritage List/Rārangi Kōrero if it is satisfied that the place or area has aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.*

8.3.2 The additional terms sought for inclusion by NZHPT, being 'rarity, representativeness, authenticity and integrity' are threshold indicators that are relevant in establishing how significant a historic place or area is and are used in determining whether a historic place should be assigned either Category 1 or Category

2[3]. This policy is about identification and classification of the District's historic heritage, therefore I am satisfied it is appropriate to include these terms within this policy.

8.3.3 For the reasons outlined I recommend S55.021 HNZPT be accepted.

Policy HH-P2

*8.3.4* Federated Farmers seek an amendment to Policy HH-P2 to qualify this policy by adding the words *'from inappropriate subdivision, use and development'.* I agree that this amendment gives more certain direction and aligns with S6(f) of the RMA.

*8.3.5* I recommend that S121.152 Federated be accepted.

Policy HH-P4, HH-P5, HH-P6 and HH-P7

8.3.6 Submissions on policies HH-P4, HH-P5, HH-P6 and HH-P7 are all in support. Whilst Forest and Bird have further submitted in opposition to Federated Farmers submission points on these policies, as outlined above their key concern is with respect to loss of indigenous biodiversity, and does not apply in this context, so I have disregarded it.

8.3.7 I therefore recommend that S121.153, S121.154, S121.155, S121.156 (Federated Farmers) and S57.058 (FENZ) be accepted.

## 8.4 Recommendations

8.4.1 For the reasons outlined above, I recommend that Policies HH-P1 & HH-P2 be amended (as outlined in Recommended Amendments below).

8.4.2 I recommend that the following submission(s) be **accepted**:

- Federated Farmers, S121.151, S121.152, S121.153, S121.154, S121.155 S121.156.
- FENZ, S57.058
- HNZPT, S55.021

8.4.3 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 8.5 Recommended Amendments

8.5.1 I recommend the following amendments are made:

HH-P1 To identify and classify heritage items in the District according to their relative significance and value including aesthetic, archaeological, architectural, cultural, historic, social, spiritual, technological, industrial or traditional significance or value~~.~~ **, and their rarity, representativeness, authenticity and integrity.**

HH-P2 To identify archaeological sites to assist the continued protection of these sites **from inappropriate subdivision, use and development.**

## 8.6 Section 32AA Evaluation

8.6.1 The changes proposed, in isolation, are not considered to be a significant departure from the Proposed District Plan as notified.

8.6.2 The above recommendations are considered minor, where the changes would improve the effectiveness of provisions without changing the policy approach, therefore S32AA re-evaluation is not warranted for the amendments to the Historic Heritage 'Policies' provisions of the PDP.

[3] Page 7 'Demonstrating Significance' as set out in Significance Assessment Guidelines – Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List / Rārangi Kōrero, R O'Brien & J Barnes-Wylie, Heritage New Zealand Pouhere Taonga (2019)

# 9.0 Key Issue 6 – Rules

## 9.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.023** | HNZPT | HH-R1 | Oppose | Amend HH-R1 as follows:<br>'1. Activity Status: PER<br>Where the following conditions are met: ~~N/A~~<br>**a. The work carried out on the building must generally match the original in terms of quality, materials and detailing;**<br>**b. Repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished;**<br>**c. Any materials removed to carry out the repairs must be limited to the amount necessary to carry out the works;**<br>**d. The work is for the purposes of keeping the building in good condition;**<br>**e. There must be no damage to the heritage item when undertaking the repairs and maintenance, and protective material must be used where necessary to prevent damage.'** | Accept |
| **FS23.56** | Kāinga Ora | | Oppose | | Reject |
| **S57.219** | FENZ | HH-R1 | Support | Retain HH-R1 as notified. | Accept in part (subject to amendment from other submissions) |
| **.** | | | | | |
| **S117.053** | Chorus | HH-R2 | Amend | Amend HH-R2 as follows:<br>'1. Activity Status: PER<br>Where the following conditions are met:<br>a. ...<br>b. The new or replaced connection work does not involve a change or addition to the exterior of the building, **with the exception of small (less than 0.1m3 in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached.** | Accept in part |

| | | | | | |
|---|---|---|---|---|---|
| | | | | Note: Where this is not the case, the work will be assessed as an 'alteration'.' | |
| **FS7.011** | HNZPT | | Support | | Accept in part |
| **FS9.481** | Forest and Bird | | Oppose | | Reject |
| **S118.053** | Spark | HH-R2 | Amend | Amend HH-R2 as follows:<br>'1. Activity Status: PER<br>Where the following conditions are met:<br>a. ...<br>b. The new or replaced connection work does not involve a change or addition to the exterior of the building, **with the exception of small (less than 0.1m3 in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached.**<br>Note: Where this is not the case, the work will be assessed as an 'alteration'.' | Accept in part |
| **.** | | | | | |
| **S119.053** | Vodafone | HH-R2 | Amend | Amend HH-R2 as follows:<br>'1. Activity Status: PER<br>Where the following conditions are met:<br>a. ...<br>b. The new or replaced connection work does not involve a change or addition to the exterior of the building, **with the exception of small (less than 0.1m3 in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached.**<br>Note: Where this is not the case, the work will be assessed as an 'alteration'.' | Accept in part |
| **.** | | | | | |
| **S90.027** | Centralines | HH-R2 | Support | Retain HH-R2 as notified. | Accept in part (subject to amendment from other submissions) |
| **.** | | | | | |
| **S57.220** | FENZ | HH-R2 | Support | Retain HH-R2 as notified. | Accept in part (subject to amendment from other submissions) |
| **.** | | | | | |
| **S55.024** | HNZPT | HH-R3 | Support | Amend HH-R3 as follows:<br>'1. Activity Status: ~~PER~~ **CON**<br>Where the following conditions are met: ~~N/A~~<br>**a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.**<br>~~2. Activity status where compliance is not achieved: N/A~~ | Accept in part |

| | | | | | |
|---|---|---|---|---|---|
| | | | | **Matters over which control is reserved:**<br>**HH-AM1.'** | |
| **FS23.57** | Kāinga Ora | | Oppose | | Reject |
| **S57.221** | FENZ | HH-R3 | Support | Retain HH-R3 as notified. | Accept in part (subject to amendment from other submissions) |
| **.** | | | | | |
| **S55.025** | HNZPT | HH-R4 | Support | Retain HH-R4 as notified. | Accept |
| **.** | | | | | |
| **S57.222** | FENZ | HH-R4 | Support | Retain HH-R4 as notified. | Accept |
| **.** | | | | | |
| **S55.026** | HNZPT | HH-R5 | Support | Amend HH-R5 as follows:<br>'Category 2 Heritage Items<br>1. Activity Status: ~~PER~~**CON**<br>~~Where the following conditions are met: N/A~~<br>**Matters over which control is reserved:**<br>**HH-AM2.'** | Reject |
| **FS23.58** | Kāinga Ora | | Oppose | | Accept |
| **S57.223** | FENZ | HH-R5 | Support | Retain HH-R5 as notified. | Accept |
| **.** | | | | | |
| **S55.027** | HNZPT | HH-R6 | Support | Retain HH-R6 as notified. | Accept |
| **FS23.59** | Kāinga Ora | | Oppose | | Reject |
| **S57.224** | FENZ | HH-R6 | Support | Retain HH-R6 as notified. | Accept |
| **.** | | | | | |
| **S117.054** | Chorus | HH-R6 | Amend | Amend HH-R6 as follows:<br>'External alterations to heritage items identified in HH-SCHED2<br>Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan **or any customer connections that result in external changes to the building that are permitted under Rule HH-R2.**<br>...' | Reject |
| **FS7.012** | HNZPT | | Support | | Reject |
| **FS9.482** | Forest and Bird | | Oppose | | Accept |
| **S118.054** | Spark | HH-R6 | Amend | Amend HH-R6 as follows:<br>'External alterations to heritage items identified in HH-SCHED2<br>Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan **or any customer connections that result in external changes to the building that are permitted under Rule HH-R2.**<br>...' | Reject |
| **.** | | | | | |
| **S119.054** | Vodafone | HH-R6 | Amend | Amend HH-R6 as follows: | Reject |

| | | | | | |
|---|---|---|---|---|---|
| | | | | 'External alterations to heritage items identified in HH-SCHED2<br>Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan **or any customer connections that result in external changes to the building that are permitted under Rule HH-R2.**<br>...' | |
| **.** | | | | | |
| **S55.028** | HNZPT | HH-R7 | Support | Retain HH-R7 as notified. | Accept |
| **FS23.60** | Kāinga Ora | | Oppose | | Reject |
| **S57.225** | FENZ | HH-R7 | Support | Retain HH-R7 as notified. | Accept |
| **.** | | | | | |
| **S55.029** | HNZPT | HH-R8 | Support | Retain HH-R8 as notified. | Accept |
| **FS7.013** | HNZPT | | Support | | Accept |
| **FS23.61** | Kāinga Ora | | Oppose | | Reject |
| **S57.226** | FENZ | HH-R8 | Support | Retain HH-R8 as notified. | Accept |
| **.** | | | | | |

9.1.1 In summary, twenty four (22) submissions and ten (10) further submissions have been received on the Historic Heritage 'Rules' of the PDP. Fourteen (14) submissions are in support of these provisions. One submission opposes the rules and other submissions seek amendments.

## 9.2 Matters Raised by Submitters

Rule HH-R1

9.2.1 S55.023 HNZPT seeks an amendment to Rule HH-R1 relating to repairs and maintenance of identified heritage items to include the following conditions:

'1. Activity Status: PER

Where the following conditions are met: ~~**N/A**~~

**a. The work carried out on the building must generally match the original in terms of quality, materials and detailing;**

**b. Repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished;**

**c. Any materials removed to carry out the repairs must be limited to the amount necessary to carry out the works;**

**d. The work is for the purposes of keeping the building in good condition;**

**e. There must be no damage to the heritage item when undertaking the repairs and maintenance, and protective material must be used where necessary to prevent damage.'**

9.2.2 Whilst HNZPT supports the activity status for Rule HH-R1 for 'repairs and maintenance' they consider that there are some aspects of the definition of that are better suited to be included as permitted activity standards as part of Rule HH-R1. They also recommend two additional clauses related to avoiding damage to heritage fabric when repairs are undertaken, and limiting the amount of fabric removed to the minimum necessary.

9.2.3 Kāinga Ora (FS23.56) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

9.2.4 FENZ (S57.219) supports retaining Rule HH-R1.

Rule HH-R2

9.2.5 Network utility companies Chorus (S117.053), Spark (S118.053) and Vodafone (S119.053) seek the following amendment to Rule HHR-2 relating to new underground electricity, gas or telecommunication customer connections, or the replacement of existing overhead electricity or telecommunication customer connections, affecting identified heritage items.

'1. Activity Status: PER

Where the following conditions are met:

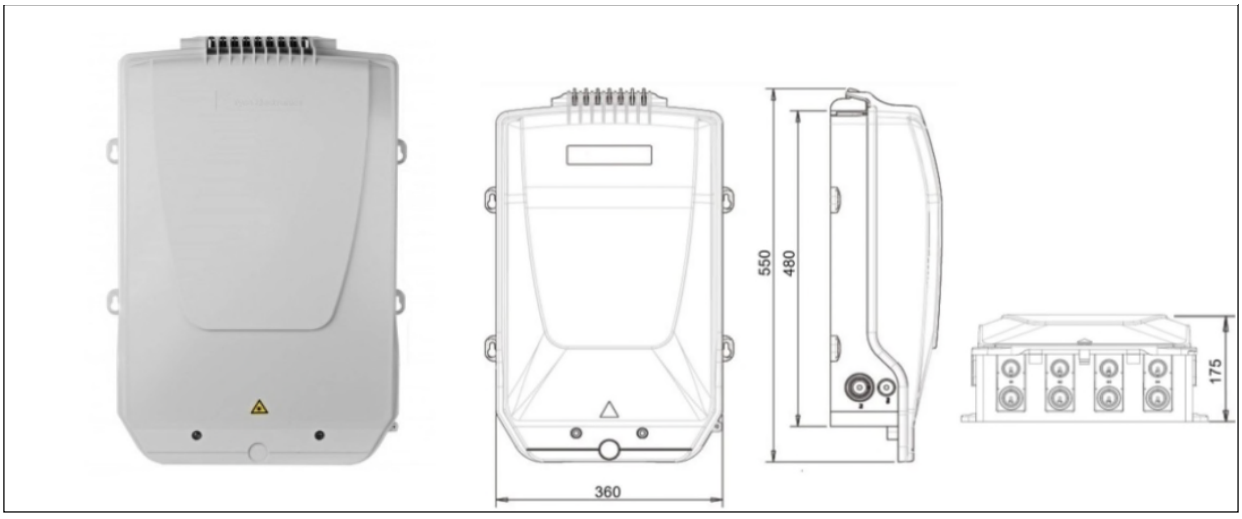
a. ...

b. The new or replaced connection work does not involve a change or addition to the exterior of the building, **with the exception of small (less than 0.1m$^3$ in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached.**

Note: Where this is not the case, the work will be assessed as an 'alteration'.'

9.2.6 These submitters support the provisions allowing for customer connections however submit that there should also be provision in this rule for the underground connection to attach above ground to the building in question, but not to the primary façade. As an example, they cite the provision of small boxes typically just above ground level on a building which provide access to the underground customer connection,

*Figure 1: Example of Customer Connection Boxes (Source SubmissionS117Chorus, S118 Spark and S119 Vodafone)*




9.2.7 HNZPT (FS7.011) supports the amendment sought by Chorus (S117.0530) on the basis that the requested amendment provides for necessary connections while at the same time minimising the adverse effects on heritage places.

9.2.8 Forest and Bird (FS9.481) opposes the amendment sought by Chorus (S117.0530) on the basis that the amendments and decisions sought would result in continued loss of indigenous biodiversity in Hawke's Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

9.2.9 S90.027 Centralines and S57.220 FENZ supports retaining Rule HH-R2 as notified.

Rule HH-R3

9.2.10 S55.024 HNZPT seeks the activity status of Rule HH-R3.1 relating to internal safety alterations to identified heritage items be amended from 'permitted' to 'controlled' and the following conditions be provided:

'1. Activity Status: PER CON

Where the following conditions are met: ~~**N/A**~~

**a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.**

**2. Activity status where compliance is not achieved: N/A**

**Matters over which control is reserved: HH-AM1.'**

9.2.11 Kāinga Ora (FS23.57) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

9.2.12 S57.221 FENZ supports retaining Rule HH-R3.

Rule HH-R4

9.2.13 S55.025 HNZPT and S57.222 FENZ support retaining Rule HH-R4 relating to external safety alterations to identified heritage items.

Rule HH-R5

9.2.14 S55.026 HNZPT seeks the activity status of Rule HH-R5 relating to internal alterations to identified heritage items be amended from 'permitted' to 'controlled' and the following conditions be provided:

'Category 2 Heritage Items

1. Activity Status: ~~**PER**~~**CON**

Where the following conditions are met: N/A

**Matters over which control is reserved: HH-AM2.'**

9.2.15 Kāinga Ora (FS23.58) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

9.2.16 S57.223 FENZ supports retaining Rule HH-R5.

Rule HH-R6

9.2.17 Network utility companies Spark (S118.054) and Vodafone (S119.054) seek the following amendment to Rule HH-R6 relating to external alterations to identified heritage items:

'External alterations to heritage items identified in HH-SCHED2

Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan **or any customer connections that result in external changes to the building that are permitted under Rule HH-R2**.

...'

Rule HH-R7

9.2.18 S55.028 HNZPT supports retaining HH-R7.

9.2.19 Kāinga Ora (FS23.60) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

9.2.20 S57.225 FENZ supports retaining Rule HH-R7.

## 9.3 Analysis

Rule HH-R1

9.3.1 Rule HH-R1 provides for repairs and maintenance of heritage items in HH-SCHED 2. In response to a submission from HNZPT and as outlined in Key Issue 1 above, I have recommended stripping much of the descriptive text from the notified definition of 'Repairs and Maintenance (of a Heritage Item)' with a view to including it in this rule, as sought by this submission.

9.3.2 I note that clause (a), (b) and (d) are directly from the definition, and (c) and (e) are additional clauses sought by HNZPT. I consider that including clauses (a), (b) and (d) in the rule, rather than the definition, will provide clear direction to the plan user, as to any requirements to qualify as a repair and maintenance work. I also consider that clauses (c) and (e) are reasonable requirements to be included as conditions. Where these conditions cannot be met, I consider it would be appropraite that an activity would be assessed as an 'alteration' under Rule HH-R5 or HH-R6.

9.3.3 I therefore recommend that S55.023 HNZPT be accepted.

9.3.4 I recommend S57.219 FENZ be accepted in part (given the amendments outlined above).

Rule HH-R2

9.3.5 Chorus, Spark and Vodafone all seek a minor amendment to Rule HH-R2 to allow for small customer connection boxes to be erected to the exterior of Heritage Items, but not the façade. They have provided

examples of customer connection box in Appendix B to their full submission. Dimensions of such boxes are typically 175 x 55 millimeters (or less than 0.1m$^{3)}$ and they sit just above ground level on a building.

9.3.6 I consider that provision for customer connection boxes as a permitted activity, not to be unreasonable particularly given their small scale and their purpose for enabling heritage buildings to be adapted to current day use and expectations. I propose slightly amended wording as follows on the basis that it provides a clearer direction to plan users:

'HH-R2 New underground electricity, gas or telecommunication customer connections, or the replacement of existing overhead electricity or telecommunication customer connections, affecting heritage items identified in HH-SCHED2

All Heritage Items

1. Activity Status: PER

Where the following conditions are met:

a. ...

b. The new or replaced connection work does not involve a change or addition to the exterior of the building~~.~~ **except for the following:**

**(i) small customer connection boxes (less than 0.1m3 in volume) which are not affixed to the primary façade of the building.**

Note: Where this is not the case, the work will be assessed as an 'alteration'.

9.3.7 For the reasons outlined I recommend S117.053 Chorus, S118.053 Spark and S119.053 Vodafone be accepted in part.

9.3.8 I recommend S90.027 Centralines and S57.220 FENZ be accepted in part (given the amendments outlined above).

Rule HH-R3

9.3.9 HNZPT seek a change in activity status for 'internal safety alterations' to Category 2 Heritage Items from 'permitted' to controlled' and the inclusion of a condition and assessment matters. In response to S85.00 HNZPT I have recommended insertion of permitted activity conditions as a result of amendments to the definition of 'Safety Alterations (of a Heritage Item').

9.3.10 With respect to the activity status, whilst I acknowledge that interiors of Category 2 buildings can also have important heritage values, the Council has opted in this instance not to take a regulatory approach to their protection. Many of these places are privately owned working buildings or homes and Council has sought to allow a reasonable degree of flexibility for these landowners.

9.3.11 For these reasons I recommend that S55.024 HNZPT be accepted in part, in that permitted activity conditions are inserted but the activity status remains the same.

9.3.12 I recommend S57.221 FENZ be accepted in part (given the amendments outlined above).

Rule HH- R4

9.3.13 Submissions on Rule HH-R4 support it being retained and I recommend S55.025 HNZPT and S57.222 FENZ be accepted.

Rule HH-R5

9.3.14 Rule HH-R5 provides for internal alterations to Category 1 heritage items as a 'discretionary' activity and Category 2 heritage items as a 'permitted' activity. HNZPT seeks a controlled activity status for Category 2 heritage items with matters form control being those listed in Assessment Matters HH-AM2. For the same reasons outline with respect to Rule HH-R3 above (being internal safety alterations) Council seeks to provide greater flexibility for landowners of Category 2 heritage building. Council is mindful that most property owners have been good custodians over the years without any rule framework applying and the framework as notified has sought to provide a balance between a regulatory approach that focusses on the district's most important buildings and an advocacy approach to the preservation of its other heritage buildings.

9.3.15 For this reason I recommend S55.026 be rejected.

9.3.16 I recommend S57.223 FENZ that supports retaining Rule HH-R4 be accepted.

Rule HH-R6

9.3.17 Chorus, Spark and Vodafone seek an amendment to the note in the rule heading of Rule HH-R6 (External alterations to heritage items identified in Schedule HH-SCHED2) to reference back to the exclusions for small customer connection boxes include in Rule HH-R2 (New underground electricity, gas or telecommunication customer connections, or the replacement of existing overhead electricity or telecommunication customer connections, affecting heritage items identified in Schedule HH-SCHED2).

9.3.18 The note in Rule HH-R6 specifically seeks to exclude alterations that may impact signs, as the rules for signs are contained within a separate chapter of the PDP. I do not consider it necessary to provide a note to Rules within the same chapter.

9.3.19 I therefore recommend that S117.054 Chorus, S118.054 Spark and S119.054 Vodafone be rejected.

9.3.20 I recommend S55.027 HNZPT and S57.224 FENZ that support retaining Rule HH-R5 be accepted.

Rule HH-R7

9.3.21 Submissions on Rule HH-R7 support it being retained and I recommend S55.028 HNZPT and S57.225 FENZ be accepted.

Rule HH-R8

9.3.22 Submissions on Rule HH-R8 support it being retained and I recommend S55.029 HNZPT and S57.226 FENZ be accepted.

## 9.4 Recommendations

9.4.1 For the reasons outlined above, I recommend that that the Rules in the HH – Historic Heritage chapter of the PDP be amended (as outlined in Recommended Amendments below).

9.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT, S55.023, S55.025, S55.027, S55.028, S55.029
- FENZ, S57.222, S57.223, S57.224, S57.225, S57.226

9.4.3 I recommend that the following submission(s) be **accepted in part**:

- FENZ, S57.219, S57.220, S57.221
- Chorus, S117.053
- Spark, S118.053
- Vodafone, S119.053
- Centralines, S90.027
- HNZPT, S55.024

9.4.4 I recommend that the following submission(s) be **rejected**:

- HNZPT, S55.026
- Chorus, S117.054
- Spark, S118.054
- Vodafone, S119.054

9.4.5 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 9.5 Recommended Amendments

9.5.1 I recommend the following amendments are made:

| **HH-R1 Repairs and maintenance of heritage items identified in HH-SCHED2** | | |
|---|---|---|
| **All Heritage Items** | **1. Activity Status: PER**<br><br>**Where the following conditions are met: ~~NA~~**<br><br>**a. <u>The work carried out on the building must generally match the original in</u>** | **2. Activity status where compliance not achieved: ~~NA~~<u>HH-R5 & HH-R6 apply</u>** |

| | | |
|---|---|---|
| | **terms of quality, materials and detailing;**<br>**b. Repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished;**<br>**c. Any materials removed to carry out the repairs must be limited to the amount necessary to carry out the works;**<br>**d. The work is for the purposes of keeping the building in good condition;**<br>**e. There must be no damage to the heritage item when undertaking the repairs and maintenance, and protective material must be used where necessary to prevent damage.** | |
| **HH-R2 New underground electricity, gas or telecommunication customer connections, or the replacement of existing overhead electricity or telecommunication customer connections, affecting heritage items identified in HH-SCHED2** | | |
| **All Heritage Items** | **1. Activity Status: PER**<br>**Where the following conditions are met:**<br>a. No new support poles are required.<br>b. The new or replaced connection work does not involve a change or addition to the exterior of the building, **except for the following:**<br>i. **small customer connection boxes (less than 0.1m3 in volume) which are not affixed to the primary façade of the building.**<br>*Note: Where this is not the case, the work will be assessed as an 'alteration'.* | **2. Activity status where compliance not achieved: HH-R6 applies** |
| **HH-R3 Internal safety alterations to heritage items identified in HH-SCHED2** | | |
| **Category 2 Heritage Items** | **1. Activity Status: PER**<br>**Where the following conditions are met: ~~N/A~~**<br>**a. Where seismic strengthening work is proposed it must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake** | **2. Activity status where compliance not achieved: ~~NA~~HH-R5 applies.** |

| | | |
|---|---|---|
| | **performance of the type of building being assessed.**<br>**b. The works are required to satisfy or increase compliance with the Building Act 2004 and Building Code requirements.** | |
| **Category 1 Heritage Items** | **3. Activity Status: RDIS**<br>**Where the following conditions are met:**<br>a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application. *Note: Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*<br>**Matters over which discretion is restricted:**<br>b. HH-AM1. | **4. Activity status where compliance not achieved: DIS** |
| **HH-R4 External safety alterations to heritage items identified in HH-SCHED2** | | |
| **Category 2 Heritage Items** | **1. Activity Status: CON**<br>**Where the following conditions are met:**<br>a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.<br>*Note: Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*<br>**Matters over which control is reserved:**<br>b. HH-AM1. | **2. Activity status where compliance not achieved: RDIS**<br>**Matters over which discretion is restricted:**<br>a. HH-A~~C~~**M**2. |
| **Category 1 Heritage Items** | **1. Activity Status: RDIS**<br>**Where the following conditions are met:**<br>a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.<br>*Note: Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*<br>**Matters over which discretion is restricted:**<br>b. HH-AM1. | **2. Activity status where compliance not achieved: DIS** |
| **HH-R5 Internal alterations to heritage items identified in HH-SCHED2** | | |

| | | |
|---|---|---|
| ***Note: This rule does not apply to signs – signs are addressed in the SIGN – Signs chapter in the District Plan.*** | | |
| **Category 2 Heritage Items** | **1. Activity Status: PER**<br>**Where the following conditions are met: N/A** | **2. Activity status where compliance not achieved: N/A** |
| **Category 1 Heritage Items** | **3. Activity Status: DIS**<br>**Where the following conditions are met: N/A** | **4. Activity status where compliance not achieved: N/A** |
| **HH-R6 External alterations to heritage items identified in HH-SCHED2**<br>***Note: This rule does not apply to signs – signs are addressed in the SIGN – Signs chapter in the District Plan.*** | | |
| **Category 2 Heritage Items** | **1. Activity Status: RDIS**<br>**Where the following conditions are met: N/A**<br>**Matters over which discretion is restricted:**<br>a. HH-AM2. | **2. Activity status where compliance not achieved: N/A** |
| **Category 1 Heritage Items** | **3. Activity Status: DIS**<br>**Where the following conditions are met: N/A** | **4. Activity status where compliance not achieved: N/A** |
| **HH-R7 Relocation of any building comprising all or part of a heritage item identified in HH-SCHED2, within or beyond the property boundary of the heritage item** | | |
| **All Heritage Items** | **1. Activity Status: DIS**<br>**Where the following conditions are met: N/A** | **2. Activity status where compliance not achieved: N/A** |
| **HH-R8 Demolition (including partial demolition) of a heritage item identified in HH-SCHED2** | | |
| **Category 2 Heritage Items** | **1. Activity Status: DIS**<br>**Where the following conditions are met: N/A** | **2. Activity status where compliance not achieved: N/A** |
| **Category 1 Heritage Items** | **3. Activity Status: NC**<br>**Where the following conditions are met: N/A** | **4. Activity status where compliance not achieved: N/A** |

## 9.6 Section 32AA Evaluation

9.6.1 The changes proposed, in isolation, are not considered to be a significant departure from the Proposed District Plan as notified.

9.6.2 The above recommendations are considered minor, where the changes would improve the effectiveness of provisions without changing the policy approach, therefore S32AA re-evaluation is not warranted for the recommended amendments to the Historic Heritage 'Rules' provisions of the PDP.

# 10.0 Key Issue 7 – Assessment Matters and Methods

## 10.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.031** | HNZPT | HH-AM1 | Support | Retain HH-AM1 as notified. | Accept |
| **FS23.62** | Kāinga Ora | | Oppose | | Reject |
| **S55.033** | HNZPT | HH-AM3 | Support | Add to HH-AM3 guidance note as follows:<br>'Relocation should only occur where:<br>a. ...<br>b. ...<br>c. ...<br>**d. All other means of retaining the structure in its current location have been exhausted.**<br>...' | Accept |
| **FS23.64** | Kāinga Ora | | Oppose | | Reject |
| **S55.034** | HNZPT | HH-AM4 | Support | Retain HH-AM4 as notified. | Accept |
| **FS23.65** | Kāinga Ora | | Oppose | | Reject |
| **S55.035** | HNZPT | HH-M3 | Support | Retain HH-M3 as notified. | Accept |
| **FS23.66** | Kāinga Ora | | Oppose | | Reject |

10.1.1 In summary, four (4) submissions and four (4) further submissions have been received on the Historic Heritage 'Assessment Matters' provisions of the PDP. All submissions are in support of the 'Assessment Matters' and 'Methods for Historic Heritage', with one submission seeking an amendment.

## 10.2 Matters Raised by Submitters

10.2.1 S55.031 HNZPT supports retaining Assessment Matter HH-AM1.

10.2.2 Kāinga Ora (FS23.62) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

10.2.3 S55.033 HNZPT seeks to include the following wording in Assessment Matter HH-AM3:

'Relocation should only occur where:

a. ...

b. ...

c. ...

**d. All other means of retaining the structure in its current location have been exhausted.**

...'

10.2.4 In general HNZPT support this Assessment Matter, however, along with documenting genuine threats to the building, it should be demonstrated that other means of retaining the structure in its current location have been exhausted.

10.2.5 Kāinga Ora (FS23.64) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

10.2.6 S55.034 HNZPT supports retaining Assessment Matter HH-AM4.

10.2.7 Kāinga Ora (FS23.65) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

10.2.8 S55.035 HNZPT supports retaining Method HH-M3, that incentivizes safety alteration resource by waiving fees on such consent applications.

10.2.9 Kāinga Ora (FS23.66) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

## 10.3 Analysis

10.3.1 I recommend S55.031 HNZPT that supports retaining Assessment Method AM-1 be accepted.

***10.3.2*** Assessment Matter AM-3 relates to relocation of heritage items that require a discretionary activity consent pursuant to Rule HH-R3. As a discretionary activity Council's assessment is not restricted to these matters, but it may consider them (among other factors).

***10.3.3*** Relocation of heritage items can have serious adverse effects on the building, as well as the values of the place it is being relocated from. I therefore agree that consideration of '*All other means of retaining the structure in its current location have been exhausted*' is an appropriate matter for consideration in processing any consent for such an activity. To be consistent with other Assessment Matters, I recommend including the word 'whether' at the start of the Assessment Matter.

10.3.4 I therefore support including the matter sought by S55.033 HNZPT in Assessment Matter AM-3 and *recommend* S55.033 HNZPT be accepted.

10.3.5 S55.035 and SS55.034 HNZPT support retaining Assessment Matter HH-AM3 and Method HH-M3. Whilst Kāinga Ora have opposed both these submissions, they have not provided any specific reason for their opposition (other than their general opposition to this chapter which has been addressed in Key Issue 3 above).

10.3.6 For these reasons I recommend that S55.035 and SS55.034 HNZPT be accepted.

## 10.4 Recommendations

10.4.1 For the reasons outlined above, I recommend that Assessment Matter HH-AM3 be amended (as outlined in Recommended Amendments below).

10.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT, S55.031, S55.033, S55.034, S55.035

10.4.3 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 10.5 Recommended Amendments

10.5.1 I recommend the following amendment is made:

**HH-AM3 Relocation**

1. Whether the relocation of the building is necessary for the ongoing retention of the building or structure including:
   a. Any genuine threats to the building that prevents retention of the building in its current location, which should be documented.
   b. The new location should allow an understanding of the remaining significance of the building (e.g. ensuring the new site allows similar views from the street and setting or that a corner building is relocated to a new corner site).
   c. Future preservation of the building will be provided through a compatible use, improved physical condition, appropriate context or surroundings, and protection from vandalism and fire.
   d. Where a building was designed to be relocatable or relocation has been a feature of its history, relocation may in some circumstances be appropriate. However, a full assessment of the potential effects of relocation should nevertheless be carried out.
2. Whether the relocation of any listed building within or off the site will remove the building or structure from its historical context in a manner that is detrimental to the character of the area and/or for the local heritage value of the District.
3. Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.
4. **Whether all other means of retaining the structure in its current location have been exhausted.**

## 10.6 Section 32AA Evaluation

10.6.1 The changes proposed, in isolation, are not considered to be a significant departure from the Proposed District Plan as notified.

10.6.2 The above recommendations are considered minor, where the changes would improve the effectiveness of provisions without changing the policy approach, therefore S32AA re-evaluation is not warranted with warranted for the amendments to the Historic Heritage 'Assessment Matters' provisions of the PDP.

# 11.0 Key Issue 8 – Historic Heritage Schedule (HH-SCHED2)

## 11.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.037** | HNZPT | HH-SCHED2 | Support | That the Council proactively work on including additional, locally significant places in HH-SCHED2. | Accept in part |
| **FS23.68** | Kāinga Ora | | Oppose | | Reject |
| **S55.038** | HNZPT | HH-SCHED2 | Support | Add a column to HH-SCHED2 for 'legal description' or include legal description within the 'location' column.<br>Add more content on description, significance and values to HH-SCHED2.<br>Revise the format of HH-SCHED2 to enable incorporation of more descriptive information, legal description, and a field for the setting. | Accept in part |
| . | | | | | |
| **S121.157** | Federated Farmers | HH-SCHED2 | Amend | Adjust the location and extent of historic heritage items in HH-SCHED2 according to landowner submissions.<br>And ensure landowners are aware of non-regulatory methods and assistance available to them. | Accept in part |
| **FS9.157** | Forest and Bird | | Oppose | | |
| **FS7.015** | HNZPT | | Support | | |
| **S57.059** | FENZ | HH-SCHED2 | Support | Retain HH-SCHED2 as notified. | Accept |
| **FS23.42** | Kāinga Ora | | Oppose | | Reject |
| **S55.039** | HNZPT | HH-SCHED2 | Oppose | Determine if 'HH-62 Taikura' is above or below MHWS.<br>If below, remove from HH-SCHED2. If above, consider if it is best suited to be included in SASM-SCHED3. | Accept |
| . | | | | | |
| **S55.040** | HNZPT | HH-SCHED2 | Oppose | Clarify which schedule is most appropriate for 'HH-63 **Te Pā o Pōrangahau**'.<br>Add macron on the word Pōrangahau. | Accept in part |
| . | | | | | |
| **S55.042** | HNZPT | HH-SCHED2 | Oppose | Determine if 'HH-69 Ohinemuhu' is above or below MHWS.<br>If below, remove from HH-SCHED2. If above, consider if it is best suited to be included in SASM-SCHED3. | Reject |
| . | | | | | |
| **S55.043** | HNZPT | HH-SCHED2 | Support | Clarify whether 'HH-70 Makaramu Pā ' is in the most appropriate schedule for this place.<br>Add macron on the word Pā. | Reject |

| | | | | | |
|---|---|---|---|---|---|
| . | | | | | |
| **S55.044** | HNZPT | HH-SCHED2 | Support | Amend the Site Identifier for 'HH-3 Gwavas Station Homestead and Garden' as follows:<br>'Gwavas Station Homestead and Garden, **including Summerhouse'.** | Reject |
| . | | | | | |
| **S55.045** | HNZPT | HH-SCHED2 | Oppose | Include the 'Bibby Memorial Church' in HH-SCHED2. | Reject |
| **FS23.69** | Kāinga Ora | | Oppose | | |

11.1.1 In summary, ten (10) submissions and five (5) further submissions have been received to the Historic Heritage Schedule (HH-SCHED2) of the PDP. Five submissions are in support of Schedule HH-SCHED2 and four oppose it. Issue raised in submission include:

- general matters - including a request for Council to consider more local entries, more information to be included in the Schedule, and Schedule to be reviewed taking into account landowner submissions
- site specific submissions
- a request to include a new entry (Bibby Memorial Church) in the Schedule.

## 11.2 Matters Raised by Submitters

11.2.1 S55.037 HNZPT supports the provision of Schedule HH-SCHED2 and seeks that Council proactively work on including additional, locally significant places to this Schedule.

11.2.2 HNZPT recognises that CHBDC has taken the approach of adopting the HNZPT List, and whilst supporting this approach, submit that the NZ Heritage List is not intended to be a comprehensive survey capturing all of New Zealand's important heritage places. In their view, there will be many other places that embody the heritage values and themes that are particular to Central Hawke's Bay's history and culture that are worthy of recognition and protection in the District Plan. To support this they provide the following examples of historic places which are not included in the schedule but for which there is evidence to support their inclusion:

- Waipukurau Railway Station
- Waipawa Railway Station
- Pōrangahau War Memorial Hall. A Conservation Plan was prepared for this building in 2015, which provides evidence of its heritage values.
- Waipawa Town Hall and Theatre – included in the Operative District Plan Item H21. A conservation plan was prepared for this building in 2010, which provides evidence of its heritage values.

11.2.3 Kāinga Ora (FS23.68) opposes this submission point on the basis that it 'supports/opposes the proposed amendment, to the extent it is consistent/inconsistent with its primary submission'.

11.2.4 S55.038 HNZPT seeks a legal description be included in Schedule HH-SCHED2, either by adding a new column for that purpose or including it within the 'location' column. They also consider more content on description, significance and values should be included in Schedule HH-SCHED2, and that the format should be revised to enable incorporation of more descriptive information, legal description, and a field for the setting.

11.2.5 HNZPT recommend that additional identifiers (street numbers, legal descriptions) be added to the scheduled items. Some items do not have a street number, and a legal description can help to avoid any doubt about the exact location of the place. In their view the map reference column may not be necessary, if access to the Plan is mainly by e-plan. They also recommend that some content on description, significance, and values is added. In their view this is important as any assessment of activity on a heritage site should include how the activity will impact on the particular values and attributes of the place.

11.2.6 S121.157 Federated Farmers seeks amendments to Schedule HH-SCHED2 to adjust the location and extent of historic heritage items according to landowner submissions and to ensure landowners are aware of non-regulatory methods and assistance available to them.

11.2.7 In their view Council needs to carefully consider submissions of individual landowners regarding historic heritage items identified on their properties as they have an intimate knowledge of their land which is vital for ensuring the location and extent of the items are correct. They also consider this to be an opportunity to engage with landowners and offer the information and assistance detailed in Methods HH-M2 and HH-M3.

11.2.8 This submission is supported by HNZPT (FS7.015) and opposed by Forest and Bird FS9.157.

11.2.9 S57.059 FENZ supports retaining Schedule HH-SCHED2. This is opposed by Kāinga Ora (FS23.42).

11.2.10 S55.039 HNZPT seeks a determination if Heritage Item 'HH-62 Taikura' is above or below MHWS. HNZPT notes that Taikura (HNZPT list 7675) is a rock located off the coast at Blackhead Point. It is included in the Hawke's Bay Regional Coastal Plan (Item 6 in Schedule M) and advise that if it is located below mean high water springs (MHWS) it lies outside the jurisdiction of the District Council and should be removed from the schedule. However that if it is above MHWS (or partially above) it can be included, but perhaps is best suited for inclusion in SASM-SCHED3.

11.2.11 S55.040 HNZPT opposes inclusion of item 'HH-63 Te Pā o Pōrangahau' in Schedule HH-SCHED2 and considers that it may be more appropriately contained in SASM-SCHED3. They also seek a macron be added to the word Pōrangahau.

11.2.12 S55.042 HNZPT seeks a determination if Heritage Item 'HH-69 Ohinemuhu' is above or below MHWS.

11.2.13 HNZPT notes that this place is located on the foreshore at Pōrangahau Beach and is included in the Hawke's Bay Regional Coastal Plan (item 8 in Schedule M) and advise that if it is located below mean high water springs (MHWS) it lies outside the jurisdiction of the District Council and should be removed from the schedule. However that if it is above MHWS (or partially above) it can be included, but perhaps is best suited for inclusion in SASM-SCHED3.

11.2.14 S55.043 HNZPT seeks clarification whether Heritage Item 'HH-70 Makaramu Pā' is in the most appropriate schedule for this place and that a macron be added on the word Pā.

11.2.15 S55.044 HNZPT seeks that the 'site identifier' for Schedule HH-SCHED2 item HH-3 be amended from 'Gwavas Station Homestead and Garden' to Gwavas Station Homestead and Garden including Summerhouse'. HNZPT submit that they intended to register the Gwavas Station Summerhouse as an historic place in the early 1980's but it was not validly entered on the Register at that time. It is however located within an existing List entry (Gwavas Station Homestead and Garden, List No. 173). In their view this is one example where a defined extent or setting of the scheduled place is important to clearly define the extent of an historic place.

11.2.16 S55.045 HNZPT opposes HH- SCHED2 seeking that it be amended to include the 'Bibby Memorial Church'. This is opposed by Kāinga Ora (FS23.69).

## 11.3 Analysis

11.3.1 HNZPT seeks that Council proactively works to include local items of importance in Schedule HH-SCHED2 and has identified some specific examples that in their view should be considered for the List including the following buildings:

- Waipukurau Railway Station
- Waipawa Railway Station
- Pōrangahau War Memorial Hall.
- Waipawa Town Hall and Theatre (CHB Municipal Theatre)

11.3.2 In preparing the PDP, the ODP Appendix B – Schedule of Heritage Items and Notable Trees was reviewed and updated by heritage consultant E Pishief of Hawke's Bay Heritage Service, Heritage Consultant. Only those items on the New Zealand Heritage List /Rārangi Korero were retained on Schedule HH-SCHED2.

11.3.3 This resulted in a small number of buildings that were contained in the ODP not being transferred across to Schedule HH-SCHED2. No new buildings were identified for inclusion on the Schedule at that time.

11.3.4 HNZPT have clarified that they have limited information regarding railway heritage at Waipawa and Waipukurau. It is their understanding that *'both stations (as part of the Wellington-Gisborne line) were established in the 1870's. The existing building and canopy at Waipukurau are a George Troup design dating from around 1905. (George Troup was the first official architect employed by NZ railways and*

*famous for designing many stations in NZ in the early 20th Century). The goods shed at Waipawa is also a Troup design dating from about 1905, and is a type of structure now nationally rare[4].'*

11.3.5 In their view, while there may currently be insufficient information to support the inclusion of these places in the District Plan heritage schedule, they are certainly worthy of more detailed assessments and consideration to be included at a later date.

11.3.6 I also note that Waipukurau Railway Station and Waipawa Railway Station are privately owned, and no input has been received from the landowners or community. For these reasons I do not support including them in Schedule HH-SCHED2 at this time.

11.3.7 The CHB Municipal Theatre is a Council owned and managed facility and is currently included in ODP Appendix B – Schedule of Heritage Items and Notable Trees (Reference Number H21, Map 28). I have assumed that as it is not on the Heritage List/Rārangi Kōrero, that it was not transferred across to PDP Schedule HH-SCHED2.

11.3.8 CHB Council's webpage provides brief information on the history of this building including that it is '*an historic and iconic community building located in the heart of Waipawa*' originally built as the Oddfellows Hall owned by the Trustees of Loyal Abbotsford Lodge and upgraded to a Town Hall in 1910 using timber milled at Carson's Mill in the Wakarara's. Further upgrades were competed in 1984 and again in 2012 to celebrate its 100 year anniversary.[5]

*Figure 2: Image of CHB Municipal Theatre, Kenilworth St Waipawa as it is today*

11.3.9 A Conservation Plan completed by Ian Bowman, Conservator and Architect in 2010 exists for this building. This Plan concluded that the Theater demonstrated *'architectural heritage values of regional significance in its not untypical early 20th century design of a combined council chambers and theater, which is now comparatively rare. Its original design in the Italianate style, was that of a local builder architect and the earliest modifications were completed by a nationally significant architectural practice, C Tilleard, Natusch and Sons.'* [6]

11.3.10 A key recommendation of the Conservation Plan was to protect this building either in the District Plan, or through a Heritage Order. I understand that there is no 'Heritage Order' that applies to this building and therefore consider that given it is building is identified in the ODP, is owned by the District Council and has information supporting it has important regional heritage values, I agree that this building should be included in Schedule HH-SCHED2.

[4] Refer Appendix C attached containing email from HNZPT dated 8 June 2022

[5] http://www.chbtheatre.co.nz/about-us/

[6] P29, Waipawa Town Hall Conservation Plan, by Ian Bowman Conservator and Architect, September 2010.

11.3.11 HNZPT have provided a copy of the Conservation Plan for Pōrangahau War Memorial Hall completed in 2015.[7] This Plan confirms that the land is owned by CHBDC, and the building is managed by a Hall Committee.

11.3.12 No further submission has been received from the Hall Committee or the community on this submission. In my view, inclusion of this items would require an investigation with appropriate landowner consultation and would best be included in the PDP through a Variation/Plan change process providing an open and transparent process providing opportunity for landowners and the community to have input into the scheduling and mapping of such items. For these reasons I do not support including this facility in Schedule HH-SCHED2 at this time.

11.3.13 If the Hearings Panel agree that CHB Municipal Theatre is to be included in Schedule HH-SCHED2, there will need to be a rule adjustment to account for this.

11.3.14 As buildings of local significance, but not included on the Heritage List / Rārangi Kōrero I consider the PDP rules that apply to Category 2 listed buildings would be appropriate, and therefore recommend Rules HH-R3, HH-R4, HH-R5, HHR-6 and HH-R8 be amended as follows:

| **HH-R[X] … heritage item identified in HH-SCHED2…** | | |
|---|---|---|
| Category 2 Heritage Items **and Uncategorised Items** | 1. Activity Status: …<br>Where the following conditions are met: … | 2. Activity status where compliance not achieved: … |

11.3.15 For these reasons I recommend S55.037 HNZPT be accepted in part.

11.3.16 HNZPT have requested a number of additional columns be included in Schedule HH-SCHED2 to provide for additional identifiers (street numbers, legal descriptions) and some content on description, significance, and values (that HNZPT have offered to supply). They also are of the view that the map reference column may not be necessary, if access to the Plan is mainly by e-plan. They have provided the following example of their preferred Schedule format.

*Figure 3: Alternative Schedule Format (Source: Submission S55.038 HNZPT)*

| Unique identifier | Name | Location | Heritage List/ Rārangi Kōrero number & category | Setting | Description and values |
|---|---|---|---|---|---|
| HH-1 | Coles Joinery Factory | 54 Bridge Street, Ongaonga Lot 1 DP 20578 | 172, Category 1 | Entire site | The Coles Joinery Factory was built in the late 19th century by Mr. E. P. Coles, who immigrated to New Zealand with his young family in 1878, and was one of the first pakeha to settle in Ongaonga. The joinery business closed in 1953, and the building is currently being used for a local museum.<br>The Coles Joinery Factory is one of the only remaining examples of a small rural joinery factory in New Zealand. The building, as one of the largest buildings in Ongaonga, is a significant local landmark and makes an important contribution to a largely authentic late Victorian early Edwardian rural town.<br>HH-P1 values: Historic, social, technological, rarity |

11.3.17 Schedule HH-SCHED2 follows the format required by the National Planning Standards (Standard 10.14 Format). Standard 10.14(d) of the Standards require a map reference or link. As mapping links are not currently available in the e-plan format a map reference is required.

11.3.18 Whilst a legal description could be helpful, Council does not have this information for all the sites on the Schedule, and over time the legal descriptions can change. Street numbers have been included in the Schedule where Council has that information.

11.3.19 Heritage New Zealand Pouhere Taonga have provided additional information since their submission to assist in preparation of section 42A report. They advise that they have 25 reports on sites contained within Schedule HH-SCHED2, with varying levels of information. They consider the options for Council are to:

*'1. Copy some text from the reports and include in the schedule. This was the approach requested in the HNZPT submission.*

[7] Prepared by Jane Bishop, Architect

2. *Hold a copy of the reports at council and have them available for viewing. Some district plans (for example Whanganui and Selwyn) include a hyperlink to a document on the heritage item. Wellington City has a separate web page for their heritage inventory. These councils all have published their own inventory of heritage places.*
3. *Direct plan users to HNZPT for any information related to the scheduled places. I have compared the information contained in the 25 reports referred to above to the information available on the HNZPT publicly accessible website: https://www.heritage.org.nz/the-list The information for the Wāhi Tapu places included in Schedule 2 is not available not on the website, but a level of information equivalent to the published reports is available for 12 scheduled places (these are places identified in Schedule 2 as HH1 to HH-8, HH-13, 15, 16 and HH-18. There could be a simple statement at the start of schedule 2 such as: 'For more information on the places included in this schedule please contact Heritage New Zealand Pouhere Taonga'. I don't think it would be practical to include a hyperlink here, as any changes to the HNZPT website would mean the link wouldn't work, and/or the District Plan would need to be changed if the HNZPT website changes name or web location*.'[8]

11.3.20 They state their recommended approach is Option 3:

*'I think a practical and pragmatic approach, given the incomplete information available for the scheduled places, would be option 3 - including a reference statement providing some guidance to plan users of where to go for more information. At a future date, potentially when the council has undertaken a comprehensive heritage inventory of the district, the approach can be updated.'*

11.3.21 I agree that Option 3 is a practical and pragmatic approach. At this point, CHB do not have their own heritage inventory, and other than one entry recommended in this report for inclusion on Schedule HH-SCHED2 (New 'Item 64 Waipawa Town Hall and Theatre (Central Hawke's Bay Municipal Theatre)), all other Items are on the New Zealand Heritage List / Rārangi Korero. To ensure Plan users are aware that information on these sites is help by HNZPT I recommend that the Panel consider including the following clauses to the HH-Historic Heritage chapter and Schedule HH-SCHED2:

**HH – Historic Heritage**

Introduction

…

The District Plan incorporates all the heritage item entries located within Central Hawke's Bay District that are listed in the New Zealand Heritage List / Rārangi Kōrero administered by Heritage New Zealand Pouhere Taonga as at the date of notification of the District Plan. These are listed in HH-SCHED2 and shown on the Planning Maps**. Further information on these sites can be found at https://www.heritage.org.nz/the-list Landowners and developers of heritage sites containing heritage items are also encouraged to contact Heritage New Zealand Pouhere Taonga prior to undertaking any works that might impact on these items and their sites.**

…

**HH-SCHED2 – Schedule of Historic Heritage Items**

***Note: Further information on sites with a Heritage List/ Rārangi Kōrero number can be found at https://www.heritage.org.nz/the-list***

…

11.3.22 For the reasons outlined above I recommend S55.038 HNZPT be accepted in part.

11.3.23 There have been no individual landowner submissions on Schedule HH-SCHED2 (although it is noted there are two landowner submission relating to the mapping of heritage items, as addressed further below). All sites in Schedule HH-SCHED2 are also in the ODP, and therefore no specific landowner consultation was undertaken with respect to these sites. However I agree with Federated Farmers that where new sites are identified for inclusion to the schedule, it is important to consult with landowners both to identify the site values and to advise of the planning implications of a site being listed.

11.3.24 I therefore recommend that S121.157 Federated Farmers be accepted in part.

11.3.25 S57.059 FENZ supports retaining HH-SCED2 as notified. Whilst Kāinga Ora (FS23.42) has opposed this submission, they have not provided any specific reason for their opposition (other than their general opposition to this chapter which has been addressed in Key Issue 3 above).

[8] Refer Appendix C attached containing email from HNZPT dated 8 June 2022

11.3.26 I therefore recommend S57.059 FENZ be accepted.

11.3.27 The Heritage List/Rārangi Kōrero identifies that the rock known as Taikura (List#7675) is located 3 km east of the coast at Pōrongahau and in my opinion is appropriately included in 'Schedule M' of the Hawke's Bay Regional Coastal Environment Plan. Activities located within the Coastal Marine Area[9], come under the jurisdiction of the Hawke's Bay Regional Council, whereas activities landward of the Coastal Marine Area are the responsibility of the District Council. As the District Council has no jurisdiction over the Coastal Marine Area and I support deleting HH-62 from Schedule HH-SCHED2

11.3.28 For these reasons I recommend that S55.039 HNZPT be accepted.

11.3.29 The Heritage List/Rārangi Kōrero identifies that the rock known as Ohinemuhu is located at GPS coordinates: E. 2821532 N. 6093295 being on the shoreline at Te Paerahi Porongahau as shown below:

*Figure 4: Location of Ohinemuhu Rock (GPS coordinates: E. 2821532 N. 6093295)*

11.3.30 As identified above the District Council has no jurisdiction within the Coastal Marine Area. However, given the location of Ohinemuhu in proximity to the MHWS jurisdictional boundary, there is potential that over time if foreshore elevations increase due to climate change (and therefore MHWS shifts further east), the location of Ohinemuhu may 'shift' to be above MWHS. On this basis I support retaining HH-69 in PDP Schedule HH-SCHED2 with a note that in the event of any resource consent application involving this site, its location in relation to the MWHS needs to be confirmed.

11.3.31 The Heritage List/ Rārangi Kōrero identifies Ohinemuhu as being a rock / place of significance to Māori including Ngāti Kere, Ngāti Hinetawi and Ngāti Manuhiri. Whilst I consider it may make more sense to include Ohinemuhu as an item in Schedule SASM-SCHED3, the PDP SASM chapter notes that the SASM-SCHED3 is incomplete and needs to be reviewed with Tangata Whenua to determine if the current entries are correct and whether any further entries should be included. I note there have not been any submissions on this matter from Tangata Whenua and in my opinion, I consider it would be more appropriate to address this as part of a Plan Change or Variation where full consultation with Tangata Whenua can be undertaken.

[9] Defined in the RMA as: '*means the foreshore, seabed, and coastal water, and the air space above the water—*

*(a) of which the seaward boundary is the outer limits of the territorial sea:*

*(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of—*

*(i) 1 kilometre upstream from the mouth of the river; or*

*(ii) the point upstream that is calculated by multiplying the width of the river mouth by 5'*

11.3.32 For these reasons I recommend that S55.042 HNZPT be rejected.

11.3.33 The Heritage List/ Rārangi Kōrero identifies Te Pā o Pōrangahau (List#7725) as comprising 0.4046 ha located on a large ridge hill 147 metres southwest from Pōrangahau river and 587 metres northeast of Cooks Tooth Road, towards and east of the old mill. It is identified as being of significance to Māori including Ngāti Kere and Ngāti Pihere and Owner(s), Trustees of Pōrangahau 2B17 Māori Reservation Trust. For the same reasons as outlined in paragraph 11.3.24 above I consider it would be more appropriate to address this as part of a plan change or variation where full consultation with Tangata Whenua can be undertaken.

11.3.34 I agree that item HH-63 in Schedule HH-SCHED2 should use the correct spelling of Pōrangahau.

11.3.35 I therefore recommend that S55.040 HNZPT be accepted in part.

11.3.36 The Heritage List/ Rārangi Kōrero identifies Makaramu Pā is located at 49 Tipene Access Road, Makamaru Farm, Pōrangahau and notes it as being a place of significance to Māori including Ngāti Kere Ngāti Kere, Ngāti Hinetawi and Ngāti Manuhiri. It is also identified as being a registered archaeological site on the NZAA database (Public NZAA Number V24/120).

11.3.37 For the same reasons as outlined in paragraph 11.3.24 above I consider it would be more appropriate to address this as part of a Plan Change or Variation where full consultation with Tangata Whenua can be undertaken.

11.3.38 I therefore recommend that S55.043 HNZPT be rejected.

11.3.39 The Heritage List/ Rārangi Kōrero identifies List Number 173 'Gwavas Station and Homestead' and the summary description does not include any reference to the summerhouse. It would assist the Panel if HNZPT could provide supporting information on the values of the summerhouse, and evidence of consultation with the landowners to support its inclusion on the Heritage List and / HHSCHED2. In the absence of this information I recommend S55.044 be rejected.

11.3.40 HNZPT have provided three documents relating to Bibby Church including an outline of a brief history of the church by J Hornblow, a pamphlet on the church, and a supportive letter from Historic Places Trust dated 2010 supporting an application for funding to assist with the conservation and repairs of the church[10].

11.3.41 A further submission opposing this was received from Kāinga Ora, however no specific reasons for their opposition were provided and it would be helpful to the Hearings Panel if Kāinga Ora could provide any such reasons at the Hearing.

11.3.42 No further submissions have been received on this from the landowners / the Bibby family or the wider community, and for this reason I do not support including the Bibby Church in Schedule HH-SCHED2 at this time.

11.3.43 I therefore recommend that S55.045 HNZPT be rejected.

## 11.4 Recommendations

11.4.1 For the reasons outlined above, I recommend that the PDP HH-SCHED2 Schedule of Historic Heritage Items be amended (as outlined in Recommended Amendments below).

11.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT, S55.037, S55.039
- FENZ, S57.059

11.4.3 I recommend that the following submission(s) be **accepted in part**:

- HNZPT, S55.038, S55.040,
- Federated Farmers, S121.157

11.4.4 I recommend that the following submission(s) be **rejected**:

- HNZPT, S55.042, S55.043, S55.044, S55.045

**11.4.5** My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

[10] Refer Appendix C attached containing email from HNZPT dated 8 June 2022

## 11.5 Recommended Amendments

11.5.1 I recommend the following amendments are made:

**HH-SCHED2 – Schedule of Historic Heritage Items**

***Note: Further information on sites with a Heritage List/ Rārangi Kōrero number can be found at https://www.heritage.org.nz/the-list***

…

| Unique Identifier | Site Identifier | Location | Heritage List/ Rārangi Kōrero Number | Heritage List/ Rārangi Kōrero Category | Map Reference |
|---|---|---|---|---|---|
| ~~HH-62~~ | ~~Taikura~~ | ~~Blackhead Coast, Near Taikura Station, Porangahau~~ | ~~7675~~ | ~~Wāhi Tapu~~ | ~~36~~ |
| HH-63 | Te Pā o Pōrangahau | Cooks Tooth Rd, Porangahau | 7725 | Wāhi Tapu | 40 |
| **HH-72** | **Waipawa Town Hall and Theatre (Central Hawke's Bay Municipal Theatre)** | **Kenilworth Street, Waipawa** | **NA** | **NA** | **XX** |

Consequential Amendment to Rules HH-R3, HH-R4, HH-R5, HH-R6 & HH-R8:

| **HH-R[X] … heritage items identified in HH-SCHED2…** | | |
|---|---|---|
| Category 2 Heritage Items **and Uncategorised Items** | 1. Activity Status: …<br>Where the following conditions are met: … | 2. Activity status where compliance not achieved: … |

## 11.6 Section 32AA Evaluation

11.6.1 The changes proposed, in isolation, are not considered to be a significant departure from the Proposed District Plan as notified.

11.6.2 The above recommendations are considered do not change the policy approach, therefore S32AA re-evaluation is not warranted in relation to the amendments I have recommended to Schedule HH-SCHED2.

# 12.0 Key Issue 9 – Mapping of Historic Heritage Items

## 12.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| S55.082 | HNZPT | Maps | Support | Check the NZAA data base for recorded archaeological sites, and show all on the planning maps, including V23/5. | Accept |
| FS5.097 | Ngā hapu me ngā Marae | | Support | | Accept |
| S102.002 | Te Mata Mushrooms Land Company Limited | Maps | Amend | Amend the Planning Maps to show the Archaeological site on Lot 1 DP 554782 (464 Mt Herbert Road) in a more precise location. | Reject |
| FS7.0036 | HNZPT | | Support | | Reject |
| S109.002 | W Foley (S109) | Maps | Amend | Relocate HH-65 to the correct site. | Accept |
| FS7.037 | HNZPT | | Support | | |

12.1.1 In summary, three (3) submissions and no further submissions have been received on the Historic Heritage Objectives provisions of the PDP. One submission is in support and the other two seek amendments to the Maps.

## 12.2 Matters Raised by Submitters

12.2.1 S55.082 HNZPT seeks that Council check the NZAA data base for recorded archaeological sites, and show all on the planning maps, including V23/5. They support the approach of showing archaeological sites on the planning maps, however note that some recorded sites not shown. One example they have noticed is archaeological site V23/5 which is in Hunter Park, Waipukurau.

12.2.2 This submission is supported by Ngā hapu me ngā Marae on the basis that it provides for a more comprehensive mapping of archaeological sites.

12.2.3 S102.002 Te Mata Mushrooms Land Company Limited seeks that the Planning Maps be amended to show the Archaeological site on Lot 1 DP 554782 (464 Mt Herbert Road) in a more precise location.

12.2.4 This submission is supported by HNZPT (FS7.0036).

12.2.5 S109.002 W Foley seeks that mapping of Historic Heritage Item HH-65 Te Pā Horehore be relocated to the correct site.

12.2.6 This submission is supported by HNZPT (FS7.037).

## 12.3 Analysis

12.3.1 Council sought to apply the latest version of the NZAA data base information available at the time of notification to the PDP maps. I have checked Site V23/5 Hunter Park and it should have been included in that overlay. Council will amend the overlay again when decisions on the Plan are released and at that point this site should be captured.

12.3.2 I reiterate that the archeological sites on PDP maps only reflect a particular point in time, and are included for information only and that this clearly set out in the Introduction to the HH- Historic Heritage section, where it states '*The location of recorded archaeological sites in Central Hawke's Bay as at the date of notification of the District Plan are shown on the Planning Maps. This is for information purposes only, as an alert to Council and landowners. Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest site record information prior to commencing any land disturbance activities*.'

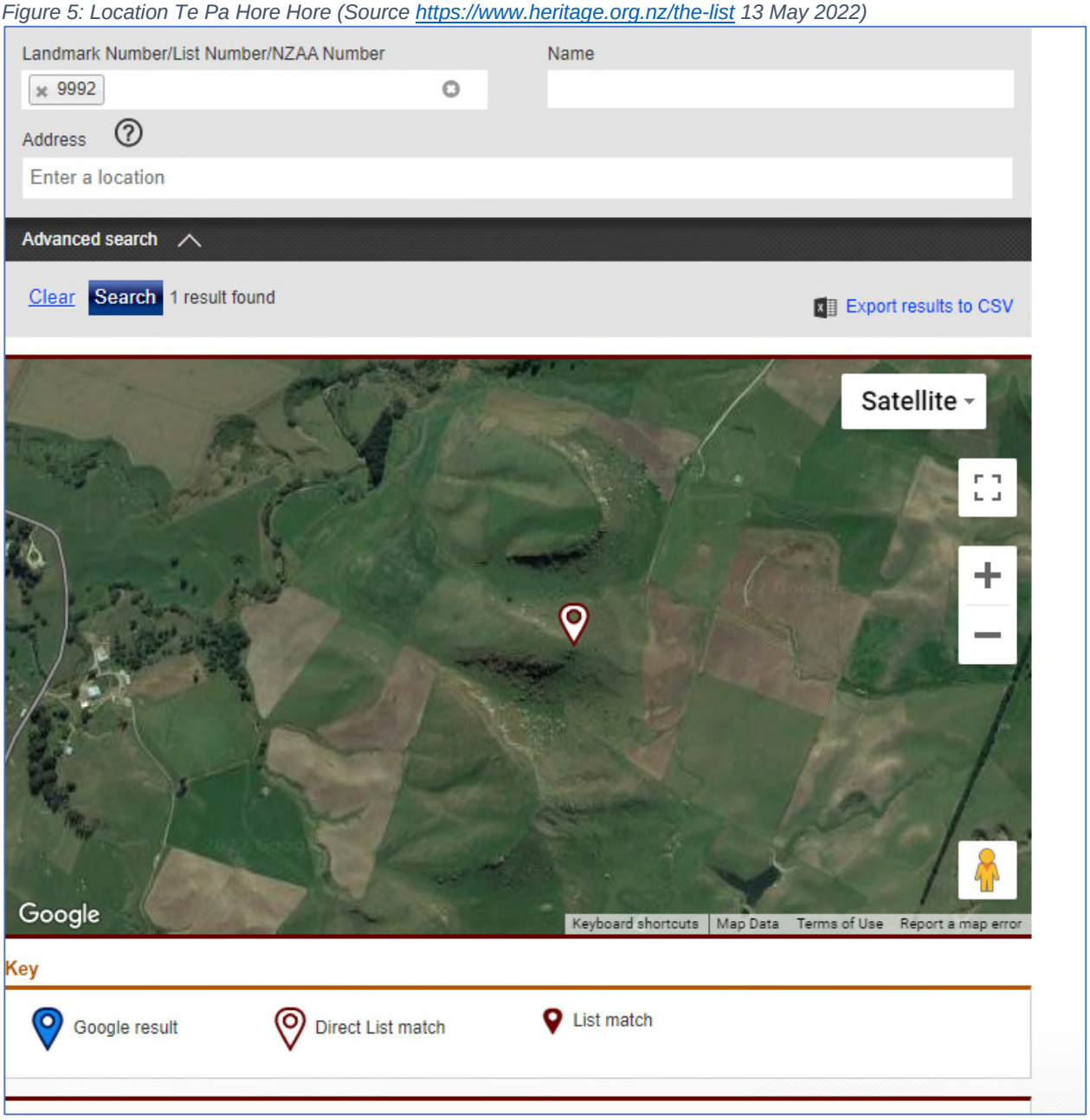
12.3.3 The submission from Te Mata Mushrooms also demonstrates that the mapping of locations is indicative only, which further reinforces the need for landowner to further verify this information if they are planning to undertake any development including earthworks.

12.3.4 I am satisfied that the mapping of archaeological sites is sufficient for the information purposes as intended by the PDP, and as a preliminary alert to landowners.

12.3.5 For these reasons, I recommend S55.082 HNZPT be accepted (in that the overlay will be updated at notification of the decisions), and S102.002 Te Mata Mushrooms Land Company Limited be rejected, in so far as the PDP has relied on the NZAA files, and mapping is for information purposes only.

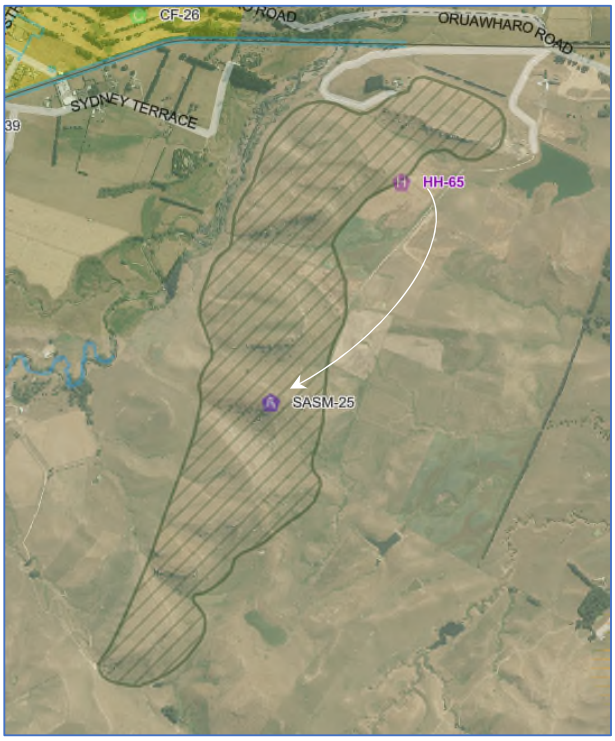
12.3.6 With respect to the location of Te Pā Hore Hore, the Heritage List / Rārangi Kōrero states 'The extent of registration includes part of the land described as Pt Mark B & Pt Mark C of Lot 2 DP 357717 (RT HBL 234793) Hawkes Bay Land District and the hill known as Te Pa Horehore above contour line 320.', and identifies the site as being located as follows:

*Figure 5: Location Te Pa Hore Hore (Source https://www.heritage.org.nz/the-list 13 May 2022)*




12.3.7 The PDP shows it located on Lot 2 DP357717, at 451 Oruawharo Road. Based on the Heritage List mapping the marker should be co-located with the marker for SASM-25 as shown in Figure 3 below and the address reference in the location column of HH-SCHED2 be amended to '451 Oruawharo Road'.

*Figure 6: Recommended relocation of marker HH-65*




12.3.8 It would be helpful if Mr Foley could confirm to the Hearings Panel if this matches with his understanding of this correct location of this site.

12.3.9 On this basis, I recommend that S109.002 Mr W Foley be accepted.

## 12.4 Recommendations

12.4.1 For the reasons outlined above, I recommend that the PDP Planning Maps be amended (as outlined below).

12.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT, S55.082
- W Foley, S109.002

12.4.3 I recommend that the following submission(s) be **rejected**:

- Te Mata Mushrooms Land Company Limited, S102.002

12.4.4 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

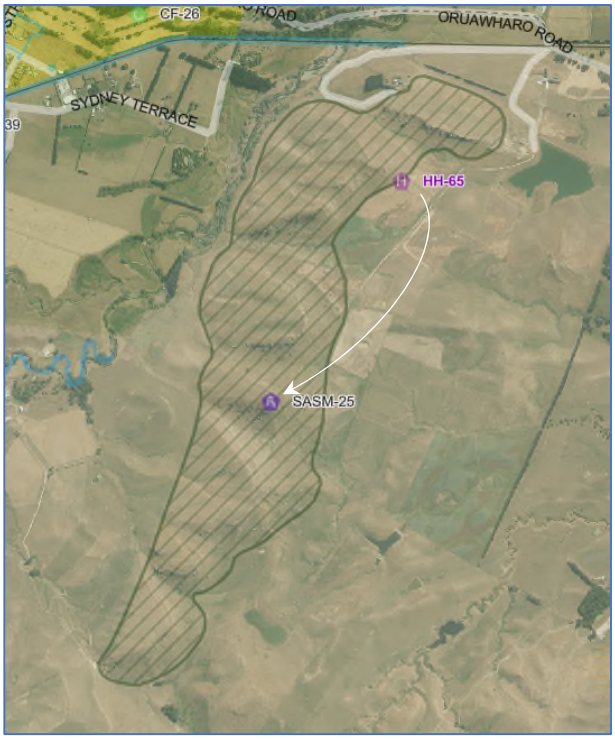
## 12.5 Recommended Amendments

12.5.1 I recommend the following amendments are made:

Planning Maps:

**Amend** the Planning Maps to update the archaeological sites layer to reflect the NZAA database as at notification of the decisions on submissions to the PDP.

**Amend** the Planning Maps to correctly locate 'Te Pā Hore Hore' as shown below:




HH-SCHED2:

**Amend** the address reference for HH-65 Te Pā Horehore in HH-SCHED2 as follows:

| | | |
|---|---|---|
| HH-65 | Te Pā Horehore | ~~465~~**451** Oruawharo Rd, Takapau … |

## 12.6 Section 32AA Evaluation

12.6.1 NA

# 13.0 Key Issue 10 – Historic Heritage Provisions – 'Signs' Chapter

## 13.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.073** | HNZPT | Signs Policies | Oppose | Add a new policy as follows:<br>**'SIGN-P9 To ensure that signs do not compromise the identified values, characteristics, or features of any heritage item identified in SCHED2.**' | Accept |
| **.** | | | | | |
| **S55.074** | HNZPT | Signs Rules | Oppose | Amend SIGN-R7(1) & (2) as follows:<br>'...<br>**ix. SIGN-S9.'**<br>And amend SIGN-R7(3) as follows:<br>'3. Activity status where compliance not achieved: RDIS Matters over which discretion is restricted:<br>a. ...<br>...<br>**h. The potential effects on heritage values for any site identified in SCHED2**.' | Accept |
| **.** | | | | | |
| **S55.075** | HNZPT | Signs Standards | Oppose | Insert a new Standard as follows:<br>**'SIGN-S9 Signs on the Site of Heritage Items identified in SCHED2**<br>**All Zones**<br>**1. The maximum size of any sign is 1m2 per road frontage.**<br>**2. The sign fixtures do not damage the building or item.**<br>**3. The sign does not protrude above the highest point of the building or structure to which it is attached, projected or painted.**<br>**4. The sign must not be internally or externally illuminated.**<br>**5. The sign must not include a digital display.**<br>**6. The sign must not obscure any window, architectural feature or details on any heritage item.**<br>**7. The sign is not for the purposes of third party advertising.**<br>**Note: This standard does not apply to signs approved by the Council and/or Heritage New Zealand Pouhere Taonga to identify heritage buildings or items included in SCHED2.'** | Accept |
| **.** | | | | | |

13.1.1 In summary, three (3) submissions and no further submissions have been received on 'Signs' chapter and Historic Heritage.

13.1.2 These submissions are from HNZPT opposing the 'Signs' provisions and seeking amendments to ensure that the potential adverse effects of Signs on the District's Historic Heritage are taken into account.

## 13.2 Matters Raised by Submitters

13.2.1 S55.073 HNZPT opposes the set of policies that address potential effects on amenity and character but not the effect on Historic Heritage. They seek a new policy to provide for this as follows:

**SIGN-P9 To ensure that signs do not compromise the identified values, characteristics, or features of any heritage item identified in SCHED2**.

13.2.2 S55.074 HNZPT seeks the following amendment to rule SIGN-R7 Amend SIGN-R7(1) & (3):

1. Activity Status: PER

Where the following conditions are met:

…

b.

…

**ix. SIGN-S9**.

…

3. Activity status where compliance not achieved: RDIS

Matters over which discretion is restricted:

a. ...

...

**h. The potential effects on heritage values for any site identified in SCHED2.**

13.2.3 S55.075 HNZPT seeks a new standard be inserted to the standards as follows:

**SIGN-S9 Signs on the Site of Heritage Items identified in SCHED2**

**All Zones**

**1. The maximum size of any sign is 1m$^2$ per road frontage.**

**2. The sign fixtures do not damage the building or item.**

**3. The sign does not protrude above the highest point of the building or structure to which it is attached, projected or painted.**

**4. The sign must not be internally or externally illuminated.**

**5. The sign must not include a digital display.**

**6. The sign must not obscure any window, architectural feature or details on any heritage item.**

**7. The sign is not for the purposes of third-party advertising.**

**Note: This standard does not apply to signs approved by the Council and/or Heritage New Zealand Pouhere Taonga to identify heritage buildings or items included in SCHED2.**

13.2.4 HNZPT consider the amendments as proposed within the SIGNS chapter are necessary to adequately address potential effects on Historic Heritage values. They submit that a 'permitted activity' standard which controls the extent of signage permitted on heritage places is the most appropriate way to achieve this. They also consider a new standard should be included to specifically control signs on heritage properties.

## 13.3 Analysis

13.3.1 HNZPT as part of a broader submission on historic heritage provisions across the PDP, seek additional provisions in this section of the PDP, to address the potential for adverse effects of signage on historic heritage items. This includes a request for a new policy, amendment to Rule SIGN-R7, a new standard and a new matter for discretion. Such provisions would apply to historic heritage items listed in Schedule HH-SCHED2 – Schedule of Historic Heritage.

13.3.2 The PDP currently does not have any provisions within the 'SIGNS' chapter relating to historic heritage. Therefore, depending on the respective zone in which a heritage item is located, signage could vary in size from 0.5m$^2$ to 5m$^2$ and be of varying heights (dependent on the site's zoning), but no higher than the

building to which it is attached. There are also restrictions on illumination and movement, sign condition, and location.

13.3.3 The provisions proposed by HNZPT seek to ensure that the adverse effects of signage on sites with items listed in Schedule HH-SCHED2 – Schedule of Historic Heritage, will be in keeping with the values of the heritage item. A small amount of signage (up to 1m$^2$ per road frontage) would be 'permitted' subject to standards, and where standards are exceeded, a proposal would be considered as a 'restricted discretionary' activity with matters of discretion restricted to 'the potential effects on heritage values for any site identified in Schedule HH-SCHED2.'

13.3.4 I agree that the size, location, and nature of signs can potentially have effects on the important values of heritage items. I consider the provisions as sought by HNZPT, including the proposed policy, further addresses Issue SIGNS-I1 and supports Objective SIGN-O1, and the proposed rule framework ensures the protection of historic heritage from inappropriate use and development as required by section 6(f) of the RMA as matter of national importance.

13.3.5 For these reasons I recommend that S55.073, S55.074 and S55.075 HNZPT be accepted.

## 13.4 Recommendations

13.4.1 For the reasons outlined above, I recommend that the SIGN – Signs chapter of the PDP be amended (as outlined in Recommended Amendments below).

13.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT, S55.073, S55.074 and S55.075

## 13.5 Recommended Amendments

13.5.1 I recommend the following amendments are made:

Policies:

| | |
|---|---|
| **SIGN-P9** | **To ensure that signs do not compromise the identified values, characteristics, or features of any heritage item identified in HH-SCHED2.** |

Rules:

| **SIGN-R7 All other signs visible from any public place or thoroughfare not otherwise provided for** | | |
|---|---|---|
| **General Residential Zone**<br>**Large Lot Residential Zone (Coastal)** | **1. Activity Status: PER**<br>**Where the following conditions are met:**<br>a. Signs are limited to advertising a lawful use of the site, located on the site on which the activity occurs and must advertise only services, products or events available or occurring on the site.<br>b. Compliance with:<br>i. SIGN-S1(1) and SIGN-S1(2);<br>ii. SIGN-S2(1);<br>iii. SIGN-S3;<br>iv. SIGN-S4;<br>v. SIGN-S5;<br>vi. SIGN-S6; **~~and~~**<br>vii. SIGN-S7; **and**<br>**viii. SIGN-S9.** | **3. Activity status where compliance not achieved: RDIS**<br>**Matters over which discretion is restricted:**<br>a. The visual impact of the sign and its potential effects on the amenity of the locality.<br>b. The degree to which the sign may cause an obstruction to driving sight distances, traffic signs or signals, or unnecessarily intrude into a driver's field of view.<br>c. The potential adverse effects of the proposed sign on a driver's concentration under all possible weather conditions. |
| **All Other Zones** | **2. Activity Status: PER**<br>**Where the following conditions are met:**<br>a. Compliance with:<br>i. SIGN-S1;<br>ii. SIGN-S2;<br>iii. SIGN-S3;<br>iv. SIGN-S4;<br>v. SIGN-S5;<br>vi. SIGN-S6;<br>vii. SIGN-S7; **~~and~~** | d. The potential of the sign to adversely affect public health and safety, or to reduce public convenience.<br>e. Any likely cumulative effects of allowing the sign to be erected.<br>f. The need to impose conditions relating to the location, design and appearance of the sign and the period for which it may be erected or operated. |

viii. SIGN-S8**; and**
ix. **SIGN-S9**

g. The need to impose conditions to enter into a performance bond agreement to ensure compliance with any condition that may be imposed.
h. **The potential effects on heritage values for any site identified in HH-SCHED2**.

Standards:

| **SIGN-S9 Signs on the site of Heritage Items identified in HH-SCHED2** | |
|---|---|
| **All Zones** | **1. The maximum size of any sign is 1m² per road frontage.**<br>**2. The sign fixtures do not damage the building or item.**<br>**3. The sign does not protrude above the highest point of the building or structure to which it is attached, projected or painted.**<br>**4. The sign must not be internally or externally illuminated.**<br>**5. The sign must not include a digital display.**<br>**6. The sign must not obscure any window, architectural feature or details on any heritage item.**<br>**7. The sign is not for the purposes of third-party advertising.**<br>***Note: This standard does not apply to signs approved by the Council and/or Heritage New Zealand Pouhere Taonga to identify heritage buildings or items included in HH-SCHED2.*** |

## 13.6 Section 32AA Evaluation

13.6.1 The changes proposed, in isolation, are not considered to be a significant departure from the Proposed District Plan as notified.

13.6.2 The above recommendations are considered minor, where the changes would improve the effectiveness of provisions and in particular the ability for Council to ensure that any signage on sites containing heritage items, does not detract from the value of the heritage item and wider site. Further the recommended amendments to not change the policy approach, therefore S32AA re-evaluation is not warranted for these proposed amendments to the SIGNS chapter of the PDP.

# 14.0 Key Issue 11 – Historic Heritage Provisions – 'Subdivision' Chapter

## 14.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.055** | HNZPT | SUB-O1 | Support | Retain SUB-O1(3) as notified. | Accept |
| . | | | | | |
| **S55.056** | HNZPT | SUB-P2 | Support | Retain SUB-P2 as notified. | Accept |
| . | | | | | |
| **S55.057** | HNZPT | SUB-P15 | Support | Retain SUB-P15 as notified. | Accept |
| . | | | | | |
| **S55.058** | HNZPT | SUB-PXX | Oppose | Add new policy as follows:<br>**'Only allow subdivision of sites containing scheduled heritage items or Sites and Areas of Significance to Māori where it can be demonstrated that the values of the scheduled item can be maintained and there is sufficient land provided around the scheduled place to protect associated cultural and heritage values.'** | Reject |
| **FS23.71** | Kāinga Ora | | Oppose | Kāinga Ora supports/opposes the proposed amendment, to the extent it is consistent/ inconsistent with its primary submission. | Accept |
| **FS5.088** | Ngā hapū me ngā marae o Tamatea | | Allow | The proposed changes would support the better protection and awareness of these sites and their values. | Reject |
| **S55.059** | HNZPT | SUB-R1 | Support | Retain SUB-R1 as notified. | Accept |
| . | | | | | |
| **S55.060** | HNZPT | SUB-R4 | Support | Retain SUB-R4 as notified. | Accept |
| . | | | | | |
| **S55.062** | HNZPT | SUB-R6 | Support | Retain SUB-R6 as notified. | Accept |
| . | | | | | |
| **S55.063** | HNZPT | SUB-R7 | Support | Amend SUB-R7(1)(a)(iv) as follows:<br>'iv. the whole of the feature within the conservation lot, **including the setting of any historic heritage feature**, will be physically and legally protected in perpetuity.'<br>And amend SUB-R7(1)(b)(ii) as follows:<br>'ii. the whole of the feature within the conservation lot**, including the setting of any historic heritage feature,** will be physically and legally protected in perpetuity.' | Reject |
| **FS23.72** | Kāinga Ora | | Oppose | Kāinga Ora supports/opposes the proposed amendment, to the extent it is consistent/ inconsistent with its primary submission. | Accept |

| | | | | | |
|---|---|---|---|---|---|
| **S55.064** | HNZPT | SUB-AM15 | Support | Amend SUB-AM15(2) as follows:<br>'2. Heritage Items (HH-SCHED2) and Wāhi Tapu, Wāhi Taonga and Sites of Significance to Tangata Whenua (SASM-SCHED3)<br>a. ...<br>b. ~~Whether sufficient area is provided to enable the item or site to be sensitively integrated into the Conservation Lot, particularly where the land contributes significantly to the value of the item or site.~~<br>c. Where an additional residential dwelling is proposed to be co-located with a heritage item (where not identified on HH-SCHED2 as 'Wāhi Tapu'), the **extent the new dwelling respects the setting of the heritage item.** ~~of setback of that dwelling from the heritage item will be considered with a view to protecting the item's heritage values.~~' | Reject |
| . | | | | | |

14.1.1 In summary, nine (9) submissions and three (3) further submissions have been received on the 'Subdivision' chapter of the PDP relating to Historic Heritage. Eight (8) submissions are in support and one (1) opposes these provisions.

14.1.2 The main issues raised in these submissions include:

- Consideration of subdivision on heritage setting including request for a new policy and amendments to Rule SUB-7
- Inclusion of a new subdivision policy relating to the protection of Items included in HH-SCHED2 and SASM-SCHED3 Sites and Areas of Significance to Māori.

## 14.2 Matters Raised by Submitters

14.2.1 S55.055 HNZPT supports retaining Objective SUB-O1 as notified.

14.2.2 S55.056 HNZPT supports retaining Policy SUB-P2 as notified.

14.2.3 S55.057 HNZPT supports retaining SUB-P15 as notified.

14.2.4 S55.058 HNZPT seeks the addition of a new subdivision policy SUB-PXX as follows:

| | |
|---|---|
| **'SUB- PXX** | **Only allow subdivision of sites containing scheduled heritage items or Sites and Areas of Significance to Māori where it can be demonstrated that the values of the scheduled item can be maintained and there is sufficient land provided around the scheduled place to protect associated cultural and heritage values.'** |

14.2.5 HNZPT submits that Policy SUB-P2 deals with lifestyle block developments, and Policy 15 addresses the effects of earthworks which are associated with subdivisions, however there is no policy which explicitly manages the effects of subdivision on Historic Heritage values and values of Sites and Areas of Significance to Māori. In their view a policy along these lines would help to support rules which recognise the presence of such sites.

14.2.6 This is opposed by Kāinga Ora (FS23.71) on the basis that they support/oppose the proposed amendment, to the extent it is consistent/inconsistent with its primary submission.

14.2.7 Ngā hapū me ngā marae o Tamatea (FS5.088) supports this submission as in their view the proposed changes would support the better protection and awareness of these sites and their values.

14.2.8 S55.063 HNZPT supports Rule SUB-R7 but seeks the following amendments:

SUB-R7 (1)(a)(iv):

'iv. the whole of the feature within the conservation lot, **including the setting of any historic heritage feature**, will be physically and legally protected in perpetuity.'

SUB-R7(1)(b)(ii):

'ii. the whole of the feature within the conservation lot, **including the setting of any historic heritage feature,** will be physically and legally protected in perpetuity.'

14.2.9 This is opposed by Kāinga Ora (FS23.72) on the basis that they support/oppose the proposed amendment, to the extent it is consistent/inconsistent with its primary submission.

14.2.10 S55.064 HNZPT supports Assessment Matter SUB-AM15 however seeks an amendment to take into account the setting of new heritage items as follows:

SUB-AM15(2):

'2. Heritage Items (HH-SCHED2) and Wāhi Tapu, Wāhi Taonga and Sites of Significance to Tangata Whenua (SASM-SCHED3)

a. ...

b.~~Whether sufficient area is provided to enable the item or site to be sensitively integrated into the Conservation Lot, particularly where the land contributes significantly to the value of the item or site.~~

c. Where an additional residential dwelling is proposed to be co-located with a heritage item (where not identified on HH-SCHED2 as 'Wāhi Tapu'), the **extent the new dwelling respects the setting of the heritage item.** ~~of setback of that dwelling from the heritage item will be considered with a view to protecting the item's heritage values.~~'

14.2.11 They submit that if their submission on the use of the term 'setting' is adopted (addressed in detail in Key Issue 2 above), it would also be appropriate to amend SUB-AM15 to refer to setting, rather than the notified wording of clauses 2(b) and (c).

## 14.3 Analysis

14.3.1 S55.055, S55.056, S55.057, S55.059, S55.060, and S55.062 HNZPT support retaining subdivision provisions as notified and there are no further submissions relating to these submission points.

14.3.2 I therefore recommend that S55.055, S55.056, S55.057, S55.059, S55.060, and S55.062 HNZPT be accepted.

14.3.3 HNZPT consider there to be a policy 'gap' with respect to subdivision and the protection of heritage items in HH-SCHED2 and Sites and Areas of Significance to Māori in SASM-SCHED3, and they seek a new policy to address this.

14.3.4 Where a proposed subdivision involves a site that contains an historic heritage item or site of significance to Māori listed in PDP schedules 2 and 3 respectively, the policies and objectives of the relevant district wide chapters would also apply. This is specifically required by SUB-O1(3) which provides that subdivision of land is required to be consistent with objectives and policies of the relevant district-wide matters, including the protection of historic heritage and sites and areas of significance to Māori. For example, in the case of heritage items identified in Schedule HH-SCHED2, it would be appropriate to apply consideration of Objective HH-O1 and Policy HH-P3:

| | |
|---|---|
| HH-O1 | Identify, preserve and enhance the District's significant heritage items, heritage character and history of the District. |
| HH-P3 | To ensure activities avoid, remedy or mitigate adverse effects on the character and values of heritage items. |

14.3.5 And in the case of items of significance to Māori identified in SASM-SCHED3, it would be appropriate to apply consideration of Objective SASM-O1 and SASM-P2:

| | |
|---|---|
| SASM-O1 | Recognise and provide for wāhi tapu, wāhi taonga, and sites of significance in the District as being of cultural significance to tangata whenua through whakapapa, and ensure their protection from damage, modification or destruction from land use or other activities. |

| | |
|---|---|
| SASM-P2 | To avoid, remedy or mitigate any adverse effects of activities on the values of wāhi tapu, wāhi taonga, and sites of significance. |

14.3.6 There are also various Assessment Matters that give Council scope to take in to account the effects of subdivision on such sites e.g. Sub-AM1(1), SUB-AM6(15) and SUB-AM13(8).

14.3.7 I therefore do not consider it necessary to have the new policy in the Subdivision chapter requested by HNZPT.

14.3.8 Rule SUB-R7 enables the creation of lifestyle sites in association with the creation of a Conservation Lot. A 'Conservation Lot' is defined in the PDP a '*a lot created in association with the physical and legal protection in perpetuity of an area of significant indigenous vegetation and/or significant habitats of indigenous fauna, historic heritage items, and/or wāhi tapu, wāhi taonga or sites or areas of significance to Māori*' and requires that the whole of the feature within the Conservation lot to be physically and legal protected in perpetuity SUB-R7.1a(iv), and in the case of heritage buildings cannot be used as a residential activity (SUB-R7.1a(ii)).

14.3.9 The amendment sought by HNZPT seeks to include as part of condition SUB-R7.1a(iv) and (b)(ii) a requirement to also protect the setting in perpetuity. Because the setting for heritage items has not been mapped, it would in my view be inappropriate to have a rule/condition that requires the setting to be incorporated into the Conservation Lot as there would not be any certainty in the application of that rule as to whether the subdivider does or does not meet that condition. I consider a more appropriate means of considering setting is as an Assessment Matters that would then enable Council to consider matters related to setting as part of the consent process. In that respect I consider the Assessment Matters in SUB-AM15 and in particular SUB-AM15(2)(b) provide this scope.

14.3.10 I therefore recommended that HNZPT S55.058, S55.063 and S55.064 be rejected.

## 14.4 Recommendations

14.4.1 For the reasons outline above, I do not recommend any amendments to the SUB – Subdivision chapter of the PDP in relation to these submissions.

14.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT, S55.055, S55.056, S55.057, S55.059, S55.060, and S55.062

14.4.3 I recommend that the following submission(s) be **rejected**:

- HNZPT, S55.058, S55.063 and S55.064

14.4.4 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 14.5 Recommended Amendments

14.5.1 I recommend the following amendment(s) is made:

NA

## 14.6 Section 32AA Evaluation

14.6.1 NA

# 15.0 Key Issue 12 – Notable Trees

## 15.1 Submissions / Further Submissions Addressed

| Submission Point | Submitter (S) / Further Submitter (FS) | Provision | Position | Summary of Decision Requested | Summary Recommendation |
|---|---|---|---|---|---|
| **S55.053** | HNZPT | TREE - Notable Trees | Support | Retain 'TREE - Notable Tree' chapter as notified, with minor amendments. | Accept |
| . | | | | | |
| **S90.028** | Centralines | TREE-R2 | Amend | Amend TREE-R2 as follows:<br>'1. Activity Status: PER<br>Where one of the following conditions are met:<br>a. The trimming is required by statute or regulations including the Electricity (Hazards from Trees) Regulations 2003 ~~and~~ **or** the Telecommunications Act 2001; or<br>...' | Accept |
| . | | | | | |
| **S117.055** | Chorus | TREE-R2 | Support | Retain TREE-R2 as notified. | Accept in part (subject to amendment from other submissions) |
| **FS9.483** | Forest and Bird | | Oppose | | Reject |
| **S118.055** | Spark | TREE-R2 | Support | Retain TREE-R2 as notified. | Accept in part (subject to amendment from other submissions) |
| . | | | | | |
| **S119.055** | Vodafone | TREE-R2 | Support | Retain TREE-R2 as notified. | Accept in part (subject to amendment from other submissions) |
| . | | | | | |
| **S90.029** | Centralines | TREE-R6 | Oppose | Add new Permitted Activity rule within TREE-R6 as follows:<br>**'Activity Status: PER**<br>**Where one of the following conditions are met:**<br>**[a.?] Where the activity involves works within the root protection area of a notable tree identified in TREE-SCHED4 and the activities are required:**<br>**i. To comply with the Electricity (Hazards from Trees) Regulations 2003;**<br>**ii. To comply with the Telecommunications Act 2001; or**<br>**[iii.?] For maintenance and repair purposes.**' | Accept in part |
| . | | | | | |
| **S55.054** | HNZPT | TREE-AM1 | Support | Add the following assessment matter to TREE-AM1:<br>'...<br>**10. The potential for removal of a tree to disturb any archaeological site.**' | Accept in part |

| | | | | | |
|---|---|---|---|---|---|
| . | | | | | |
| **S121.172** | Federated Farmers | TREE-M1 | Support | Retain TREE-M1 as proposed. | Accept |
| **FS9.172** | Forest and Bird | | Oppose | | Reject |
| **S121.173** | Federated Farmers | TREE-M2 | Support | Retain TREE-M2 as proposed. | Accept |
| **FS9.173** | Forest and Bird | | Oppose | | Reject |
| **S130.001** | S Osborne | TREE-SCHED4 | Amend | Amend TREE-SCHED4 to record that TREE-68 & TREE-69 are each a 'descendant of the original Gallipoli Lone Pine from WW1', and their species identified as '-Turkish red pine (Pinus brutia)'. | Accept |
| . | | | | | |
| **S120.017** | Heretaunga Tamatea Settlement Trust | TREE-SCHED4 | Support | It is important for Central Hawke's Bay District Council to work alongside tangata whenua to identify trees of cultural significance and add the trees to Schedule 4[TREE-SCHED4?] and the Planning Maps. | Accept |
| . | | | | | |

15.1.1 In summary, eleven (11) submissions and three (3) further submissions have been received on the Notable Trees provisions of the PDP. Eight (8) submissions are in support, one in opposition and two seek amendments to the provisions in this chapter.

## 15.2 Matters Raised by Submitters

15.2.1 S55.053 HNZPT supports retaining the TREE - Notable Trees chapter of the PDP, subject to minor amendments (as set out in individual submission points). HNZPT support giving recognition and protection to trees with specific heritage values or associations.

15.2.2 S90.028 Centralines seeks a minor amendment/edit to Rule TREE-R2 so that both regulations/acts do not need to be met, as follows:

> '1. Activity Status: PER
>
> Where one of the following conditions are met:
>
> a. The trimming is required by statute or regulations including the Electricity (Hazards from Trees) Regulations 2003 ~~**and**~~ **or** the Telecommunications Act 2001; or
>
> ...'.

15.2.3 S117.055 Chorus.S118.055 Spark, and S119.055 Vodafone support retaining Rule TREE-R2.

15.2.4 S90.029 Centralines opposes Rule TREE-R6 and seeks the following new permitted activity be included:

> **'Activity Status: PER**
>
> **Where one of the following conditions are met:**
>
> **[a.?] Where the activity involves works within the root protection area of a notable tree identified in TREE-SCHED4 and the activities are required:**
>
> **i. To comply with the Electricity (Hazards from Trees) Regulations 2003;**
>
> **ii. To comply with the Telecommunications Act 2001; or**
>
> **[iii.?] For maintenance and repair purposes.'**

15.2.5 S55.054 HNZPT supports Assessment Matter TREE-AM1 and seeks inclusion of the following assessment matter:

> '...
> **10. The potential for removal of a tree to disturb any archaeological site.'**

15.2.6 HNZPT submit that the trees included in TREE-SCHED4 may be in the vicinity of an archaeological site (a place of pre-1900 human activity, whether or not it is a recorded site). In their view, removal of such trees, including a tree falling in a storm, has the potential to disturb a below-ground archaeological site. HNZPT should be contacted to ascertain whether an Archaeological Authority should be applied for in

such cases. Adding a clause to the assessment matters would be an appropriate way to address this issue.

15.2.7 S121.172 and S121.173 Federated Farmers supports retaining Method TREE-M1 and TREE-M2, in that they support TREE-SCHED4 only applying to Council land and the otherwise non-regulatory approach. Forest and Bird (FS9.172 and FS9.173) opposes this submission in so far as they oppose all submissions from Federated Farmers on the basis that the amendments and decisions sought would result in continued loss of indigenous biodiversity in Hawkes Bay, would not give effect to the RPS, NZCPS and NPSFM or would not achieve the purpose of the RMA.

15.2.8 S130.001 Mr S Osborne seeks an amendment to TREE-SCHED4 to record that TREE-68 & TREE-69 are each a *'descendant of the original Gallipoli Lone Pine from WW1'*, and their species identified as '-Turkish red pine (Pinus brutia)'. Mr Osborne submitted the following information with respect to these trees:

*'Notable Trees TREE-68 & TREE-69 are two of the 50 descendants of the Gallipoli Peninsula's Lone Pine that were gifted to the community of Ongaonga and then planted inside the grounds of the Ongaonga War Memorial in 2015 to mark the Anzac centenary as a living memorial to honour our veterans and their descendants.*

*These trees are actual small descendants from the tree that gave its name to one of the significant battle sites on Gallipoli Peninsula, Lone Pine.'*

15.2.9 S120.017 Heretaunga Tamatea Settlement Trust supports TREE-SCHED4 and submits that it is important for Central Hawke's Bay District Council to work alongside tangata whenua to identify trees of cultural significance for inclusion on Schedule TREE-SCHED4 and the Planning Maps.

## 15.3 Analysis

15.3.1 Centralines submissions to Rule TREE-R2 is a minor correction and as such I support this submission point.

15.3.2 I therefore recommend that S90.028 Centralines be accepted and S117.055 Chorus, S118.055 Spark and S119.055 Vodafone be accepted in part.

15.3.3 Rule TREE-R6 requires new buildings (including additions) associated with a network utility, or laying of overhead or underground services within the dripline of notable trees, to be assessed as a 'restricted discretionary' activity. Centralines seeks a permitted activity status rule be provided when any such work is in accordance with the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001, or for maintenance and repair purposes.

15.3.4 Notable Trees are important trees that have heritage significance to the district. Activities regulated by Rule TREE-R6 include the construction of, or addition to, any building associated with any activity or network utility, or laying of overhead or underground services within the dripline of any tree identified as a notable tree in TREE-SCHED4

15.3.5 Such activities have potential to cause significant damage if undertaken within the dripline of such trees and I therefore consider it appropriate to enable Council to scrutinize such works via as a restricted discretionary activity consent, to ensure the tree can be appropriately protected during the course of such works.

15.3.6 I do however note that there is no rule providing for maintenance and repair work of underground services within the dripline of a notable tree in TREE-SCHED 4. Given the potential for significant damage to notable trees when undertaking maintenance activities, I consider this rule should be extended to provide for maintenance:

**TREE-R6 The construction of, ~~or~~ addition to, <u>or maintenance and repair of,</u> any building associated with any activity or network utility, or laying of overhead or underground services<u>, or their maintenance and repair,</u> within the dripline of any tree identified as a notable tree in TREE-SCHED4**

*Note: This rule applies whether or not the building or network utility is on the same site as the notable tree concerned.*

| | | |
|---|---|---|
| **All Zones** | **1. Activity Status: RDIS** | **2. Activity status where compliance not achieved: N/A** |

**Matters over which discretion is restricted:** TREE-AM1.

15.3.7 For these reasons I recommend that S90.029 Centralines be accepted in part.

15.3.8 Rule HH-TREE-R8 provides for the removal of any notable trees identified in TREE-SCHED4 to be assessed as a 'restricted discretionary' activity with matters of discretion restricted to those outlined in Assessment Matters TREE-AM1. HNZPT have requested an additional assessment matter be provided allowing for assessment of '*The potential for removal of a tree to disturb any archaeological site*'.

15.3.9 Whilst I acknowledge that the removal of heritage trees (or any trees for that matter) can potentially adversely affect an archaeological site, any work impacting on an archaeological site (recorded or unknown) will require an archaeological authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. Council would therefore be more likely to provide an 'advice note' to any consent for the removal of a tree in this situation.

15.3.10 Given archaeological sites are protected under separate legislation, I consider it would be more appropriate to provide a note to the Assessment Matters informing consent applicants of their duties under this Act. I therefore propose, instead of an Assessment Matter, the following be included as an Advice Note at the end of TREE-AM1:

**Assessment Matters**

**Tree AM-1 Specific Assessment matters for Notable Trees**

…
9…

***ADVICE NOTE: If the proposed removal of any notable tree identified TREE-SCHED4, has the potential to disturb any archaeological site, Applicants are encouraged to also seek advice from a suitably qualified archaeologist. Archaeological sites generally include any sites where there is any indication of use or development from before 1900. Such sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and Section 42 of this Act, makes it an offence for anyone to modify or destroy, or cause to be modified or destroyed, the whole, or any part of any site, if it is known or suspected to be an archaeological site.***

15.3.11 For these reasons I recommend that S55.054 HNZPT be accepted in part.

15.3.12 Council consultant Mr Jonathon Doyle of Superior Exterior Treecare Ltd provided information to Council on trees for inclusion in TREE -SCHED4 Schedule of Notable Trees. Mr Doyle has confirmed that these small memorial pines were grown from seed. They are therefore protected for the heritage associations rather than any particular botanical significance. I understand that Mr Osborne's submission on their species and origin is correct and it would be helpful to the Hearing Panel if Mr Osborne could provide confirmation of this information at the hearing. Assuming this information is correct, and given they are on Council land and have heritage associations, I support including the information as requested by Mr S Osborne into TREE-SCHED4.

15.3.13 I recommend that S130.001 Mr S Osborne be accepted.

15.3.14 This submission supports retaining TREE-SCHED4 and submits there is opportunity for it be expanded to include trees of cultural significance. I note that no specific trees have been identified for inclusion in the Schedule, and whilst it is acknowledged that this work should occur in partnership with tangata whenua, any identification of trees through this process would require a separate Plan Change /Variation to the District Plan.

15.3.15 As this submission is in support of the Schedule and no specific changes have been requested, I recommend that S120.017 Heretaunga Tamatea Settlement Trust be accepted.

## 15.4 Recommendations

15.4.1 For the reasons outlined above, I recommend that the TREE – Notable Trees chapter of the PDP be amended (as outlined in Recommended Amendments below).

15.4.2 I recommend that the following submission(s) be **accepted**:

- HNZPT, S55.053
- Centralines, S90.028

- Federated Farmers, S121.172, S121.173
- S Osborne, S130.001
- Heretaunga Tamatea Settlement Trust, S120.017

15.4.3 I recommend that the following submission(s) be **accepted in part**:

- Chorus, S117.055
- Spark, S118.055
- Vodafone, S119.055
- HNZPT, S55.054
- Centralines, S90.029

15.4.4 My recommendation in relation to further submissions reflect the recommendation on the relevant primary submission.

## 15.5 Recommended Amendments

15.5.1 I recommend the following amendments are made:

| **TREE-R2 The trimming of any notable tree identified in TREE-SCHED4 for network utilities** | | |
|---|---|---|
| All Zones | 1. Activity Status: PER<br>Where one of the following conditions are met:<br>a. The trimming is required by statute or regulations including the Electricity (Hazards from Trees) Regulations 2003 ~~and~~**or** the Telecommunications Act 2001; or<br>… | 2. Activity status where compliance not achieved: RDIS<br>Matters over which discretion is restricted:<br>a. TREE-AM1. |

...

| **TREE-R6 The construction of, ~~or~~ addition to, or maintenance and repair of, any building associated with any activity or network utility, or laying of overhead or underground services, or their maintenance and repair, within the dripline of any tree identified as a notable tree in TREE-SCHED4**<br>*Note: This rule applies whether or not the building or network utility is on the same site as the notable tree concerned.* | | |
|---|---|---|
| All Zones | 1. Activity Status: RDIS<br>Matters over which discretion is restricted: TREE-AM1. | 2. Activity status where compliance not achieved: N/A |

**Assessment Matters**

Tree AM-1 Specific Assessment matters for Notable Trees

….

9…

***ADVICE NOTE: If the proposed removal of any notable tree identified TREE-SCHED4, has the potential to disturb any archaeological site, Applicants are encouraged to also seek advice from a suitably qualified archaeologist. Archaeological sites generally include any sites where there is any indication of use or development from before 1900. Such sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and Section 42 of this Act makes it an offence for anyone to modify or destroy, or cause to be modified or destroyed, the whole, or any part of any site, if it is known or suspected to be an archaeological site.***

And amend the species and summary ratings references for TREE-68 and TREE-69 in TREE -SCHED4, as follows:

**TREE-SCHED4**

| | | | | |
|---|---|---|---|---|
| TREE-68 | Ongaonga War Memorial, 1 Bridge St, Ongaonga | - Pinus **(Turkish red pine (Pinus brutia)** | Very Good / Significant / Useful / Rare<br>**Descendant of the original Gallipoli Lone Pine from WW1** | 50 |
| TREE-69 | Ongaonga War Memorial, 1 Bridge St, Ongaonga | - Pinus **(Turkish red pine (Pinus brutia))** | Very Good / Significant / Useful / Rare<br>**Descendant of the original Gallipoli Lone Pine from WW1** | 50 |

## 15.6 Section 32AA Evaluation

15.6.1 The changes proposed, in isolation, are not considered to be a significant departure from the Proposed District Plan as notified.

15.6.2 The above recommendations are considered editorial and minor, where the changes would improve the effectiveness of provisions without changing the policy approach, therefore S32AA re-evaluation is not warranted for the changes recommended to the TREE – Notable Trees chapter and TREE-SCHED4 provisions of the PDP.

# 16.0 Conclusion

## 16.1 Topic Conclusions

16.1.1 Submissions have been received in support of, and in opposition to the Proposed District Plan.

16.1.2 Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the Proposed District Plan should be amended as set out in Appendix A of this report.

16.1.3 I consider that the proposed provisions will be the most appropriate means to achieve the purpose of the Resource Management Act 1991 and achieve the relevant objectives of the Proposed District Plan in respect to the proposed provisions.

## 16.2 Topic Recommendations

16.2.1 I recommend that:

- The Hearing Commissioners accept, accept in part, or reject submissions (and associated further submissions) as outlined in Appendix B of this report; and
- The Proposed Central Hawke's Bay District Plan is amended in accordance with the changes recommended in Appendix A of this report.

# APPENDIX A

# Recommended Amendments to Plan Provisions

# HISTORICAL AND CULTURAL VALUES

## HH – Historic Heritage

### Introduction

This Part of the District Plan specifically addresses the District's historic heritage resources. These comprise features that are significant to the District, and may include historic buildings, sites (including archaeological sites), places/areas of cultural significance to Māori, and trees with specific heritage value or association. These features contribute to a sense of place and District identity in many ways. For example, they:

1. tell the story of our past and contribute to an understanding and appreciation of the District's history and cultures;
2. provide a record of human activity maintaining a link with the District's history as it develops; and
3. may signify or represent a particular historical event.

Legislation including the Heritage New Zealand *Pouhere Taonga* Act 2014 and the RMA, impacts on the way Council deals with heritage issues. The Heritage New Zealand *Pouhere Taonga* Act 2014 provides a framework for the recognition of places of historical, cultural and ancestral significance including historic places (archaeological sites, buildings and memorials), historic areas, wahi tūpuna, wāhi tapu and wāhi ~~taonga~~ tapu areas. Listing of such items or sites does not, however, provide specific protection under this Act. Listing is primarily a means of identifying the significant heritage items for the purposes of information and advocacy, with items listed by Heritage New Zealand *Pouhere Taonga* notified to territorial local authorities.

Section 6(f) of the RMA requires the Council to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development, as a matter of national importance. Section 74(2)b(iia) of the RMA also requires Council to have regard to any relevant entry on the New Zealand Heritage List / Rārangi Kōrero when preparing a District Plan. To give effect to these obligations the District Plan needs to identify these sites or items.

There are also legal responsibilities that relate to all archaeological sites, whether they are identified, unknown, listed or recorded. Section 42 of the Heritage New Zealand *Pouhere Taonga* Act 2014 makes it an offence for anyone to ~~destroy, damage or~~ destroy, damage or modify or destroy, or cause to be modified or destroyed, the whole, or any part of any site, if it is known or suspected to be an archaeological site. Section 44 of the Act, requires applications for an authority to ~~destroy, damage or~~ modify or destroy, or cause to be modified or destroyed, an archaeological site to be made to Heritage New Zealand *Pouhere Taonga*. The location of recorded archaeological sites in Central Hawke's Bay as at the date of notification of the District Plan are shown on the Planning Maps. This is for information purposes only, as an alert to Council and landowners. Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest recorded site ~~record~~ information prior to commencing any land disturbance activities. It should be noted that there

**Commented [SM1]:** S55.020 HNZPT - Heritage Topic, Key Issue 2

**Commented [SM2]:** S55.020 HNZPT. S18.001 E Pisheif - Heritage Topic, Key Issue 2

**Commented [SM3]:** S55.020 HNZPT. S18.001 E Pisheif - Heritage Topic, Key Issue 2

**Commented [SM4]:** S84.001 Kairakau Lands Trust - Heritage Topic, Key Issue 3

are many unrecorded archaelogical sites, and developers also have a responsibility to avoid damage to these.

The District Plan incorporates all the heritage item entries located within Central Hawke's Bay District that are listed in the New Zealand Heritage List / Rārangi Kōrero administered by Heritage New Zealand *Pouhere Taonga* as at the date of notification of the District Plan. These are listed in HH-SCHED2 and shown on the Planning Maps. Further information on these sites can be found at https://www.heritage.org.nz/the-list Landowners and developers of heritage sites containing heritage items are also encouraged to contact Heritage New Zealand Pouhere Taonga prior to undertaking any works that might impact on these items and their sites.

Wāhi tapu and wāhi taonga areas are also further addressed in the SASM – Sites and Areas of Significance to Māori chapter of the District Plan.

## Issues

**HH-I1** **Loss of Historic Heritage**

**The loss of significant heritage items and values.**

Explanation
The district's historic heritage is a non-renewable legacy: once destroyed it cannot be replaced. It is at risk from natural and human induced hazards and inappropriate development. Heritage resources that are identified and valued are much more likely to be protected and conserved. Historic places that are in use are more likely to be well maintained and the risks managed.

## Objectives

**HH-O1** **Identify, preserve and enhance the District's significant heritage items, heritage character and history of the District.**

**HH-O2** **Encourage the upgrade of heritage buildings where there is an identified safety risk.**

**HH-O3** **To promote the continued use of heritage buildings in the District where this encourages their retention, restoration and maintenance.**

## Policies

**HH-P1** **To identify and classify heritage items in the District according to their relative signficance and value including aesthetic, archaeological, architectural, cultural, historic, social, spiritual, technological, industrial or traditional significance or value, and their rarity, representativenss, authenticity and integrity.**

**Commented [SM5]:** S84.001 Kairakau Lands Trust - Heritage Topic, Key Issue 2

**Commented [SM6]:** S55.038 HNZPT - Heritage Topic, Key Issue 8

**Commented [SM7]:** S121.150 Federated Farmers - Heritage Topic, Key Issue 4

**Commented [SM8]:** S55.021 HNZPT - Heritage Topic, Key Issue 5

| | |
|---|---|
| **HH-P2** | **To identify archaeological sites to assist the continued protection of these sites from inappropriate subdivision, use and development.** |
| **HH-P3** | **To ensure activities avoid, remedy or mitigate adverse effects on the character and values of heritage items.** |
| **HH-P4** | **To promote a greater awareness and understanding of the District's heritage items.** |
| **HH-P5** | **To enable heritage items to be used for a variety of activities where this promotes their preservation.** |
| **HH-P6** | **To encourage the restoration and conservation of recognised heritage items.** |
| **HH-P7** | **To facilitate and encourage alteration to heritage items to improve structural performance, fire safety and physical access while minimising any potential loss of associated heritage values.** |
| **HH-P8** | **To discourage the demolition of historic items taking into account the importance of their historical or cultural significance or value.** |

**Commented [SM9]:** S121.152 Federated Farmers - Heritage Topic, Key Issue 5

## Rule Overview Table

| Use/activity | Rule Number |
|---|---|
| **Repairs and maintenance of heritage items identified in HH-SCHED2** | HH-R1 |
| **New underground electricity, gas or telecommunication customer connections, or replacement of existing overhead electricity or telecommunication customer connections, affecting heritage items identified in HH-SCHED2** | HH-R2 |
| **Internal safety alterations to heritage items identified in HH-SCHED2** | HH-R3 |
| **External safety alterations to heritage items identified in HH-SCHED2** | HH-R4 |
| **Internal alterations to heritage items identified in HH-SCHED2** | HH-R5 |
| **External alterations to heritage items identified in HH-SCHED2** | HH-R6 |
| **Relocation of any building identified in HH-SCHED2** | HH-R7 |
| **Demolition (including partial demolition) of heritage items identified in HH-SCHED2** | HH-R8 |

## Rules

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities on land within or containing identified heritage items.

| HH-R1 Repairs and maintenance of heritage items identified in HH-SCHED2 | | |
|---|---|---|
| **All Heritage Items** | **1. Activity Status: PER**<br><br>**Where the following conditions are met: ~~N/A~~**<br><br>a. The work carried out on the building must generally match the original in terms of quality, materials and detailing;<br>b. Repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished;<br>c. Any materials removed to carry out the repairs must be limited to the amount necessary to carry out the works;<br>d. The work is for the purposes of keeping the building in good condition;<br>e. There must be no damage to the heritage item when undertaking the repairs and maintenance, and protective | **2. Activity status where compliance not achieved: ~~N/A~~**HH-R5 & HH-R6 apply |

**Commented [SM10]:** S55.007 HNZPT - Heritage Topic, Key Issue 1 and
S55.23 HNZPT - Heritage Topic, Key Issue 6

| | | |
|---|---|---|
| | material must be used where necessary to prevent damage. | |
| **HH-R2 New underground electricity, gas or telecommunication customer connections, or the replacement of existing overhead electricity or telecommunication customer connections, affecting heritage items identified in HH-SCHED2** | | |
| **All Heritage Items** | **1. Activity Status: PER**<br><br>**Where the following conditions are met:**<br>a. No new support poles are required.<br>b. The new or replaced connection work does not involve a change or addition to the exterior of the building~~.~~, except for the following:<br>**i.** small customer connection boxes (less than 0.1m$^3$ in volume) which are not affixed to the primary façade of the building.<br><br>*Note: Where this is not the case, the work will be assessed as an 'alteration'.* | **2. Activity status where compliance not achieved: HH-R6 applies** |
| **HH-R3 Internal safety alterations to heritage items identified in HH-SCHED2** | | |
| **Category 2 Heritage Items and Uncategorised Heritage Items** | **1. Activity Status: PER**<br><br>**Where the following conditions are met: ~~N/A~~**<br><br>a. Where seismic strengthening work is proposed it must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed.<br>b. The works are required to satisfy or increase | **2. Activity status where compliance not achieved: ~~N/A~~HH-R5 applies** |

**Commented [SM11]:** S117.053 Chorus, S118.053 Spark and S119.053 Vodafone - Heritage Topic, Key Issue 6

**Commented [SM12]:** Note: 'safety alteration' is a separately defined term to 'alteration' and needs to be hyperlinked correctly.

**Commented [SM13]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

| | | |
|---|---|---|
| | compliance with the Building Act 2004 and Building Code requirements. | |
| **Category 1 Heritage Items** | **3. Activity Status: RDIS**<br><br>**Where the following conditions are met:**<br>a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.<br><br>*Note: Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*<br><br>**Matters over which discretion is restricted:**<br>b. HH-AM1. | **4. Activity status where compliance not achieved: DIS** |
| **HH-R4 External safety alterations to heritage items identified in HH-SCHED2** | | |
| **Category 2 Heritage Items and Uncategorised Heritage Items** | **1. Activity Status: CON**<br><br>**Where the following conditions are met:**<br>a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.<br><br>*Note: Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*<br><br>**Matters over which control is reserved:**<br>b. HH-AM1. | **2. Activity status where compliance not achieved: RDIS**<br><br>**Matters over which discretion is restricted:**<br>a. HH-ACM2. |

**Commented [SM14]:** S55.007 HNZPT - Heritage Topic, Key Issue 1

**Commented [SM15]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

**Commented [SM16]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

**Commented [SM17]:** Clause 16 Schedule 1 RMA minor amendment

| | | |
|---|---|---|
| **Category 1 Heritage Items** | **3. Activity Status: RDIS**<br><br>**Where the following conditions are met:**<br>a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.<br><br>*Note: Where this is not supplied, work will be assessed as an 'alteration' as it will fail to meet the definition of safety alteration.*<br><br>**Matters over which discretion is restricted:**<br>b. HH-AM1. | **4. Activity status where compliance not achieved: DIS** |
| **HH-R5 Internal alterations to heritage items identified in HH-SCHED2**<br><br>*Note: This rule does not apply to signs – signs are addressed in the SIGN – Signs chapter in the District Plan.* | | |
| **Category 2 Heritage Items and Uncategorised Heritage Items** | **1. Activity Status: PER**<br><br>**Where the following conditions are met: N/A** | **2. Activity status where compliance not achieved: N/A** |
| **Category 1 Heritage Items** | **3. Activity Status: DIS**<br><br>**Where the following conditions are met: N/A** | **4. Activity status where compliance not achieved: N/A** |
| **HH-R6 External alterations to heritage items identified in HH-SCHED2**<br><br>*Note: This rule does not apply to signs – signs are addressed in the SIGN – Signs chapter in the District Plan.* | | |
| **Category 2 Heritage Items and Uncategorised Heritage Items** | **1. Activity Status: RDIS**<br><br>**Where the following conditions are met: N/A**<br><br>**Matters over which discretion is restricted:**<br>a. HH-AM2. | **2. Activity status where compliance not achieved: N/A** |

**Commented [SM18]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

**Commented [SM19]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

**Commented [SM20]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

**Commented [SM21]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

**Commented [SM22]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

**Commented [SM23]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

| | | |
|---|---|---|
| **Category 1 Heritage Items** | **3. Activity Status: DIS**<br><br>**Where the following conditions are met: N/A** | **4. Activity status where compliance not achieved: N/A** |
| **HH-R7 Relocation of any building comprising all or part of a heritage item identified in HH-SCHED2, within or beyond the property boundary of the heritage item** | | |
| **All Heritage Items** | **1. Activity Status: DIS**<br><br>**Where the following conditions are met: N/A** | **2. Activity status where compliance not achieved: N/A** |
| **HH-R8 Demolition (including partial demolition) of a heritage item identified in HH-SCHED2** | | |
| **Category 2 Heritage Items and Uncategorised Heritage Items** | **1. Activity Status: DIS**<br><br>**Where the following conditions are met: N/A** | **2. Activity status where compliance not achieved: N/A** |
| **Category 1 Heritage Items** | **3. Activity Status: NC**<br><br>**Where the following conditions are met: N/A** | **4. Activity status where compliance not achieved: N/A** |

**Commented [SM24]:** consequential change in response to accepting in part S55.037 HNZPT (relating to CHB Municipal Theatre) - Heritage Topic

## Assessment Matters

For Discretionary Activities, Council's assessment is not restricted to these matters, but it may consider them (among other factors).

**HH-AM1 Safety Alterations**

1. The contribution of the heritage item to the history or heritage value of the site or to the District.
2. The extent to which the proposed work will change the appearance of the building and whether the work enables compatible, original and new adaptive uses.
3. The extent to which the works proposed involve the least possible loss of material of heritage value, including any irreversible or cumulative effects.
4. Whether the removal of key historic or architectural elements is required, and whether it is proposed that records be kept (such as photographs, written history, drawings and so on) of the item(s) removed.
5. Whether the significance of the item to the District's heritage is such that it is necessary for a heritage assessment and/or Conservation Plan to be completed prior to work being carried out.

6. The extent to which significant original interior finishes will be retained.
7. The extent to which visible seismic bracing detracts from the architectural or historical features of the building.
8. Whether a Conservation Plan (where appropriate) has been prepared by a suitably qualified heritage professional to inform the work being undertaken.
9. Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.

*Guidance:*

*Safety alterations are imperative for the safety of building occupants and the general public. Where heritage is concerned, safety alterations need to be carefully managed to ensure the cumulative nature of the work does not remove key heritage elements, except when absolutely necessary, and a management plan put in place for how both safety and historic values can be preserved. Where practicable, efforts should be made to retain as much of the heritage fabric of the building as possible.*

*Where the proposed work involves the removal of significant parts or key elements of the building, it may be necessary for a photographic record to be kept of these elements, as well as drawings and written history where necessary. In some cases where the work proposed could mean significant alteration to the building, it may be necessary for a conservation plan to be prepared prior to work being carried out. This will need to be undertaken by a suitably qualified heritage professional.*

*Safety alterations should be designed to:*

a. *Understand significance and take a precautionary approach;*
b. *Enable compatible original and new adaptive uses;*
c. *Be informed by sufficient research and documentation; and*
d. *Ensure the work involves the least possible loss of heritage significance.*

*Safety alterations should be carefully designed to:*

a. *Not alter, obscure or remove significant heritage fabric and fixtures;*
b. *Retain and conserve ceiling heights and surfaces and significant ceiling decoration;*
c. *Be discreetly installed. Any transparent strengthening approach should be compatible with the heritage values of the building;*
d. *Ensure seismic bracing is not visible through prominent windows;*
e. *Retain and strengthen elements such as parapets, towers and chimneys. Replacement of original elements with replicas in plastered polystyrene or glass reinforced plaster or concrete is not ideal.*
f. *Where elements such as towers and parapets have been lost over time, reconstruction in lightweight materials is acceptable.*

**HH-AM2 Alterations, Repairs and Maintenance**

1. The extent to which the work may have an irreversible effect on the heritage form or heritage features of the building.

2. The extent to which the work alters, obscures, or removes significant heritage fabric and fixtures.
3. Whether the work will be sympathetic with the original heritage character and value of the building and is not visually dominant.
4. Whether alterations that are limited to a particular part of the building or only to one level, will be inconsistent with the remainder of the building in terms of visual, aesthetic, and heritage significance.
5. Any immediate or cumulative effects of the work on local and District heritage and historical amenity values.
6. Whether it would be appropriate to impose a restriction on any work for a specified period to explore options to retain the heritage item or its key features.
7. Whether the relationship of the building with the setting is maintained.
8. Whether significant architectural components are retained.
9. Whether the work is necessary for the continued use of the building in terms of structural integrity and adaptive re-use.
10. The extent to which a Conservation Plan is necessary and has been provided in order to ensure the continued heritage integrity of the item during and after works being carried out.
11. Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.

*Guidance:*

*Any alterations or additions should be carefully designed to:*

a. *Retain existing internal and external heritage fabric as far as possible and disturb, distort or obscure it as little as possible.*
b. *Respect the design, form, scale, materials, workmanship, patina of age, colours, content, location, curtilage and setting, including alterations that have heritage value.*
c. *Avoid work that will compromise or obscure fabric of heritage value*
d. *Ensure any new work is of a scale and location that it does not dominate the heritage place and respects its setting*
e. *New work should be appropriately recorded.*

*A Conservation Plan, prepared by a heritage professional, should inform and guide alterations of historic buildings.*

*Alterations should only be undertaken where the work is necessary to restore to good or sound condition any existing building or part of an existing building.*

*Alteration work should generally match the original in terms of quality, materials and detailing. Previously unpainted surfaces should not be painted, nor should paint be applied to previously unplastered wall surfaces. New paint should not be in bright or extreme colours and the adoption of 'corporate colours' should be avoided.*

*Repair work should be carried out by a tradesperson with experience in working with heritage buildings.*

*A Conservation Plan may be required for major work where it is believed the alterations are likely to have a detrimental impact on the heritage feature. A Conservation Plan should be prepared by a conservation architect with proven experience in the field.*

**HH-AM3 Relocation**

1. Whether the relocation of the building is necessary for the ongoing retention of the building or structure including:
   a. Any genuine threats to the building that prevents retention of the building in its current location, which should be documented.
   b. The new location should allow an understanding of the remaining significance of the building (e.g. ensuring the new site allows similar views from the street and setting or that a corner building is relocated to a new corner site).
   c. Future preservation of the building will be provided through a compatible use, improved physical condition, appropriate context or surroundings, and protection from vandalism and fire.
   d. Where a building was designed to be relocatable or relocation has been a feature of its history, relocation may in some circumstances be appropriate. However, a full assessment of the potential effects of relocation should nevertheless be carried out.
2. Whether the relocation of any listed building within or off the site will remove the building or structure from its historical context in a manner that is detrimental to the character of the area and/or for the local heritage value of the District.
3. Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.
4. **Whether all other means of retaining the structure in its current location have been exhausted.**

**Commented [SM25]:** S55.033 HNZPT - Heritage Topic, Key Issue 7

*Guidance:*

*Relocation should only occur where:*

*a. The existing site or setting is not of significant heritage value;*
*b. Relocation is required as a last resort to save the building; or*
*c. Heritage value could not continue if the structure remained on the site.*

*All relocation proposals must indicate the proposed new location for the building, why relocation is required and any risks to the structure. A 'last resort' means that there is a proven physical threat to the site or building in its current state. It is not sufficient to claim that it is inconvenient for the current owner to retain it. Where this latter argument is proposed, discussions should focus on retaining the building and adaptively reusing it.*

*A Conservation Plan, prepared by a heritage professional, should inform and guide any proposal that involves relocation.*

**HH-AM4 Demolition (including partial demolition)**

1. Whether the demolition or partial demolition of any building would compromise:
   a. The integrity of the surrounding area

b. The value of the District's historic heritage.

2. Whether adaptive re-use has been adequately considered as an alternative to demolition, as well as the economic and social benefits to the owner and the wider public through retention of heritage items.
3. Whether the building in its current state poses a safety risk, including potential for loss of life, in the event of an earthquake, and safety alterations are not a viable option.
4. Where the retention of the façade only is proposed, the extent to which the heritage value of the remainder of the building has already been compromised to the extent that demolition is the only viable option, and the scale of the impacts of this on the heritage fabric of the District.
5. Where the demolition of the façade is proposed, and the remainder of the building retained, the extent to which the façade is an invaluable element to the whole building and its loss would be detrimental to the visual appearance of the building, and the setting in which the building is located. Replacement facades must be compatible with the building and surrounding buildings.
6. Whether the site has been identified as a potential archaeological site, and whether it is necessary to undertake an archaeological assessment due to the nature of the proposed work.

*Guidance:*

*The demolition of these items should not occur at the expense of the setting, streetscape or to the detriment of the District's historic heritage. For example, removal of one building can negatively impact the amenity of the surrounding area. An assessment of the viability of adaptive re-use is to be submitted as part of the assessment of environmental effects within a resource consent application for demolition of any heritage item. This assessment is to be carried out by an independent and suitably qualified architect with substantial knowledge in historic heritage.*

*Older buildings may not be built to modern building standards and therefore may pose a risk to life in some cases. The decision, however, to demolish such buildings should be a 'last resort', in cases where it is shown that it is not economically viable to make the building structurally sound or adaptively re-use the building.*

*Buildings and their facades do not exist in isolation from each other, but in fact work together to comprise the heritage value of the whole building. The retention of the façade only is acceptable in cases where the remainder of the building is beyond repair or is structurally unsound but is strongly discouraged in all other cases. In addition, the removal of the building façade is in most cases discouraged. Exceptions are where the façade is structurally unsound to the extent that it poses a risk to life and is beyond strengthening.*

*Where demolition is necessary, replacement facades must be the same or similar in material, design and colour to the removed facade.*

## Methods

Methods, other than the above rules, for implementing the policies:

**HH-M1 Identification and Mapping of Historic Heritage Items**

Identifying and categorising heritage items in HH-SCHED2 in the District Plan and showing them on the relevant Planning Maps, and showing archaeological sites recorded by the New Zealand Archaeological Association on the relevant Planning Maps (for information purposes only).

**HH-M2 Education, Advocacy and Information Sharing**

Working with Heritage New Zealand *Pouhere Taonga*, local historical societies and tangata whenua to promote public awareness of the importance of heritage values.

Supporting applications to the National Heritage Preservation Incentive Fund for the conservation of significant heritage places in private ownership (Note this fund is only available to Category 1 historic places).

Providing public education and information about heritage items in the District.

**HH-M3 Incentives**

All resource consent applications relating solely to safety alterations for heritage items will be processed free of charge to encourage the preservation of heritage items in the District.

## Principal Reasons

The principal reasons for adopting the policies and methods:

The District's heritage resource comprises historic buildings, and areas, wāhi tapu (sacred places) of special significance to tangata whenua, archaeological sites and notable trees that contribute to an understanding and appreciation of the district's history and cultures.

Council is obliged as a matter of national importance (section 6(f)), to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development. The community also wants to see their important historic and special places, buildings and trees preserved so that residents, visitors, and future generations can enjoy them and learn about the District's rich heritage.

The District Plan has adopted the Heritage New Zealand *Pouhere Taonga* identification and classification method for heritage items as the basis for providing levels of protection, so that these important items are appropriately recognised and provided for. This method identifies two categories of historic places:

1. Category 1 – places of special or outstanding historical or cultural heritage significance or value; and
2. Category 2 – places of historical or cultural heritage significance or value.

Such items have been listed for a number of reasons, including their:

- historical and social significance;
- cultural and spiritual significance to tangata whenua;
- architectural significance; and/or
- technological significance.

Council has listed these items in HH-SCHED2 and shown them on the Planning Maps.

Archaeological sites are also protected under the Heritage New Zealand *Pouhere Taonga* Act 2014. Archaeological sites are defined in this Act and generally include any indication of use or development from before 1900, including pre-1900 buildings and other structures. Any modification or destruction of such sites can only be undertaken with Heritage New Zealand *Pouhere Taonga's* permission. The Planning Maps show recorded archaeological sites that are listed in the NZ Archaeological Association's register as at the date of notification of this District Plan, most of which are middens and terraces. It is important to note that the identification of sites or items reflects a particular moment in time and there are likely to be additional sites or items that were not identified at the time of publication of the District Plan.

Unrecorded archaeological sites ~~may be~~ are usually accidentally discovered during earthworks and irreparably damaged. ~~and t~~Therefore, it is also important that applicants seek advice at an early stage when earthworks are proposed in areas known to be ~~the site of~~ associated with pre-1900 activity.

**Commented [SM26]:** S84.002 Kairakau Lands Trust - Heritage Topic, Key Issue 3

## Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

**HH-AER1** **The preservation of heritage items that are significant to the District.**

**HH-AER2** **The productive use of heritage buildings and sites.**

**HH-AER3** **An increased public understanding and knowledge of heritage.**

# HH-SCHED2 – Schedule of Historic Heritage Items

## Schedule of Historic Heritage Items

*Note: Further information on sites with a Heritage List/ Rārangi Kōrero number can be found at https://www.heritage.org.nz/the-list*

Commented [SM1]: S55.038 HNZPT Key Issue 8, HS4

| Unique Identifier | Site Identifier | Location | Heritage List/ Rārangi Kōrero Number | Heritage List/ Rārangi Kōrero Category | Map Reference |
|---|---|---|---|---|---|
| HH-1 | Coles Joinery Factory | 54 Bridge St, Ongaonga | 172 | Category 1 | 50 |
| HH-2 | Aramoana Station Homestead | 709 Gibraltar Rd, Aramoana | 1059 | Category 1 | 33 |
| HH-3 | Gwavas Station Homestead and Garden | Gwavas Garden, 5740 State Highway 50, Tikokino | 173 | Category 1 | 6 |
| HH-4 | Porangahau Station Woolshed | 497 Hunter Rd, Porangahau | 175 | Category 1 | 40 |
| HH-5 | Mount Vernon Station Homestead | 106 Lindsay Rd, Waipukurau | 174 | Category 1 | 22 |
| HH-6 | Te Nakahi Parahi and Urupā | 3 Marae St, Tapairu, Waipawa | 7622 | Category 1 | 16 |
| HH-7 | Oruawharo | 379 Oruawharo Rd, Takapau | 1048 | Category 1 | 21 |
| HH-8 | The Cottage | 100 State Highway 2, Te Aute College, Pukehou | 4846 | Category 1 | 12 |
| HH-9 | School House (Former) | Bridge St, Ongaonga | 1042 | Category 2 | 50 |
| HH-10 | Town Hall (Former) | Bridge St, Ongaonga | 1043 | Category 2 | 50 |

| Unique Identifier | Site Identifier | Location | Heritage List/ Rārangi Kōrero Number | Heritage List/ Rārangi Kōrero Category | Map Reference |
|---|---|---|---|---|---|
| HH-11 | House (Laughlin McKay) | Bridge St, Ongaonga | 1045 | Category 2 | 50 |
| HH-12 | House (William Ross) | Bridge St, Ongaonga | 1046 | Category 2 | 50 |
| HH-13 | House (Ross Sutton) | 27-29 Bridge St, Ongaonga | 1047 | Category 2 | 50 |
| HH-14 | Poodles Bazaar (Formerly Ongaonga General Store) | Bridge St, Ongaonga | 1051 | Category 2 | 50 |
| HH-15 | Post Office (Former) | 55 Bridge St, Ongaonga | 1052 | Category 2 | 50 |
| HH-16 | St Oran's Church (Presbyterian-Methodist Co-operating Parish) | 42 Bridge St, Ongaonga | 1054 | Category 2 | 50 |
| HH-17 | War Memorial | Bridge St, Ongaonga | 1058 | Category 2 | 50 |
| HH-18 | Church of the Good Shepherd (Anglican) | 31 Bridge St, Ongaonga | 2751 | Category 2 | 50 |
| HH-19 | Coles Joinery Factory Outbuildings (Former) | 54 Bridge St, Ongaonga | 1040 | Category 2 | 50 |
| HH-20 | Butcher's Shop (Former) | 85-87Bridge St, Ongaonga | 1039 | Category 2 | 50 |
| HH-21 | Woolshed | 755 Clareinch Rd, Omakere | 2760 | Category 2 | 29 |
| HH-22 | St Michael's Church (Anglican) | Dundas St, Porangahau | 1064 | Category 2 | 75 |
| HH-23 | Aramoana Station Single Men's Quarters (Former) | 650 Gibraltar Rd, Aramoana | 7161 | Category 2 | 33 |
| HH-24 | Aramoana Station Stables | 709 Gibraltar Rd, Aramoana | 7162 | Category 2 | 33 |
| HH-25 | Town Clock and War Memorial | Great North Rd, Waipawa | 4844 | Category 2 | 55 |
| HH-26 | Abbotslee | Great North Rd, Waipawa | 4845 | Category 2 | 53 |

| Unique Identifier | Site Identifier | Location | Heritage List/ Rārangi Kōrero Number | Heritage List/ Rārangi Kōrero Category | Map Reference |
|---|---|---|---|---|---|
| HH-27 | Gwavas Station Woolshed | Gwavas Station, 5890 State Highway 50, Tlkokino | 1044 | Category 2 | 6 |
| HH-28 | Gwavas Station Original Homestead | Gwavas, 5740 State Highway 50, Tikokino | 2754 | Category 2 | 6 |
| HH-29 | Woburn Station Former Manager's House | 210 Hatuma Rd, Hatuma | 2769 | Category 2 | 63 |
| HH-30 | Woburn Station Homestead | 216 Hatuma Rd, Hatuma | 1065 | Category 2 | 63 |
| HH-31 | Museum (Formerly BNZ) | 23-25 High St, Waipawa | 4843 | Category 2 | 55 |
| HH-32 | Springvale Station Homestead | Holden Rd, Tikokino | 1055 | Category 2 | 5 |
| HH-33 | Springvale Station Totara Slab Whare | Holden Rd, Tikokino | 1056 | Category 2 | 5 |
| HH-34 | Springvale Station Woolshed | Holden Rd, Tikokino | 1057 | Category 2 | 5 |
| HH-35 | Springvale Station Concrete Block Whare | Holden Rd, Tikokino | 2758 | Category 2 | 5 |
| HH-36 | Post Office (Former) | Humbold St, Tikokino | 2759 | Category 2 | 47 |
| HH-37 | Porangahau Station Chapel | 482 Hunter Rd, Porangahau | 1063 | Category 2 | 40 |
| HH-38 | St Peter's Church (Anglican) | 52 Kenilworth St, Waipawa | 4872 | Category 2 | 55 |
| HH-39 | St Peter's Sunday School Hall | 52 Kenilworth St, Waipawa | 4873 | Category 2 | 55 |
| HH-40 | St Peter's Lychgate | Kenilworth St, Waipawa | 4874 | Category 2 | 55 |
| HH-41 | Mangakuri Station Homestead | Mangakuri Rd, Mangakuri | 1061 | Category 2 | 24 |

| Unique Identifier | Site Identifier | Location | Heritage List/ Rārangi Kōrero Number | Heritage List/ Rārangi Kōrero Category | Map Reference |
|---|---|---|---|---|---|
| HH-42 | Mangakuri Station Chapel and Belfry | Mangakuri Rd, Mangakuri | 1062 | Category 2 | 24 |
| HH-43 | Mangatarata Station Stables | 415 Mangatarata Rd, Waipukurau | 2764 | Category 2 | 23 |
| HH-44 | Mangatarata Station Homestead | 415 Mangatarata Rd, Waipukurau | 2765 | Category 2 | 23 |
| HH-45 | House (Mr Doug Simpson) | Mill St, Ongaonga | 2755 | Category 2 | 50 |
| HH-46 | Motuotaraia Station Stables and Cobbled Yard | Porangahau Rd, Waipukurau | 2768 | Category 2 | 31 |
| HH-47 | St Andrews Church (Presbyterian) | 23 Porangahau Rd, Waipukurau | 4849 | Category 2 | 64 |
| HH-48 | Woolshed | Porangahau Rd, Waipukurau | 2770 | Category 2 | 35 |
| HH-49 | Manse (Former) | 31 Porangahau Rd, Waipukurau | 4850 | Category 2 | 64 |
| HH-50 | The Pines | 2 Rose St and Ruataniwha St, Waipawa | 4837 | Category 2 | 55 |
| HH-51 | House | 17 Rose St, Waipawa | 4839 | Category 2 | 55 |
| HH-52 | Shops | 54 Ruataniwha St and 2-4 Kenilworth St, Waipawa | 4842 | Category 2 | 55 |
| HH-53 | Aramoana Station Woolshed | 80 Shoal Beach Rd, Aramoana | 1060 | Category 2 | 33 |
| HH-54 | Airlie Mount | 11 South Service Lane, Waipukurau | 4851 | Category 2 | 61 |

| Unique Identifier | Site Identifier | Location | Heritage List/ Rārangi Kōrero Number | Heritage List/ Rārangi Kōrero Category | Map Reference |
|---|---|---|---|---|---|
| HH-55 | Forest Gate Station Homestead | 1730 State Highway 50, Ongaonga | 1037 | Category 2 | 15 |
| HH-56 | Forest Gate Dairy Safe Shed | 1730 State Highway 50, Ongaonga | 1038 | Category 2 | 15 |
| HH-57 | Forest Gate Station Woolshed | 1730 State Highway 50, Ongaonga | 2752 | Category 2 | 15 |
| HH-58 | Forest Gate Station Stables and Coach House | 1730 State Highway 50, Ongaonga | 2753 | Category 2 | 15 |
| HH-59 | Ashcott Station Homestead, Stables and Summerhouse | 2318 State Highway 50, Takapau | 2750 | Category 2 | 15 |
| HH-60 | St Patrick's Church (Catholic) | 46 Waverly St, Waipawa | 4840 | Category 2 | 55 |
| HH-61 | House | 5 Wellington Rd, Waipukurau | 4848 | Category 2 | 65 |
| HH-62 | ~~Taikura~~ | ~~Blackhead Coast, Near Taikura Station, Porangahau~~ | ~~7675~~ | ~~Wāhi Tapu~~ | ~~36~~ |
| HH-63 | Te Pā o Pōrangahau | Cooks Tooth Rd, Porangahau | 7725 | Wāhi Tapu | 40 |
| HH-64 | Te Pā o Tuanui | Long Range Rd, Blackhead, Porangahau | 9283 | Wāhi Tapu | 37 |
| HH-65 | Te Pā Horehore | ~~465~~ 451 Oruawharo Rd, Takapau | 9992 | Wāhi Tapu | 21 |
| HH-66 | Rangitoto | Parimahu, Blackhead Rd, Porangahau | 7719 | Wāhi Tapu | 36 |

**Commented [SM2]:** S55.093 HNZPT - Heritage Topic, Key Issue 8

**Commented [SM3]:** S55.094 HNZPT - Heritage Topic, Key Issue 8

**Commented [RM4]:** S109.002 Will Foley - Heritage Topic, Key Issue 9

| Unique Identifier | Site Identifier | Location | Heritage List/ Rārangi Kōrero Number | Heritage List/ Rārangi Kōrero Category | Map Reference |
|---|---|---|---|---|---|
| HH-67 | Kaiwhitikitiki Urupā and Hēnare Matua Tahu Whakamaumarahara | Porangahau Rd, Porangahau | 9653 | Wāhi Tapu | 75 |
| HH-68 | Kahotea | Te Aute Trust Rd, Ōtane | 9563 | Wāhi Tapu | 12 |
| HH-69 | Ohinemuhu | Te Paerahi, Porangahau | 7673 | Wāhi Tapu | 76 |
| HH-70 | Makaramu Pa | 49 Tipene Access Rd, Makaramu Farm, Porangahau | 7687 | Wāhi Tapu | 40 |
| HH-71 | Taumatawhakatangihangakoauauotamateaturipukakapikimaungahoronukupokaiwhenuakitanatahu | 510 Wimbledon Rd, Porangahau | 7798 | Wāhi Tapu | 42 |
| HH-72 | Waipawa Town Hall and Theatre (Central Hawke's Bay Municipal Theatre) | Kenilworth Street, Waipawa | NA | NA | XX |

**Commented [SM5]:** S55.037 HNZPT - Heritage Topic, Key Issue 8

# TREE – Notable Trees

## Introduction

This Part of the District Plan specifically addresses the District's notable trees with specific heritage value or association. These features contribute to a sense of place and District identity in many ways. For example, they:

- tell the story of our past and contribute to an understanding and appreciation of the District's history and cultures;
- provide a record of human activity, maintaining a link with the District's history as it develops; and
- may signify or represent a particular historical event or have historical association.

Council has listed notable trees in TREE-SCHED4 in the District Plan and identified them on the Planning Maps. Trees identified on this list have been assessed for their heritage value, due to their association with an important event or memorial value, their proximity to trees of similar nature (i.e. grouping), as well as their function and occurrence. Trees identified in the schedule currently only include those on Council land.

## Issues

**TREE-I1** **Loss of Historical Heritage**

**The loss of notable trees with specific heritage value or association.**

Explanation
Notable trees have specific heritage values and associations that form an important part of the community. Their continued existence represents continuity between generations including leaving a legacy for future generations. Significant heritage trees of the District are to be evaluated and identified as 'notable trees' for protection, to ensure that they are not damaged or lost (e.g. through improper maintenance or root disturbance). Where notable trees are identified on private land, the property owner's consent will be required to include these on the schedule and Planning Maps.

Heritage resources that are identified and valued are much more likely to be protected and conserved.

## Objectives

**TREE-O1** **Protect trees which make a significant contribution to the District's heritage.**

## Policies

| | |
|---|---|
| **TREE-P1** | **To identify and classify heritage trees that make a significant contribution to the District's amenity and/or heritage.** |
| **TREE-P2** | **Avoid or appropriately mitigate any adverse effects on notable trees that would detract from or compromise their contribution to Central Hawke's Bay's amenity and heritage values.** |
| **TREE-P3** | **Support the trimming, maintenance and enhancement of notable trees for their ongoing vitality and contribution to amenity and the quality of the environment.** |

## Rule Overview Table

| Use/activity | Rule Number |
|---|---|
| **The trimming of any notable tree identified in TREE-SCHED4** | TREE-R1 |
| **The trimming of any notable tree identified in TREE-SCHED4 for network utilities** | TREE-R2 |
| **The treatment and/or removal of any dead, damaged or diseased branch or tree identified as a notable tree in TREE-SCHED4** | TREE-R3 |
| **Any sealing, paving, soil compaction, or any alteration to the existing ground level within the dripline of any notable tree identified in TREE-SCHED4** | TREE-R4 |
| **The fixing of any structure or object to any part of the tree or any operation which will wound the bark tissue of any part of any tree identified in TREE-SCHED4** | TREE-R5 |
| **The construction of, ~~or~~ addition to, or maintenance and repair of, any building associated with any activity or network utility, or laying of overhead or underground services, or their maintenance and repair, within the dripline of any tree identified as a notable tree in TREE-SCHED4** | TREE-R6 |
| **Any depositing of chemicals or other substances harmful to the tree, within the dripline of any notable tree identified in TREE-SCHED4** | TREE-R7 |

**Commented [RM1]:** consequential amendment in response to S90.029 Centralines - Heritage Topic, Key Issue 12

| | |
|---|---|
| **The removal of any notable tree identified in TREE-SCHED4** | TREE-R8 |

## Rules

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities on land containing identified notable trees.

| **TREE-R1 The trimming of any notable tree identified in TREE-SCHED4** | | |
|---|---|---|
| **All Zones** | **1. Activity Status: PER**<br><br>**Where the following conditions are met:**<br>a. The trimming is for the purposes of removing branches or deadwood.<br>b. The trimming is undertaken in accordance with currently accepted arboriculture practices. | **2. Activity status where compliance not achieved: RDIS**<br><br>**Matters over which discretion is restricted:**<br>a. TREE-AM1. |
| **TREE-R2 The trimming of any notable tree identified in TREE-SCHED4 for network utilities** | | |
| **All Zones** | **1. Activity Status: PER**<br><br>**Where one of the following conditions are met:**<br>a. The trimming is required by statute or regulations including the Electricity (Hazards from Trees) Regulations 2003 ~~and~~ or the Telecommunications Act 2001; or<br>b. The tree is damaging, or threatening to damage, a network utility; or<br>c. The trimming is required to maintain an existing access track. | **2. Activity status where compliance not achieved: RDIS**<br><br>**Matters over which discretion is restricted:**<br>a. TREE-AM1. |
| **TREE-R3 The treatment and/or removal of any dead, damaged or diseased branch or tree identified as a notable tree in TREE-SCHED4** | | |
| **All Zones** | **1. Activity Status: PER**<br><br>**Where the following conditions are met:**<br>a. The branch or tree has been confirmed as being dead, damaged, or diseased by a Council-appointed arborist. | **2. Activity status where compliance not achieved: RDIS**<br><br>**Matters over which discretion is restricted:** |

**Commented [SM2]:** S90.028 Centralines, S117.055 Chorus, S118.055 Spark, S119.055 Vodafone - Heritage Topic, Key Issue 12

| | | |
|---|---|---|
| | | a. TREE-AM1. |
| **TREE-R4 Any sealing, paving, soil compaction, or any alteration to the existing ground level within the dripline of any notable tree identified in TREE-SCHED4** | | |
| **All Zones** | **1. Activity Status: PER**<br><br>**Where the following conditions are met:**<br>a. The alteration to the existing ground level (measured prior to work commencing) is less than 75mm. | **2. Activity status where compliance not achieved: RDIS**<br><br>**Matters over which discretion is restricted:**<br>a. TREE-AM1. |
| **TREE-R5 The fixing of any structure or object to any part of a tree, or any operation which will wound the bark tissue of any part of any tree, identified as a notable tree in TREE-SCHED4** | | |
| **All Zones** | **1. Activity Status: RDIS**<br><br>**Matters over which discretion is restricted:**<br>a. TREE-AM1. | **2. Activity status where compliance not achieved: N/A** |
| **TREE-R6 The construction of, ~~or~~ addition to, or maintenance and repair of, any building associated with any activity or network utility, or laying of overhead or underground services, or their maintenance and repair, within the dripline of any tree identified as a notable tree in TREE-SCHED4**<br><br>*Note: This rule applies whether or not the building or network utility is on the same site as the notable tree concerned.* | | |
| **All Zones** | **1. Activity Status: RDIS**<br><br>**Matters over which discretion is restricted:**<br>a. TREE-AM1. | **2. Activity status where compliance not achieved: N/A** |
| **TREE-R7 Any depositing of chemicals or other substances harmful to the tree, within the dripline of any notable tree identified in TREE-SCHED4** | | |
| **All Zones** | **1. Activity Status: RDIS**<br><br>**Matters over which discretion is restricted:**<br>a. TREE-AM1. | **2. Activity status where compliance not achieved: N/A** |
| **TREE-R8 The removal of any notable tree identified in TREE-SCHED4** | | |

**Commented [SM3]:** S90.029 Centralines - Heritage Topic, Key Issue 12

| | | |
|---|---|---|
| **All Zones** | **1. Activity Status: RDIS**<br><br>**Matters over which discretion is restricted:**<br>a. TREE-AM1. | **2. Activity status where compliance not achieved: N/A** |

## Assessment Matters

For Discretionary Activities, Council's assessment is not restricted to these matters, but it may consider them (among other factors).

**TREE-AM1 Specific Assessment Matters for Notable Trees**

1. The current condition of the tree(s), including any potential hazard it/they may present.
2. Whether the tree(s) is causing, or is likely to cause, significant damage to buildings, services, or property.
3. The effect on the appearance or health of the tree(s) of any trimming, or disturbance of the root system from buildings or network utilities.
4. Whether the tree(s) seriously restricts the development potential of the site where it is located, including the ability to gain access to a practicable building site, access, loading and parking, or install engineering services on the land.
5. Alternative methods/locations available to the applicant.
6. The extent to which the value of the proposed activity compensates for any heritage and/or amenity value lost through the modification or removal of the tree(s).
7. Practicality and consideration of options which incorporate the tree(s) into the proposed development.
8. The functional and operation needs of, and benefits derived from the network utility.
9. Any measure to reduce or mitigate adverse effects.

*Advice Note: If the proposed removal of any notable tree identified TREE-SCHED4, has the potential to disturb any archaeological site, Applicants are encouraged to also seek advice from a suitably qualified archaeologist. Archaeological sites generally include any sites where there is any indication of use or development from before 1900. Such sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014 and Section 42 of this Act, makes it an offence for anyone to modify or destroy, or cause to be modified or destroyed, the whole, or any part of any site, if it is known or suspected to be an archaeological site.*

**Commented [SM4]:** S55.054 HNZPT - Heritage Topic, Key Issue 8

## Methods

Methods, other than rules, for implementing the policies:

**TREE-M1 Identification and Mapping of Notable Trees**

Identifying notable trees in TREE-SCHED4 in the District Plan and showing them on the relevant Planning Maps.

**TREE-M2** **Education, Advocacy, and Information Sharing**

Encouraging the placement of conservation covenants on private land to preserve heritage trees in perpetuity.

Providing public education and information about notable trees in the District.

## Principal Reasons

The principal reasons for adopting the policies and methods:

Council is obliged as a matter of national importance (section 6(f)), to recognise and provide for the protection of historical heritage from inappropriate subdivision, use and development. The community also wants to see their trees that have important amenity or historic value preserved so that residents, visitors, and future generations can enjoy them and learn about the District's rich heritage.

Council has listed notable trees in TREE-SCHED4 of the District Plan and identified them on the Planning Maps. Trees identified on this list have been assessed for their heritage value, due to their association with an important event or memorial value, their proximity to trees of similar nature (i.e. grouping), as well as their function and occurrence.

The inclusion of a Schedule of Notable Trees results in greater public awareness and increased opportunities for the protection of such trees. By providing the criteria used for the assessment of Notable Trees, the community is better informed about which trees require protection and are valued by the wider community. However, Council has determined that before any notable trees are identified on private land, the property owner's consent will be required.

## Anticipated Environmental Results

The environmental results anticipated from the policies and methods:

**TREE-AER1** **The retention of notable trees, within their natural lifespan, which have significant heritage value to the District's residents and visitors.**

**TREE-AER2** **An increased public understanding and knowledge of the historical heritage of the District.**

## TREE-SCHED4 – Schedule of Notable Trees

### Schedule of Notable Trees

| Unique Identifier | Site Identifier | Site Type (Species) | Summary Ratings (Vigour & Vitality / Historical Value / Function / Occurrence) | Map Reference |
|---|---|---|---|---|
| TREE-1 | 80 High St, Waipawa | – Ulmus | Very Good / Moderate / Useful / Infrequent | 55 |
| TREE-2 | St Peter's Cemetery, 5 Church Street, Waipawa | – Quercus | Very Good / Important / Important / Common | 55 |
| TREE-3 | Nelly Jull Park, 3 Islington Dr, Waipawa | – Eucalyptus | Very Good / Moderate / Useful / Common | 55 |
| TREE-4 | Nelly Jull Park, 1 – 3 Islington Dr, Waipawa | – Arbutus | Good / Moderate / Useful / Infrequent | 55 |
| TREE-5 | Don Allen Reserve, 2 Church St, Waipawa | – Cupressus | Good / Important / Useful / Common | 55 |
| TREE-6 | Don Allen Reserve, 13 Domain Rd, Waipawa | – Sequoiadendron | Good / Moderate / Useful / Infrequent | 55 |
| TREE-7 | 28 Higginson St, Ōtane | – Quercus | Very Good / Moderate / Useful / Common | 48 |
| TREE-8 | Ōtane Recreation Ground, 28 Rochfort St, Ōtane | – Sequoiadendron | Good / Moderate / Useful / Common | 48 |
| TREE-9 | Ōtane Recreation Ground, 28 Rochfort St, Ōtane | – Eucalyptus | Good / Moderate / Useful / Common | 48 |

| Unique Identifier | Site Identifier | Site Type (Species) | Summary Ratings (Vigour & Vitality / Historical Value / Function / Occurrence) | Map Reference |
|---|---|---|---|---|
| TREE-10 | 16 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-11 | 16 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-12 | 14 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-13 | 14 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-14 | 10 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-15 | 10 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-16 | 8 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-17 | 6 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-18 | 4 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-19 | 2 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-20 | 2 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |

| Unique Identifier | Site Identifier | Site Type (Species) | Summary Ratings (Vigour & Vitality / Historical Value / Function / Occurrence) | Map Reference |
|---|---|---|---|---|
| TREE-21 | 2 Miller St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-22 | 32 Higginson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-23 | 1 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-24 | 1 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-25 | 5 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-26 | 5 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-27 | 5 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-28 | 7 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-29 | 7 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-30 | 9 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-31 | 15 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |

| Unique Identifier | Site Identifier | Site Type (Species) | Summary Ratings (Vigour & Vitality / Historical Value / Function / Occurrence) | Map Reference |
|---|---|---|---|---|
| TREE-32 | 15 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-33 | 15 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-34 | 8 Dee St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-35 | 8 Dee St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-36 | 21 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-37 | 21 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-38 | 25 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-39 | 29 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-40 | 29 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-41 | 29 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-42 | 31 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |

| Unique Identifier | Site Identifier | Site Type (Species) | Summary Ratings (Vigour & Vitality / Historical Value / Function / Occurrence) | Map Reference |
|---|---|---|---|---|
| TREE-43 | 33 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-44 | 35 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-45 | 37 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-46 | 39 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-47 | 39 Henderson St, Ōtane | – Tilia | Good / Important / Useful / Infrequent | 48 |
| TREE-48 | Pioneer Corner, Tavistock Pl, Waipukurau | – Japonica | Good / Moderate / Useful / Infrequent | 62 |
| TREE-49 | 69 Charlotte St, Takapau | – Quercus | Good / Important / Useful / Common | 69 |
| TREE-50 | Mangarara Rd, Elsthorpe | – Cupresssus | Good / Moderate / Useful / Common | 17 |
| TREE-51 | Russell Park, 10 River Tce, Waipukurau | – Ilex | Good / Important / Important / Infrequent | 62 |
| TREE-52 | Russell Park, 10 River Tce, Waipukurau | – Ilex | Good / Important / Important / Infrequent | 62 |
| TREE-53 | Russell Park, 10 River Tce, Waipukurau | – Liriodendron | Good / Important / Useful / Infrequent | 62 |

| Unique Identifier | Site Identifier | Site Type (Species) | Summary Ratings (Vigour & Vitality / Historical Value / Function / Occurrence) | Map Reference |
|---|---|---|---|---|
| TREE-54 | Russell Park, 10 River Tce, Waipukurau | – Prunus | Good / Important / Useful / Common | 62 |
| TREE-55 | Russell Park, 10 River Tce, Waipukurau | – Fraxinus | Good / Important / Useful / Infrequent | 62 |
| TREE-56 | Russell Park, 10 River Tce, Waipukurau | – Photinia | Good / Important / Useful / Common | 62 |
| TREE-57 | Russell Park, 10 River Tce, Waipukurau | – Photinia | Good / Important / Useful / Common | 62 |
| TREE-58 | Russell Park, 10 River Tce, Waipukurau | – Quercus | Good / Important / Important / Common | 62 |
| TREE-59 | Russell Park, 10 River Tce, Waipukurau | – Cedrus | Good / Important / Important / Common | 62 |
| TREE-60 | Russell Park, 10 River Tce, Waipukurau | – Ulmus | Very Good / Important / Important / Infrequent | 62 |
| TREE-61 | Russell Park, 10 River Tce, Waipukurau | – Platanus | Good / Moderate / Useful / Common | 62 |
| TREE-62 | Russell Park, 10 River Tce, Waipukurau | – Platanus | Good / Moderate / Useful / Common | 62 |
| TREE-63 | Russell Park, 10 River Tce, Waipukurau | – Ulmus | Very Good / Moderate / Important / Common | 62 |
| TREE-64 | Russell Park, 10 River Tce, Waipukurau | – Ulmus | Very Good / Moderate / Important / Common | 62 |

| Unique Identifier | Site Identifier | Site Type (Species) | Summary Ratings (Vigour & Vitality / Historical Value / Function / Occurrence) | Map Reference |
|---|---|---|---|---|
| TREE-65 | 85 Bridge St, Ongaonga | – Quercus | Very Good / Important / Important / Common | 50 |
| TREE-66 | 85 Bridge St, Ongaonga | – Quercus | Good / Important / Important / Common | 50 |
| TREE-67 | 89 Bridge St, Ongaonga | – Fraxinus | Good / Moderate / Useful / Infrequent | 50 |
| TREE-68 | Ongaonga War Memorial, 1 Bridge St, Ongaonga | – Pinus (Turkish red pine (Pinus brutia) | Very Good / Significant / Useful / Rare<br>Descendant of the original Gallipoli Lone Pine from WW1 | 50 |
| TREE-69 | Ongaonga War Memorial, 1 Bridge St, Ongaonga | – Pinus (Turkish red pine (Pinus brutia) | Very Good / Significant / Useful / Rare<br>Descendant of the original Gallipoli Lone Pine from WW1 | 50 |
| TREE-70 | Ongaonga War Memorial, 1 Bridge St, Ongaonga | – Ilex | Very Good / Moderate / Useful / Infrequent | 50 |
| TREE-71 | Ongaonga War Memorial, 1 Bridge St, Ongaonga | – Arbutus | Very Good / Moderate / Useful / Infrequent | 50 |

**Commented [SM1]:** S130.001 S Osborne - Heritage Topic, Key Issue 12

**Commented [SM2]:** S130.001 S Osborne - Heritage Topic, Key Issue 12

# APPENDIX B

## Summary of Recommended Responses to Submissions and Further Submissions

# Table: Summary of Recommended Responses to Submissions and Further Submissions

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| **S18.001** | **Elizabeth Pishief** | HH - Introduction | Amend paragraph 5 of 'HH - Introduction' as follows:<br>'... Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 ~~makes it an offence for anyone to destroy, damage or modify the whole, or any part of any site, if it is known or suspected to be an archaeological site~~**states that, unless an authority is granted under section 48, 56(1)(b), or 62 in respect of an archaeological site, no person may modify or destroy, or cause to be modified or destroyed, the whole or any part of that site if that person knows, or ought reasonably to have suspected, that the site is an archaeological site. Section 87 of the Act makes it an offence to modify or destroy an archaeological site without the authority of Heritage New Zealand Pouhere Taonga or of any person authorised by Heritage New Zealand Pouhere Taonga**. Section 44 of the Act, requires applications for an authority to ~~destroy, damage or modify~~ **modify or destroy** an archaeological site to be made to Heritage New Zealand Pouhere Taonga. The location of recorded archaeological sites in Central Hawke's Bay as at the date of notification of the District Plan are shown on the Planning Maps. This is for information purposes only, as an alert to Council and landowners. Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest site record information prior to commencing any land disturbance activities.' | Accept in part | Yes |
| FS7.006 | Heritage New Zealand Pouhere Taonga | | Allow | Accept in part | |
| **S55.001** | **Heritage New Zealand Pouhere Taonga** | Other Plans | Amend reference in 'Other Plans' as follows:<br>New Zealand Heritage List/ Rārangi Kōrero:<br>**The New Zealand Heritage List/Rārangi Kōrero which is administered by the Heritage New Zealand Pouhere Taonga Act 2014, lists information about New Zealand's significant heritage places including archaeological sites, buildings or memorials that are of special or outstanding historical or cultural significance or value (Category 1) and those of historical or cultural heritage, significance or value (Category 2). It also lists historic areas, wāhi tūpuna, wāhi tapu and wāhi tapu**taonga areas. | Accept | Yes |
| . | | | | | |
| **S55.002** | **Heritage New Zealand Pouhere Taonga** | ALTERATION (OF A HERITAGE ITEM) (Definition) | Retain definition of 'Alteration (of a Heritage Item)' as notified. | Accept | No |
| . | | | | | |
| **S55.003** | **Heritage New Zealand Pouhere Taonga** | CONSERVATION PLAN (HISTORIC HERITAGE) (Definition) | Retain definition of 'Conservation Plan (Historic Heritage)' as notified. | Accept | No |
| . | | | | | |
| **S55.004** | **Heritage New Zealand Pouhere Taonga** | DEMOLITION (OF A HERITAGE ITEM) (Definition) | Retain definition of 'Demolition (of a Heritage Item)' as notified. | Accept | No |
| . | | | | | |
| **S55.005** | **Heritage New Zealand Pouhere Taonga** | HERITAGE ITEMS (Definition) | Amend definition of 'Heritage Items' as follows:<br>'... The term may be used to refer to both heritage items **scheduled** ~~listed~~ in the District Plan and to those items ~~registered~~ **listed** by Heritage New Zealand Pouhere Taonga.' | Accept in part | Yes |
| . | | | | | |
| **S55.006** | **Heritage New Zealand Pouhere Taonga** | HISTORIC HERITAGE (Definition) | Retain definition of 'Historic Heritage' as notified. | Accept | No |
| . | | | | | |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| **S55.007** | **Heritage New Zealand Pouhere Taonga** | REPAIRS AND MAINTENANCE (OF A HERITAGE ITEM) (Definition) | Delete the definition of 'Repairs and Maintenance (of a Heritage Item)'.<br>And replace with the following separate definitions for 'Maintenance' and 'Repair':<br>**'MAINTENANCE means regular and ongoing protective care of a place to prevent deterioration and to retain its values. Maintenance excludes alterations, additions, restoration, or reconstruction."REPAIR means to make good decayed or damaged fabric using identical, closely similar, or otherwise appropriate material.'** | Accept | Yes |
| . | | | | | |
| **S55.008** | **Heritage New Zealand Pouhere Taonga** | SAFETY ALTERATIONS (OF A HERITAGE ITEM) (Definition) | Amend the definition of 'Safety Alterations (of a Heritage Item)' as follows:<br>'works necessary for the primary purpose of improving structural performance, fire safety or physical access. Improving structural performance **includes** ~~involves~~ **seismic** ~~earthquake~~ strengthening work. ~~(earthquake strengthening work is the improving of the structural performance of a heritage building by modifying, or adding to, the structure of a building). Earthquake strengthening work must be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed. Safety alterations may be required to enhance the structural capacity of the building and may include but is not limited to work which upgrades the building's ability to:a. safely carry self and imposed gravity loadsb. withstand probable wind loads without unacceptable damagec. withstand probable earthquake loads without unacceptable damaged. withstand other damaging effects that have been identified for a particular building.~~' | Accept in part | Yes |
| . | | | | | |
| **S55.009** | **Heritage New Zealand Pouhere Taonga** | Definitions | Add a definition for 'Seismic Strengthening' as follows:<br>**'SEISMIC STRENGTHENING means work to existing buildings or structures to make them more resistant to seismic activity, ground motion, or soil failure due to earthquakes.'** | Reject | No |
| . | | | | | |
| **S55.010** | **Heritage New Zealand Pouhere Taonga** | Definitions | Add a definition for 'Setting' as follows:<br>**'SETTING means the area around a heritage item in Schedule 2 and which is identified in the schedule and spatially defined in the District Plan.**' | Reject | No |
| . | | | | | |
| **S55.013** | **Heritage New Zealand Pouhere Taonga** | [General] | Add the following 'Historic and Cultural Values' into the 'Strategic Direction' part of the Proposed Plan:<br>**'The district's heritage and cultural values and sites contribute to the district's sense of place and identity and social and cultural well-being, and are recognised and protected from inappropriate subdivision, use and development.'** | Reject | No |
| FS13.011 | Heretaunga Tamatea Settlement Trust | | Allow | Reject | |
| FS5.027 | Ngā hapū me ngā marae o Tamatea | | Allow | Reject | |
| **S55.020** | **Heritage New Zealand Pouhere Taonga** | HH - Introduction | Amend the second paragraph of 'HH - Introduction' as follows:<br>'...The Heritage New Zealand Pouhere Taonga Act 2014 provides a framework for the recognition of places of historical, cultural and ancestral significance including historic places (archaeological sites, buildings and memorials), historic areas, wāhi tūpuna, wāhi tapu and wāhi ~~taonga~~ **tapu** areas.'<br>And amend the fourth paragraph as follows:<br>'... Section 42 of the Heritage New Zealand Pouhere Taonga Act 2014 makes it an offense for anyone to ~~destroy, damage or~~ modify **or destroy** the whole, or any part of any site, if it is known or suspected to be an archaeological site. Section 44 of the Act requires applications for an authority to **modify or** destroy, ~~damage or modify~~ an archaeological site to be made to Heritage New Zealand Pouhere Taonga...' | Accept | Yes |
| FS23.52 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.021** | **Heritage New Zealand Pouhere Taonga** | HH-P1 | Amend HH-P1 as follows:<br>'To identify and classify heritage items in the District according to their relative significance and value including aesthetic, archaeological, architectural, cultural, historic, social, spiritual, technological, industrial or traditional significance or value, **and their rarity, representativeness, authenticity and integrity.**' | Accept | Yes |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| FS23.53 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.022** | **Heritage New Zealand Pouhere Taonga** | HH-P3 | Amend HH-P3 as follows:<br>'To ensure activities avoid, remedy or mitigate adverse effects on the character and values of heritage items **and their settings**.' | Reject | No |
| FS23.54 | Kāinga Ora - Homes and Communities | | Disallow | Accept | |
| **S55.023** | **Heritage New Zealand Pouhere Taonga** | HH-R1 | Amend HH-R1 as follows:<br>'1. Activity Status: PER<br>Where the following conditions are met: ~~N/A~~<br>**a. The work carried out on the building must generally match the original in terms of quality, materials and detailing;**<br>**b. Repair of material or of a site should generally be with original or similar materials. However, repairs to a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and any heritage value is not diminished;**<br>**c. Any materials removed to carry out the repairs must be limited to the amount necessary to carry out the works;**<br>**d. The work is for the purposes of keeping the building in good condition;**<br>**e. There must be no damage to the heritage item when undertaking the repairs and maintenance, and protective material must be used where necessary to prevent damage.'** | Accept | Yes |
| FS23.56 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.024** | **Heritage New Zealand Pouhere Taonga** | HH-R3 | Amend HH-R3 as follows:<br>'1. Activity Status: ~~PER~~ **CON**<br>Where the following conditions are met: ~~N/A~~<br>**a. A structural engineering assessment by a chartered professional engineer must be supplied to Council with the application.**<br>~~2. Activity status where compliance is not achieved: N/A~~**Matters over which control is reserved: HH-AM1.'** | Accept in part | Yes |
| FS23.57 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.025** | **Heritage New Zealand Pouhere Taonga** | HH-R4 | Retain HH-R4 as notified. | Accept | No |
| . | | | | | |
| **S55.026** | **Heritage New Zealand Pouhere Taonga** | HH-R5 | Amend HH-R5 as follows:<br>'Category 2 Heritage Items<br>1. Activity Status: ~~PER~~ **CON**<br>~~Where the following conditions are met: N/A~~**Matters over which control is reserved: HH-AM2.'** | Reject | No |
| FS23.58 | Kāinga Ora - Homes and Communities | | Disallow | Accept | |
| **S55.027** | **Heritage New Zealand Pouhere Taonga** | HH-R6 | Retain HH-R6 as notified. | Accept | No |
| FS23.59 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.028** | **Heritage New Zealand Pouhere Taonga** | HH-R7 | Retain HH-R7 as notified. | Accept | No |
| FS23.60 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.029** | **Heritage New Zealand Pouhere Taonga** | HH-R8 | Retain HH-R8 as notified. | Accept | No |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| FS23.61 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| FS7.013 | Heritage New Zealand Pouhere Taonga | | Allow | Accept | |
| **S55.030** | **Heritage New Zealand Pouhere Taonga** | HH-RXX (new rule) | Add new rule as follows:<br>'**HH-RXX Any new building or structure within the heritage setting of a heritage item included in SCHED2. Activity status: RDISMatters of discretion are limited to: HH-AM2.**' | Reject | No |
| FS23.55 | Kāinga Ora - Homes and Communities | | Disallow | Accept | |
| **S55.031** | **Heritage New Zealand Pouhere Taonga** | HH-AM1 | Retain HH-AM1 as notified. | Accept | No |
| FS23.62 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.032** | **Heritage New Zealand Pouhere Taonga** | HH-AM2 | Amend HH-AM2 as follows:<br>'Alterations, Repairs and Maintenance **and Any New Building or Structure within a Heritage Setting...**<br>**12. The effects of any new building or structure within the setting of a scheduled heritage item, including its location, form, design and materials, and whether the new building or structure is compatible with the values of the heritage item.'** | Reject | No |
| FS23.63 | Kāinga Ora - Homes and Communities | | Disallow | Accept | |
| **S55.033** | **Heritage New Zealand Pouhere Taonga** | HH-AM3 | Add to HH-AM3 guidance note as follows:<br>'Relocation should only occur where:<br>a. ...<br>b. ...<br>c. ...<br>**d. All other means of retaining the structure in its current location have been exhausted.**<br>...' | Accept | Yes |
| FS23.64 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.034** | **Heritage New Zealand Pouhere Taonga** | HH-AM4 | Retain HH-AM4 as notified. | Accept | No |
| FS23.65 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.035** | **Heritage New Zealand Pouhere Taonga** | HH-M3 | Retain HH-M3 as notified. | Accept | No |
| FS23.66 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.036** | **Heritage New Zealand Pouhere Taonga** | HH - Principal Reasons | Retain 'HH - Principal Reasons' as notified. | Accept in part (subject to amendment from other submissions) | No |
| FS23.67 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.037** | **Heritage New Zealand Pouhere Taonga** | HH-SCHED2 | That the Council proactively work on including additional, locally significant places in HH-SCHED2. | Accept in part | No |
| FS23.68 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S55.038** | **Heritage New Zealand Pouhere Taonga** | HH-SCHED2 | Add a column to HH-SCHED2 for 'legal description', or include legal description within the 'location' column.<br>Add more content on description, significance and values to HH-SCHED2.<br>Revise the format of HH-SCHED2 to enable incorporation of more descriptive information, legal description, and a field for the setting. | Accept in part | Yes |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| . | | | | | |
| **S55.039** | **Heritage New Zealand Pouhere Taonga** | HH-SCHED2 | Determine if 'HH-62 Taikura' is above or below MHWS.<br>If below, remove from HH-SCHED2. If above, consider if it is best suited to be included in SASM-SCHED3. | Yes | Yes |
| . | | | | | |
| **S55.040** | **Heritage New Zealand Pouhere Taonga** | HH-SCHED2 | Clarify which schedule is most appropriate for 'HH-63 **Te Pā o Pōrangahau**'.<br>Add macron on the word Pōrangahau. | Accept in part | Yes |
| . | | | | | |
| **S55.042** | **Heritage New Zealand Pouhere Taonga** | HH-SCHED2 | Determine if 'HH-69 Ohinemuhu' is above or below MHWS.<br>If below, remove from HH-SCHED2. If above, consider if it is best suited to be included in SASM-SCHED3. | Reject | No |
| . | | | | | |
| **S55.043** | **Heritage New Zealand Pouhere Taonga** | HH-SCHED2 | Clarify whether 'HH-70 Makaramu Pā **'** is in the most appropriate schedule for this place.<br>Add macron on the word Pā. | Reject | No |
| . | | | | | |
| **S55.044** | **Heritage New Zealand Pouhere Taonga** | HH-SCHED2 | Amend the Site Identifier for 'HH-3 Gwavas Station Homestead and Garden' as follows:<br>'Gwavas Station Homestead and Garden, **including Summerhouse'.** | Reject | No |
| . | | | | | |
| **S55.045** | **Heritage New Zealand Pouhere Taonga** | HH-SCHED2 | Include the 'Bibby Memorial Church' in HH-SCHED2. | Reject | No |
| FS23.69 | Kāinga Ora - Homes and Communities | | Disallow | Accept | |
| **S55.053** | **Heritage New Zealand Pouhere Taonga** | TREE - Notable Trees | Retain 'TREE - Notable Tree' chapter as notified, with minor amendments. | Accept | No |
| . | | | | | |
| **S55.054** | **Heritage New Zealand Pouhere Taonga** | TREE-AM1 | Add the following assessment matter to TREE-AM1:<br>'...<br>**10. The potential for removal of a tree to disturb any archaeological site.**' | Accept in part | Yes |
| . | | | | | |
| **S55.055** | **Heritage New Zealand Pouhere Taonga** | SUB-O1 | Retain SUB-O1(3) as notified. | Accept | No |
| . | | | | | |
| **S55.056** | **Heritage New Zealand Pouhere Taonga** | SUB-P2 | Retain SUB-P2 as notified. | Accept | No |
| . | | | | | |
| **S55.057** | **Heritage New Zealand Pouhere Taonga** | SUB-P15 | Retain SUB-P15 as notified. | Accept | No |
| . | | | | | |
| **S55.058** | **Heritage New Zealand Pouhere Taonga** | SUB-PXX (new policy) | Add new policy as follows:<br>**'Only allow subdivision of sites containing scheduled heritage items or Sites and Areas of Significance to Māori where it can be demonstrated that the values of the scheduled item can be maintained and there is sufficient land provided around the scheduled place to protect associated cultural and heritage values.'** | Reject | No |
| FS23.71 | Kāinga Ora - Homes and Communities | | Disallow | Accept | |
| FS5.088 | Ngā hapū me ngā marae o Tamatea | | Allow | Reject | |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| **S55.059** | **Heritage New Zealand Pouhere Taonga** | SUB-R1 | Retain SUB-R1 as notified. | Accept | No |
| . | | | | | |
| **S55.060** | **Heritage New Zealand Pouhere Taonga** | SUB-R4 | Retain SUB-R4 as notified. | Accept | No |
| . | | | | | |
| **S55.062** | **Heritage New Zealand Pouhere Taonga** | SUB-R6 | Retain SUB-R6 as notified. | Accept | No |
| . | | | | | |
| **S55.063** | **Heritage New Zealand Pouhere Taonga** | SUB-R7 | Amend SUB-R7(1)(a)(iv) as follows:<br>'iv. the whole of the feature within the conservation lot, **including the setting of any historic heritage feature,** will be physically and legally protected in perpetuity.'<br>And amend SUB-R7(1)(b)(ii) as follows:<br>'ii. the whole of the feature within the conservation lot, **including the setting of any historic heritage feature,** will be physically and legally protected in perpetuity.' | Reject | No |
| FS23.72 | Kāinga Ora - Homes and Communities | | Disallow | Accept | |
| **S55.064** | **Heritage New Zealand Pouhere Taonga** | SUB-AM15 | Amend SUB-AM15(2) as follows:<br>'2. Heritage Items (HH-SCHED2) and Wāhi Tapu, WāhiTaonga and Sites of Significance to Tangata Whenua (SASM-SCHED3)<br>a. ...<br>~~b. Whether sufficient area is provided to enable the item or site to be sensitively integrated into the Conservation Lot, particularly where the land contributes significantly to the value of the item or site.~~<br>c. Where an additional residential dwelling is proposed to be co-located with a heritage item (where not identified on HH-SCHED2 as 'Wāhi Tapu'), the extent **the new dwelling respects the setting of the heritage item.** ~~of setback of that dwelling from the heritage item will be considered with a view to protecting the item's heritage values.~~' | Reject | No |
| . | | | | | |
| **S55.073** | **Heritage New Zealand Pouhere Taonga** | SIGN-PXX (new policy) | Add a new policy as follows:<br>**'SIGN-P9 To ensure that signs do not compromise the identified values, characteristics, or features of any heritage item identified in SCHED2.**' | Accept | Yes |
| . | | | | | |
| **S55.074** | **Heritage New Zealand Pouhere Taonga** | SIGN-R7 | Amend SIGN-R7(1) & (2) as follows:<br>'...<br>**ix. SIGN-S9.'**<br>And amend SIGN-R7(3) as follows:<br>'3. Activity status where compliance not achieved: RDIS<br>Matters over which discretion is restricted:<br>a. ...<br>...<br>**h. The potential effects on heritage values for any site identified in SCHED2**.' | Accept | Yes |
| . | | | | | |
| **S55.075** | **Heritage New Zealand Pouhere Taonga** | SIGN-SXX (new standard) | Insert a new Standard as follows:<br>**'SIGN-S9 Signs on the Site of Heritage Items identified in SCHED2**<br>**All Zones**<br>**1. The maximum size of any sign is 1m2 per road frontage.**<br>**2. The sign fixtures do not damagethe building or item.** | Accept | Yes |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| | | | **3. The sign does not protrude above the highest point of the building or structure to which it is attached, projected or painted.**<br>**4. The sign must not be internally or externally illuminated.**<br>**5. The sign must not include a digital display.**<br>**6. The sign must not obscure any window, architectural feature or details on any heritage item.**<br>**7. The sign is not for the purposes of third party advertising.**<br>**Note: This standard does not apply to signs approved by the Council and/or Heritage New Zealand Pouhere Taonga to identify heritage buildings or items included in SCHED2.'** | | |
| . | | | | | |
| **S55.080** | **Heritage New Zealand Pouhere Taonga** | MAPS | Map the extent of setting for 'HH - Historic Heritage' items, except where the setting corresponds with the site boundary. | Reject | No |
| . | | | | | |
| **S55.082** | **Heritage New Zealand Pouhere Taonga** | MAPS | Check the NZAA data base for recorded archaeological sites, and show all on the planning maps, including V23/5. | Accept | Yes |
| FS5.097 | Ngā hapū me ngā marae o Tamatea | | Allow | Yes | |
| **S57.008** | **Fire and Emergency New Zealand** | SAFETY ALTERATIONS (OF A HERITAGE ITEM) (Definition) | Retain the definition of 'Safety Alterations (of a Heritage Item)' as notified. | Accept in part (subject to amendment from other submissions) | No |
| . | | | | | |
| **S57.057** | **Fire and Emergency New Zealand** | HH-O2 | Retain HH-O2 as notified. | Accept | No |
| . | | | | | |
| **S57.058** | **Fire and Emergency New Zealand** | HH-P7 | Retain HH-P7 as notified. | Accept | No |
| . | | | | | |
| **S57.059** | **Fire and Emergency New Zealand** | HH-SCHED2 | Retain HH-SCHED2 as notified. | Accept | No |
| FS23.42 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S57.219** | **Fire and Emergency New Zealand** | HH-R1 | Retain HH-R1 as notified. | Accept in part (subject to amendment from other submissions) | No |
| . | | | | | |
| **S57.220** | **Fire and Emergency New Zealand** | HH-R2 | Retain HH-R2 as notified. | Accept in part (subject to amendment from other submissions) | No |
| . | | | | | |
| **S57.221** | **Fire and Emergency New Zealand** | HH-R3 | Retain HH-R3 as notified. | Accept in part (subject to amendment from other submissions) | No |
| . | | | | | |
| **S57.222** | **Fire and Emergency New Zealand** | HH-R4 | Retain HH-R4 as notified. | Accept | No |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| . | | | | | |
| **S57.223** | **Fire and Emergency New Zealand** | HH-R5 | Retain HH-R5 as notified. | Accept | No |
| . | | | | | |
| **S57.224** | **Fire and Emergency New Zealand** | HH-R6 | Retain HH-R6 as notified. | Accept | No |
| . | | | | | |
| **S57.225** | **Fire and Emergency New Zealand** | HH-R7 | Retain HH-R7 as notified. | Accept | No |
| . | | | | | |
| **S57.226** | **Fire and Emergency New Zealand** | HH-R8 | Retain HH-R8 as notified. | Accept | No |
| . | | | | | |
| **S84.001** | **Kairakau Lands Trust** | HH - Introduction | Amend the second to last paragraph of 'HH - Introduction' as follows:<br>'There are also legal responsibilities that relate to all archaeological sites... Landowners are encouraged to search the New Zealand Archaeological Association's database for the latest **recorded** site ~~record~~ information prior to commencing any land disturbance activities.' | Accept | Yes |
| FS7.007 | Heritage New Zealand Pouhere Taonga | | Allow | Accept in part | |
| FS23.79 | Kāinga Ora - Homes and Communities | | Disallow | Reject | |
| **S84.002** | **Kairakau Lands Trust** | HH - Principal Reasons | Amend the last paragraph in 'HH - Principal Reasons' as follows:<br>'Unrecorded archaeological sites ~~may be~~ **are usually accidentally** discovered during earthworks and **irreparably damaged**. ~~t~~**T**herefore**,** it is also important that applicants seek advice at an early stage when earthworks are proposed**, especially** in areas known to be ~~the site of~~ **associated with** pre-1900 activity.' | Accept | Yes |
| FS7.014 | Heritage New Zealand Pouhere Taonga | | Allow | Accept | |
| **S84.023** | **Kairakau Lands Trust** | National Environmental Standards | No relief sought. | Noted | |
| . | | | | | |
| **S90.027** | **Centralines Limited** | HH-R2 | Retain HH-R2 as notified. | Accept in part (subject to amendment from other submissions) | No |
| . | | | | | |
| **S90.028** | **Centralines Limited** | TREE-R2 | Amend TREE-R2 as follows:<br>'1. Activity Status: PER<br>Where one of the following conditions are met:<br>a. The trimming is required by statute or regulations including the Electricity (Hazards from Trees) Regulations 2003 ~~and~~ **or** the Telecommunications Act 2001; or<br>...' | Accept | Yes |
| . | | | | | |
| **S90.029** | **Centralines Limited** | TREE-R6 | Add new Permitted Activity rule within TREE-R6 as follows:<br>**'Activity Status: PER**<br>**Where one of the following conditions are met:** | Accept in part | Yes |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| | | | **[a.?] Where the activity involves works within the root protection area of a notable tree identified in TREE-SCHED4 and the activities are required:**<br>**i. To comply with the Electricity (Hazards from Trees) Regulations 2003;**<br>**ii. To comply with the Telecommunications Act 2001; or**<br>**[iii.?] For maintenance and repair purposes.'** | | |
| . | | | | | |
| **S102.002** | **Te Mata Mushrooms Land Company Limited** | MAPS | Amend the Planning Maps to show the Archaeological site on Lot 1 DP 554782 (464 Mt Herbert Road) in a more precise location. | Reject | No |
| FS7.036 | Heritage New Zealand Pouhere Taonga | | Allow | Reject | |
| **S109.002** | **Will Foley** | MAPS | Relocate HH-65 to the correct site. | Accept | Yes |
| FS7.037 | Heritage New Zealand Pouhere Taonga | | Allow | Accept | |
| **S117.053** | **Chorus New Zealand Limited** | HH-R2 | Amend HH-R2 as follows:<br>'1. Activity Status: PER<br>Where the following conditions are met:<br>a. ...<br>b. The new or replaced connection work does not involve a change or addition to the exterior of the building, **with the exception of small (less than 0.1m3 in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached.**<br>Note: Where this is not the case, the work will be assessed as an 'alteration'.' | Accept in part | Yes |
| FS7.011 | Heritage New Zealand Pouhere Taonga | | Allow | | |
| FS9.481 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | | |
| **S117.054** | **Chorus New Zealand Limited** | HH-R6 | Amend HH-R6 as follows:<br>'External alterations to heritage items identified in HH-SCHED2<br>Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan **or any customer connections that result in external changes to the building that are permitted under Rule HH-R2.**<br>...' | Reject | No |
| FS9.482 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Accept | |
| FS7.012 | Heritage New Zealand Pouhere Taonga | | Allow | Reject | |
| **S117.055** | **Chorus New Zealand Limited** | TREE-R2 | Retain TREE-R2 as notfiied. | Accept in part (subject to amendment from other submissions) | No |
| FS9.483 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| **S118.053** | **Spark New Zealand Trading Limited** | HH-R2 | Amend HH-R2 as follows:<br>'1. Activity Status: PER<br>Where the following conditions are met:<br>a. ...<br>b. The new or replaced connection work does not involve a change or addition to the exterior of the building, **with the exception of small (less than 0.1m3 in volume) customer connection boxes which are not affixed to the primary** | Accept in part | Yes |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| | | | **façade of the building to which they are being attached.**<br>Note: Where this is not the case, the work will be assessed as an 'alteration'.' | | |
| . | | | | | |
| **S118.054** | **Spark New Zealand Trading Limited** | HH-R6 | Amend HH-R6 as follows:<br>'External alterations to heritage items identified in HH-SCHED2<br>Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan **or any customer connections that result in external changes to the building that are permitted under Rule HH-R2.**<br>...' | Reject | No |
| . | | | | | |
| **S118.055** | **Spark New Zealand Trading Limited** | TREE-R2 | Retain TREE-R2 as notfiied. | Accept in part (subject to amendment from other submissions) | No |
| . | | | | | |
| **S119.053** | **Vodafone New Zealand Limited** | HH-R2 | Amend HH-R2 as follows:<br>'1. Activity Status: PER<br>Where the following conditions are met:<br>a. ...<br>b. The new or replaced connection work does not involve a change or addition to the exterior of the building, **with the exception of small (less than 0.1m3 in volume) customer connection boxes which are not affixed to the primary façade of the building to which they are being attached.**<br>Note: Where this is not the case, the work will be assessed as an 'alteration'.' | Accept in part | Yes |
| . | | | | | |
| **S119.054** | **Vodafone New Zealand Limited** | HH-R6 | Amend HH-R6 as follows:<br>'External alterations to heritage items identified in HH-SCHED2<br>Note: This rule does not apply to signs - signs are addressed in the SIGN - Signs chapter in the District Plan **or any customer connections that result in external changes to the building that are permitted under Rule HH-R2.**<br>...' | Reject | No |
| . | | | | | |
| **S119.055** | **Vodafone New Zealand Limited** | TREE-R2 | Retain TREE-R2 as notfiied. | Accept in part (subject to amendment from other submissions) | No |
| . | | | | | |
| **S120.017** | **Heretaunga Tamatea Settlement Trust** | TREE-SCHED4 | It is important for Central Hawke's Bay District Council to work alongside tangata whenua to identify trees of cultural significance and add the trees to Schedule 4[TREE-SCHED4?] and the Planning Maps. | Accept | No |
| . | | | | | |
| **S121.149** | **Federated Farmers of New Zealand** | HH-O1 | Amend HH-O1 as follows:<br>'Identify, preserve and enhance the District's significant heritage items, heritage character and history of the District.'<br>[no amendments provided in the relief sought] | Noted | No |
| FS7.009 | Heritage New Zealand Pouhere Taonga | | Allow | Noted | |
| FS9.149 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Noted | |
| **S121.150** | **Federated Farmers of New Zealand** | HH-OXX (new objective) | Add a new objective in the 'HH - Historic Heritage' chapter in the Proposed Plan as follows:<br>**'To promote the continued use of scheduled heritage buildings in the District where this encourages their retention, restoration and maintenance.'** | Accept in part | Yes |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| FS9.150 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| FS7.008 | Heritage New Zealand Pouhere Taonga | | Allow | Accept | |
| **S121.151** | **Federated Farmers of New Zealand** | HH-P1 | Retain HH-P1 as proposed.<br>And ensure landowners are adequately consulted when identifying and classifying heritage items. | Accept | No |
| FS9.151 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| **S121.152** | **Federated Farmers of New Zealand** | HH-P2 | Amend HH-P2 as follows:<br>'To identify archaeological sites to assist the continued protection of these sites **from inappropriate subdivision, use and development.**' | Accept | Yes |
| FS7.0010 | Heritage New Zealand Pouhere Taonga | | Allow | Accept | |
| FS9.152 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| **S121.153** | **Federated Farmers of New Zealand** | HH-P4 | Retain HH-P4 as proposed. | Accept | No |
| FS9.153 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| **S121.154** | **Federated Farmers of New Zealand** | HH-P5 | Retain HH-P5 as proposed. | Accept | No |
| FS9.154 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| **S121.155** | **Federated Farmers of New Zealand** | HH-P6 | Retain HH-P6 as proposed. | Accept | No |
| FS9.155 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| **S121.156** | **Federated Farmers of New Zealand** | HH-P7 | Retain HH-P7 as proposed. | Accept | No |
| FS9.156 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| **S121.157** | **Federated Farmers of New Zealand** | HH-SCHED2 | Adjust the location and extent of historic heritage items in HH-SCHED2 according to landowner submissions.<br>And ensure landowners are aware of non-regulatory methods and assistance available to them. | Accept in part | No |
| FS9.157 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |
| FS7.015 | Heritage New Zealand Pouhere Taonga | | Allow | Accept in part | |
| **S121.172** | **Federated Farmers of New Zealand** | TREE-M1 | Retain TREE-M1 as proposed. | Accept | No |
| FS9.172 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |

| Submission Point | Submitter/Further Submitter Name | Plan Provision | Summary of Decision Requested | Officer Recommendation | Amendments to Proposed Plan? |
|---|---|---|---|---|---|
| **S121.173** | **Federated Farmers of New Zealand** | TREE-M2 | Retain TREE-M2 as proposed. | Accept | |
| FS9.173 | Royal Forest and Bird Protection Society of New Zealand Incorporated | | Disallow | Reject | |

# APPENDIX C

# Additional Information from HNZPT (8 June 2022)

## Stella Morgan

**From:** Dean Raymond <DRaymond@heritage.org.nz>
**Sent:** Wednesday, June 8, 2022 9:33 AM
**To:** Stella Morgan
**Subject:** Central Hawkes Bay Heritage places
**Attachments:** 1059 List Entry Record Aramoana Station Homestead.pdf; bibby pamphlet.pdf; 1047 Technical Change request House.pdf; NZHPT support letter 2010.pdf; bibby church_j.hornblow.pdf; The Porangahau War Memorial Hall - Jane Bishop.pdf; Waipawa Town Hall CP Cover.pdf

Kia ora Stella

I am following up on our previous correspondence regarding adding several places to the Schedule 2 of the PDP, as well as adding more descriptive information to items already scheduled.

I am attaching here reports and other documents held by HNZPT which support the following three places being included in the schedule:

- Waipawa Hall – Conservation Plan dated 2010 (I have attached only the cover page, as the full document is larger than our server allows – I will try another method to get that to you)
- Pōrangahau Hall – Conservation Plan dated 2015
- Bibby Church – there are three documents: a brief history of the church by J Hornblow, a pamphlet on the church, and a supportive letter from Historic Places Trust dated 2010.

Regarding the railway heritage at Waipawa and Waipukurau, we only have limited information available. We understand that both stations (as part of the Wellington-Gisborne line) were established in the 1870's. The existing building and canopy at Waipukurau are a George Troup design dating from around 1905. (George Troup was the first official architect employed by NZ railways and famous for designing many stations in NZ in the early 20th Century). The goods shed at Waipawa is also a Troup design dating from about 1905, and is a type of structure now nationally rare. While there may be currently insufficient information to support the inclusion of these places in the District Plan heritage schedule, they are certainly worthy of more detailed assessments and consideration to be included at a later date.

Regarding other information and descriptions of places currently included in the schedule, we have 25 reports, with varying levels of information. I have attached here just two reports as representative examples of the type of information available. There appears to be several options here:

1. Copy some text from the reports and include in the schedule. This was the approach requested in the HNZPT submission.
2. Hold a copy of the reports at council and have them available for viewing. Some district plans (for example Whanganui and Selwyn) include a hyperlink to a document on the heritage item. Wellington City has a separate web page for their heritage inventory. These councils all have published their own inventory of heritage places.
3. Direct plan users to HNZPT for any information related to the scheduled places. I have compared the information contained in the 25 reports referred to above to the information available on the HNZPT publicly accessible website: https://www.heritage.org.nz/the-list The information for the Wāhi Tapu places included in Schedule 2 is not available not on the website, but a level of information equivalent to the published reports is available for 12 scheduled places (these are places identified in Schedule 2 as HH1 to HH-8, HH-13, 15, 16 and HH-18. There could be a simple statement at the start of schedule 2 such as: 'For more information on the places included in this schedule please contact Heritage New Zealand Pouhere Taonga'. I don't think it would be

practical to include a hyperlink here, as any changes to the HNZPT website would mean the link wouldn't work, and/or the District Plan would need to be changed if the HNZPT website changes name or web location.

I think a practical and pragmatic approach, given the incomplete information available for the scheduled places, would be option 3 - including a reference statement providing some guidance to plan users of where to go for more information. At a future date, potentially when the council has undertaken a comprehensive heritage inventory of the district, the approach can be updated.

I trust this response is helpful in preparing your 42A report. Please contact me if you would like any clarification.

Ngā mihi

---

Dean Raymond | Kaiwhakahaere ā Takiwā / Area Manager | Te Takiwā o Te Pūtahi a Māui / Central Region| Heritage New Zealand Pouhere Taonga | P O Box 2629 | Level 1, 79 Boulcott St | Wellington 6140 | Ph: (64 4) 494-8320 | Mobile: 027 350 9875 |

***Tairangahia ā tua whakarere; Tātakihia ngā reanga o āmuri ake nei – Honouring the past; Inspiring the future***

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14 June 2010

TO WHOM IT MAY CONCERN

This letter confirms the New Zealand Historic Places Trust (NZHPT) supports the Bibby Charitable Trust in its application for funding to assist the conservation and repairs needed to the Bibby Memorial Church on Blackburn Ridge Road, Onga Onga, Central Hawke's Bay.

The Bibby family has submitted a registration nomination to the NZHPT for the Bibby Memorial Church. At this stage the NZHPT has other pressing registration proposals in its 2010-2011 registration work programme, however, when it is able to address this nomination it will be brought into a work programme for consideration to recommend for registration on the Trust's National Register. Trust staff and members of the Hawke's Bay Branch Committee of NZHPT have visited the Church and met members of the Bibby family.

The Church is a delightful building and is highly respected in the local community.

The NZHPT strongly supports efforts for its conservation and preservation, particularly as it is coming up for its centenary.

David Watt
Central Region Area Coordinator
New Zealand Historic Places Trust
PO Box 19173
WELLINGTON.
Ph 04 802 0004
dwatt@historic.org.nz

# The Bibby Memorial Church

John Horniblow.

# The Bibby Memorial Church

## FOREWORD

There are many churches through this country which have come about as an expression of the faith of the first settlers. Mostly now they are attached to parishes which have grown along with the town or community.

From time to time you come across small isolated buildings and wonder at their history. This small monograph is of such a one. It was never finished in the way it was first envisaged and became one of a small number of churches which were firmly or totally associated with a family. Alas most of such structures suffer from being neglected as families shift away or die out, but this one has been lucky to have a continuity of caring family and funding sufficient to maintain it, even if it not used often .

In reading about it, or visiting it, rejoice in it's presence and give some thought to the Faith of our Fathers, giving thanks for them and committing yourself to that same faith and witness that they showed.

John Hornblow
Box 57
WAIPAWA

WAIPAWA.

Bibby Family Trust
c/o E. N. Bibby
[redacted] R.D. 1
ONGAONGA

Waipawa Mail
16th January 1912.

"On Sunday afternoon, 14th January, at Blackburn the Rev. Averill dedicated a memorial church to the memory of Edward and Mary Ann Bibby, erected by members of the family at Blackburn. This handsome church is sited on the Blackburn Ridge Road and is centrally placed. The building which has seating accommodation for over 100 persons is built of heart of rimu and is beautifully finished inside and out. The pulpit, table and lectern are of solid oiled heart rimu and panelled with ornamental emblems in needlework, the work and gift of Mrs Taylor,(Snr) of Waipawa. The east window has handsome stained glass and leadlight. The Bishop who was assisted by the Rev. Collier opened the service by prayer of dedication after which evening service followed. Mrs Collier presided at the organ. His Lordship preached an able sermon to a packed church, many being unable to find a seat or get inside. His text was from Psalm 132, v1, "Lord, remember David" and in the course of his sermon mentioned that this was the second anniversary of his ordination as Bishop of this diocese. "This beautiful little church," he said "was built upon the foundation of gratitude and filial love, two things needed in this country, gratitude and respect to parents", things he urged his hearers ever to keep before them. In the church porch a handsome brass memorial tablet has been fixed, bearing the following inscription. "to the Glory of God and loving memory of Edward and Mary Ann Bibby this church was erected in 1911.
A large family drove from Waipawa as guests of the family and partook of the hospitality of Mr and Mrs J. Bibby, Lunesdale afterwards attending the dedication service."

Such was an eyewitness account of that day, but churches don't just pop up on their own and behind this building and it's dedication there is a story and it is mostly of Edward Bibby(1864-1955), son of Edward and Mary who were the original New Zealand Bibbys.

Uncle Ed, as our generation knew him ,was one of two brothers who ran the Bibby business in Waipawa. James stayed in the store and ran the shop while Edward travelled as an agent for the store. He covered the district from the ranges to the sea. As well as buying and selling land, trading in anything saleable, he was an inveterate attender of auction and clearing sales. Often he would buy up lots of timber or complete houses and then set about doing something with them. Houses and commercial buildings were purchased and shifted or converted. Many houses in Waipawa were built this way and many sections started life under his name.

Above all else, he had an overwhelming zeal for the gospel. For years his churchmanship dominated the Waipawa Anglican Parish. His passion for missionaries resulted in his building many houses in the district for missionaries home on furlough. His being on the vestry of St Peter's gave him the vision of having a chain of churches "from the mountains to the sea" and the idea to build a tangible memorial to his parents gave him the impetus of building a church at Blackburn.

The church was to be known variously in it's early days as either the Lunesdale, Blackburn or Wakarara Church. It later became known as the Bibby Memorial Church.

At the time of it's building the furthest church from town was the interdenominational church at Onga Onga.

The first record we have of this new venture is in the St Peter's Vestry minute book of 30 December 1910. "That the Wakarara property be acquired from Mr H. White for a church room for eighty pounds, providing the BNZ can provide O/D facilities."

On the 25 January 1911 the committee, (Bibby, Pratley and the Vicar), met with Mr Coles of Onga Onga to consider converting the building on the property into a suitable place of worship. This building is thought to have been a barn or large shed on the right of the present church.

The property was owned by Bert White. He had married Minnie Bibby and a part of the settlement on the girls from Edward (Snr) was a block of land each. Next day there was a meeting in Edward's office where it was decided to go ahead and build a proper church and a five pound deposit was paid. We can only surmise that this meeting, which was recorded in the vestry minutes was a decision to do the job thoroughly and build a real church, rather than do up an old building. In any case, a contract was let to a Mr Anderson, of Takapau for two hundred pounds, labour only. When the account finally came in it was for two hundred pounds, thirteen shillings and six pence. The shillings and pence were hotly contested.

However, the building went ahead, although there are no records in the minutes until August 1911 when a minute in the Parish Records states that "That the timber for the Wakarara Church be paid for.". No account book exists for this time, but it assumes that the parish was paying for the timber at least.

As well as this record, we have an account from C. Poulsen, Builder, of Waipawa that includes an item "Contract for Church, 88pounds. That seems that there was other work done apart from the original contract. I would think this is for the pews. Included on this account are other items for the church not included in the original contract; a base for the font and items of furnituire It also includes items for Uncle Ed's own properties so there is no doubt as to who wrote out that cheque. However, there is in Poulsen's account a record of 72 odd pounds having been "Paid on account". Could this have been the amount that Uncle Ed had canvassed and held seperately. Whatever the answer is we may never know, but it can safely be assumed that Uncle Ed was responsible for the building arrangements, and probably a substantial part of the cost came from his own pocket. There is no reference of the plans, construction, or it's opening.

The next mention in vestry records is over a year later when it was passed "That an organ be bought for the Wakarara church and be paid for by public subscription. "

This lack of any mention in the parish records of the church opening and it's dedication is unusual as there was no lack of keeping minutes. The church has never been considered as a legal part of the Anglican Diocese but it certainly was a local occasion involving St Peter's Parishioners and the Vicar presided. The parish was in an uproar at the time over seperating Otane from Waipawa and there are plenty of minutes recorded of the bishop coming down to discuss various matters with the vestry but none of the opening and dedication of the church.

It again can be surmised that Uncle Ed was the principal organiser and collector of funds for this project but by the time of it's dedication it was very definitely a memorial church to his parents. In "Lunesdale" it is said that he recieved "little enthusiasm, and even less money" from the family. It is a pity that the finance books of the parish are not extant, certainly the parish footed the bill for the contractor and timber, but whether it was a parish expense or a contra entry, we will never know. But it is typical of Ed's enthusiasm that the job got carried through and finished handsomely, with or without family support or official recognition by the church. In any case, as the newspaper copy tells, it was opened and dedicated as the Waipawa Mail records.

The furnishings of the church was undertaken by the Lady's Guild of Waipawa. The embroidery was the work and gift of Mrs Taylor (Snr). The frontal on the altar is similar to that at Elsethorpe.

There was a bell attatched to a large stump. This stump was burnt in one of the bush fires that ravaged the locality and the bell was not replaced. It was probable that this was the bell which had originally hung in or near the lychgate of St Peter's in the days when there was no steeple. Later it was to be found abandoned in a stream in Waipawa, given to the Presbyterians, who recently passed it on to Iona College Chapel.

Bush fires were common in these days as stumps and logs were gradually cleared and from time to time fires got out of control. They would cover huge areas, burning buildings, fences and stock as they passed. One such fire threatened the church, and ignited piles of timber surrounding the building. The construction of a substantial skirt around the base of the building undoubtably saved it as it was embers blowing under a building that was so dangerous. Likewise the church had an iron roof, and the boards were of dressed timber and afforded few cracks for live embers to lodge.

There was a move to have the site registered as a graveyard. Uncle Ed had E.S.Bibby. mark out plots but in the event no interments took place.

To start with, services were held on a regular fortnighly basis. Presbyterian, Methodist and Anglicans took turns but soon it was only was used four times a year, so it never became a true centre of worship.

Some time later Edward bought a tidy totara building in Waipawa from the blacksmith Edward Maher. With Charlie Donghi he had it shifted to the back of the church. It was to be for missionaries home on furlough but it was never used. E.S.Bibby took it down to Glen Appin many years later but it broke up on the way down the Lumesdale hill.

After the first world war the church was repainted by E.S.Bibby who remembers making trestles from the dead gums from the plantation and manouvering an eighteen foot ladder along the roof.

In 1913 Edward married Miss Fox and settled in the cottage alongside the church.He travelled down to Waipawa every Sunday for an arduous day, Sunday School at Tapairu Pa at 10a.m. St Peter's matins at 11, St Peter's Sunday School at 2 p.m. and he rarely missed evensong. To do this he often would walk or ride from the cottage to Onga and take the bus from there. When in Waipawa he would board with Miss Avison.

By the end of World War Two it had rather fallen into neglect, Arthur Wilmott saw it as a poor witness. He involved a few people who tidied up the fences and gates, making it easier to graze. In 1988 it was repiled and painted, mainly by John Ross and Ted.Bibby

Prior to the church having it's own title, it was on Tui's land.When Tui sold up, the land was surveyed off and title vested in the Bibby Trust.

Students of churches should note that there is an almost identical church at Elsthorpe, although the dates are quite different from this church.

Because the building has never been consecrated by the Anglican Church or recognised as being a building owned by any other denominations, ther has never been records kept in it's own right. Such ceremonies as have been conducted there have been recorded in the books of the parish from which the officiating minister came. The best we can do is to record such names as local people can remember. The list is not complete, and anyone knowing of any other names, please let us know.

## BAPTISMS

Peter Liddle
Alan Robert (Chunk) Liddle
Angus Bibby
Paul Bibby
All Bill Bibby's children
John Bibby

## MARRIAGES

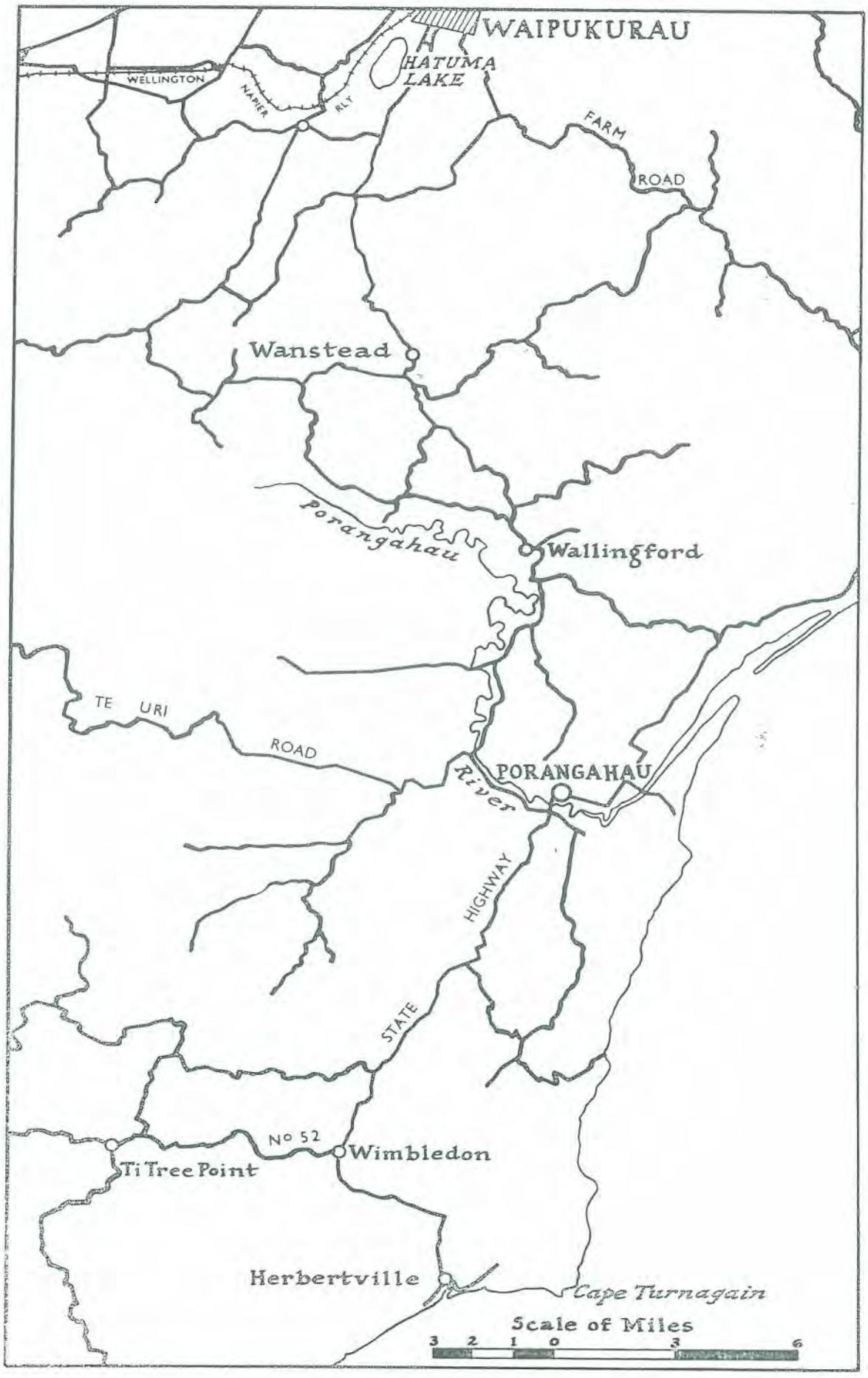
Ella Tod to Victor Smith.

Rachel Bibby to John Hornblow 1953
Alison Bibby to Tom Carter. 27.4.57
Dorothy Bibby to Graham Pearce.
Kate Bibby to Andrew McIsaac

# The Porangahau War Memorial Hall

# Conservation Plan
# 2015

# WILSON MAP


WAIPUKURAU
HATUMA LAKE
WELLINGTON
NAPIER
RLY
FARM
ROAD
Wanstead
Porangahau
Wallingford
TE URI
ROAD
PORANGAHAU
River
HIGHWAY
STATE
No 52
Wimbledon
Ti Tree Point
Herbertville
Cape Turnagain
Scale of Miles
3 2 1 0 3 6

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# 1. INTRODUCTION

The Porangahau Community Centre Inc Committee commissioned this conservation plan. The intention of the plan is to better understand the history of the Porangahau War Memorial Hall in order to secure an appropriate way to proceed in the future conservation, repair and development of this asset so that the Hall's capacity for community use may be improved.

Although the Porangahau War Memorial Hall is not listed with Heritage New Zealand, it does have heritage values worth recognising. The purpose of this conservation plan is to safeguard these heritage values and ensure that the wishes of the community are incorporated in the overall plan.

An important aspect of the Hall is the heritage and emotional value of the War Memorial plaques, and the desire of the community to honour and shelter them in a fitting environment. The War Memorial purpose of the Hall is documented in its history and supported by legal title.

In preparing this plan my research has in part relied on oral history from members of the local community. This has been a valuable source of the cultural and social history of the Porangahau War Memorial Hall, and brought an understanding of the great affection many residents have for the Hall and its past and present usage. There is a desire to revitalise the role of the Hall for the present and future.

The importance of the War Memorial plaques is very much to the fore as we pass the 100 year centenary of the beginning of the first World War.

The Porangahau War Memorial Hall is held with affection and respect in the hearts and minds of those in the community to which it belongs. It deserves attention and care for its future. It is to be hoped that this conservation plan will provide a way forward to the future and give protection and respect for the past.

ACKNOWLEDGEMENTS

I would like to acknowledge the assistance of Alison Dangerfield (Heritage NZ), Elizabeth Pishief, David Bishop (Department of Conservation), Gail Pope (Archivist MTG), and Miriam Squire (Archivist CHBDC), in the preparation of this conservation plan.

# 2. BACKGROUND

THE HALL :

The Porangahau War Memorial Hall is located on the corner of Abercromby and Keppel Streets in Porangahau township. Abercromby runs north - south and after crossing the bridge over the Porangahau river, passes the old Hotel and the dairy before arriving at the Hall. Abercromby Street formerly housed the general store, the bank and the police station. Keppel Street runs east - west, past the Anglician Church grounds, towards the primary school.

The War Memorial Hall is approximately 400m2 and can hold 250—300 people. It occupies a central position in the town and has been for many years a central part of the lives of many in the community. The Hall is typical of many country halls built early last century which form the focus of social life in the surrounding area. Porangahau has a very strong Maori community, as well as long established Pákehá families who have all used the Hall for a great variety of activities.

THE COUNCIL :

The Porangahau War Memorial Hall is owned by the Central Hawkes Bay District Council, along with the land on which it is sited, namely town sections 52 and 53, block X11 Porangahau Survey District.

The CHB District Council inherited the War Memorial Hall from the Patangata County Council when it was absorbed into the CHB District Council in 1977. The Council managed and maintained the Hall until 2008.

THE COMMITTEE :

The Porangahau Community Centre Inc. Committee runs and maintains the War Memorial Hall. The Committee was formed in 2008 and has an agreement with the CHB District Council to lease the Hall for 30 years.

The Committee members are from the Porangahau community. The committee members for 2013 were (Chairman) Don Stevenson, Raewyn Sykes, Pauline MacDonald, Hilary Pedersen, Michael Mullins, Gill Mullins. Kim Steffert is Project Manager for the committee.

PREPARATION OF THIS PLAN :

The draft of this plan was written by Catherine Jane Bishop B.A. (Canterbury) B.Arch. with Honours (Auckland); employed by the Porangahau Community Centre Inc. committee and in consultation with Kim Steffert and members of the Community.

HISTORIC DESIGNATION :

The Porangahau War Memorial Hall does not have a Historic Places listing with Heritage New Zealand, but it does have a long history of usage and involvement in its community. The two bronze war memorial plaques which are housed in the porch of the Hall, however, do have heritage value and are listed in the CHB District Council Plan. The Porangahau Hall began life when the Porangahau Public Hall Company Limited acquired town sections 52 and 53 on 27th July 1910.

*Appendix B.5 and B.8*

On 15th May 1948 the Porangahau Public Hall Co Ltd passed a special resolution to transfer the land to the Chairman, Councillors and inhabitants of the County of Patangata for the purposes of a War Memorial. The Servicemen's Settlement Act had to give consent to the transfer which was done at the Napier Land Sales Court.
*Appendix B.9 and B.8*

*See letter Dunn & Stiles 24 May 1948* "That in consideration of the sum of 2/6 the company will transfer to the community a War Memorial, the control to be vested in the Patangata County Council in trust, its Hall buildings and all other assets." *Appendix C.1*

On October 13th 1948 the Porangahau Public Hall Company, upon its liquidation, transferred the land title and assets, including the Hall, to the Chairman, councillors and inhabitants of the County of Patangata for the purpose of a War Memorial.
*Appendix B.5*

# 3. THE SITE

PHYSICAL SURROUNDINGS :

The Porangahau War Memorial Hall is sited on flat ground near the centre of the township of Porangahau. It straddles two town sections (52 and 53 Block XII Porangahau Survey District.) To the rear of the Hall are adjoining town sections 50 and 51 which are Crown Land Recreation Reserve.
*Appendix B.4*
These have for many years been tennis courts and gardens. The tennis courts remain, and are used by youth groups for basketball. Also on this land is the newly formed community garden which is run as part of the activity related to the Community Centre. The gardens are well tended and there is a mature oak tree and new decking to the rear of the Hall. The area in front of the Hall used to have a large oak tree, and a deep drain which bordered the road. The oak tree has been removed, and the drain contained in a culvert and the area tar-sealed. Alongside the War Memorial Hall, sharing town sections 52 and 53, is a newish building currently occupied by the local Fire Brigade.

Porangahau town lies in two parts; the beach and the town. The Porangahau War Memorial Hall is sited in the town, not far from the Porangahau river. The river used to flow close to the west end of Keppel Street near the site of an old Pa "Oreorewai". Porangahau has a rich history and there are several publications on the history of the people and the place,
*ref: 'Matatoa - Fathers and Sons' by Marina Sciascia and Hilary Pederson, and publications of J.G.Wilson*.

A plan of Braeburn Estate dated 15th December 1911 shows Porangahau town sections to be sold at auction by De Pelichet McLeod & Co Ltd, *ref map B.1.*
The 'Public Hall' is marked on town sections 52 and 53 (not for sale). These sections were already owned by the Porangahau Public Hall Co Ltd, and perhaps the Hall was in the planning stage; as the Hall was eventually built closer to the north boundary than is shown here.

Porangahau lies on mainly flat ground, flanked by hills and with the sea to the east. To the south is "Cooks Tooth' a distinctively shaped white hill given its name by Captain Cook in the 1770's".
*ref archives CHBDC, Miriam Squire. 1992*

To the south west is a small hill, famous because of its long name :
"Taumatawhakatangihangakoauauotamateapokaiwhenuakitanatahu" This name tells the story of Tamatea a Ngati Kahungunu ancestor and is important to the local and wider community.

The Porangahau river winds through Porangahau town on the last part of its journey to the sea. In general the ground is low-lying with deep ditches. The overall impression is one of water; the river and the sea.

ORAL HISTORY OF THE PLACE :

*(ref Piri Sciascia. Appendix A.9)*
The site where the Porangahau War Memorial Hall stands has a connection to the past, pre-European in its beginnings. Máori people lived on both sides of the river, and farmed all the land to the beach. The North side of the river was occupied by Máori who owned land there. Behind the Hall site was a stream named 'Tauirikaitai'. One of many streams feeding the Porangahau river, Tauirikaitai is named after an ancestor. The site at the back of the present day hall was occupied by a Ngati Kere pa "Oreorewai". The wharenui was named "Ariki Awatea".

The area where the War Memorial Hall is, has long been inspired ground. 'Oreorewai' is a spiritually motivated name, 'oreore' means to move, shake, give life; 'wai' means water; so together it is rippling water, wind on water, giver of life. The Wharenui name "Ariki Awatea' means chief, dawn, when the light comes. The chief provided a great dawning and enlightenment. He represented achievement and realisation of intent. The names are inspiring. All the families lived by the river and used to swim, bath and fish there. It was a way of living emanating from the power and gift of water.

Appendix D - David Severinson

# 4. THE BUILDING :

HISTORY

The Porangahau Hall began its existence on the 27th July 1910 when the Porangahau Public Hall Company Ltd took title to the land; Porangahau town sections 52 and 53, an area of two roods, on the corner of Abercromby and Keppel Streets.; *Appendix B.4*

The Porangahau Public Hall Company Ltd had a mortgage to the Waipukurau Investment and Building Society which was discharged in October 1935.

in 1948 when the Porangahau Public Hall Co went into voluntary liquidation, the title was transferred to the chairman, councillors and inhabitants of the County of Patangata; for the purposes of a War Memorial *Appendix B.6* vesting Control of the Hall and assets to the Patangata County Council in trust.
*Appendix C.1*

The Patangata County Council was later amalgamated into the Central Hawkes Bay District Council when it was formed in 1977; and the Porangahau War Memorial Hall title transferred to the chairman, councillors and inhabitants of the District of Waipukurau,
*Appendix B.6*
In 2004 the Certificate of Title was corrected with the addition of the War Memorial purpose, by way of a Departmental Dealing. *Appendix B.7*

ADDITIONS AND ALTERATIONS :

1948 saw the name change from Porangahau Public Hall to War Memorial and Recreation Centre. "The council of the day was able to apply for subsidies for the additions and alterations to enable the Hall to become a War Memorial. The architect who designed the alterations was George C. Oldham, an architect from Gisborne. Plans were drawn up in September 1949. Mr George Pratt from Hastings was employed to build the additions and alterations according to these plans on 8th October 1952."
*ref CHBDC archive Miriam Squire 1992*

Government subsidies for councils to erect war memorials and centotaphs was a common feature of the early post World War II period.
*Appendix C.2*

These additions to the Hall were extensive. The main exhibition hall was extended to the east by three metres; and the original porch and box office removed from the front. In their place was the addition of the Foyer, new Box Office and Ladies and Gents Cloakrooms. Above the foyer a new Projector Room was added; and the movie screen re-sited to the back of the stage.

The plans show an upstairs Gallery with stairs from the Foyer; but this was not built. Instead, the stairs were built with an access door on the street frontage. *Appendix C.4*
At this time the kitchen was extended. The Projector Room, previously at the rear of the stage, was altered to become the Stage Dressing Room. In the original Hall layout the movie screen was located just inside the front door.

The alterations also comprised a partial reconstruction of the roof, which was formerly a hipped roof. The new gable style roof extended the roof in one simple form from east to west.

At this time, or maybe slightly later, there is the addition of the front porch. The architect's plans show a brick walled porch, with windows at the sides and part of the front, open doorway and timber shingle roof. The specification states a herringbone pattern brick floor.

It appears that the Porch was not built entirely to this specification. The roof is a hipped concrete tile roof and the brick floor was not done. The timber fenestration is a simpler version of that shown on the drawings.
*Appendix G.1*

The construction materials of the Porch differ markedly from the timber and corrugated iron claddings of the Main Hall building. It seems as if this may have been done to set it apart as the War Memorial. The use of concrete tiles instead of timber shingles may have been because of post-war difficulties in obtaining building materials.

ADDITIONS AND ALTERATIONS :

The architect's plan shows specifically large 14 inch verges / barges reminiscent of the "maihi' seen on wharenui. Also shown are "Maori carved finials" or tekoteko' on both gable ends. It is not certain if the tekoteko were ever placed; but it would appear to be an acknowledgement of the strong Máori community in Porangahau.

At some stage the original totora piles were replaced with concrete ones. I think much of this work was carried out in 1952.
*ref. Appendix C.3*

Further additions were carried out in the 1970's comprising further addition to the kitchen, timber joinery windows in wc's were replaced with aluminium windows, and the addition of the formica and acrylic vanity in the Ladies Cloakroom.

There was also, more recently, the addition of a steel roller door to the main Porch entrance.

ASSESSMENT OF BUILDING FABRIC :

## EXTERIOR

### Main Hall :

In general the Porangahau War Memorial Hall appears of sound construction and well-maintained. Built of native timber framing and weatherboard cladding, with timber joinery and steel roofing.

### Roof :

Corrugated long run colour coated steel, recently re-clad. Colorsteel flashings and barge rolls to match. New pvc downpipes and spoutings are painted. Some new bargeboards have replaced the original ones.

### Walls :

Native timber weatherboards, 190mm cover, rusticated profile. Recently painted and well maintained.

### Joinery :

Native timber frames and sashes, all original and in good condition. Recently painted. Some aluminium joinery replace original timber windows in wc's.
Main entry doors, clear finished diagonal t.g&v profile double doors. Good condition, although the door hardware needs upgrade/replacement. Side doors, generally good condition t.g&v framed and ledged timber doors.

### Porch :

In general the Porch is in shabby condition. The concrete tile roof is original, worn and lichen covered. The spouting mismatched ogee and quarter round profiles.

The red brick walls are sound with a few bricks damaged or chipped.

The timber joinery is of sound condition and well maintained, recently painted.

The later addition roller door is shabby and appears out of place, although presumably it was installed for a purpose.

Interior of porch walls, stucco plaster well maintained with paint finish.

ASSESSMENT OF BUILDING FABRIC :

The concrete floor is in poor condition with many cracks, and an uneven surface.

The Porch houses the World War Memorial Plaques. These are located one each side of the doors to the Foyer; WW1 on the left and WWII on the right. The plaques are brass plate on a decorative timber base. They have a heritage listing in the CHB District Council Plan.
*see photos Appendix D.5, D.6*
There is an exterior light on the wall above each plaque.

**INTERIOR :**

**Main Hall - Auditorium**

Floor: - Matai timber t.g.boards run e-w, clear finish, ex 100mm.
Front end - where hall has been extended at later date—Matai timber t.g. boards, ex 150mm run e-w.
Walls : - floor to ceiling timber t.g.&v. ex 150mm boards, painted (original).
**Dado at 800 above floor, ex 150mm board*

Windows on both sides - timber joinery painted original - north side opens onto dining room.
Ceiling : - timber battens and plasterboard panels, painted. Mostly in good original condition except for two panels (to be made good). High ceiling - cathedral.
Lighting - fluorescent strip lights (not original).
Stage lights hanging in frame - direct light to stage.
Wall above double doors to lobby - east end original slots in wall for projectionist (part of hall extension).
Interior doors : - flush hollow core, painted. All in reasonably sound if shabby condition.

**Lobby**

Floor ex 150mm and t.&g. boards, clear finish, run through from hall extension.
Walls - vertical 80mm t.g.&v . up to 1560 height above floor. 90mm dado at top - painted.
2360 ceiling height
gibcove scotia
Skirtings 90mm bevel skirting - painted.
Plasterboard panel and batten ceiling.
Plasterboard and batten wall above dado.
Exterior doors to porch - solid timber diagonal t.g.&v. ledged, clear finish.
Fire alarm box on wall - new

ASSESSMENT OF BUILDING FABRIC :

**Women's W.C.**

Floor - t&g boards, same as lobby. Linoleum in w.c. cubicles.
Walls - tg & v. to 1560 height, 90mm dado, painted above dado, battens and plasterboard, painted ceiling - plasterboard panels, and battens painted.
Doors - flush hollow core, painted.
Washbasin, one acrylic basin in formica vanity top
Two original porcelain w.c. pans; new, plastic cisterns and seats.
Two new aluminium windows, one to each cubicle (replacing the original louvre type?),
gib cove scotia, 90mm timber bevel scotia
60mm timber bevel architraves
Broom cupboard under stairs
Coat hooks
All structure in good condition
Windows - timber original, small panes, obscure glazing, painted.

**Men 's W.C.**

Materials same as womens
Windows - timber joinery, small panes, obscure glazing, painted.
One stainless steel washbasin.
Original w.c. porcelain pan in cubicle; new plastic seat and cistern.
New aluminium window (in place original louvre type)
linoleum floor
Old stainless steel urinal.

**Stage :**

Timber t.&g. ex 150mm floor boards, native timber, clear finish.
Walls and ceiling : - plasterboard panels and battens, painted.
Doors : - to back of stage and both sides, flush hollow core, painted.
Fluorescent lighting
Shabby condition.
Side of stage exits seem impractical.

ASSESSMENT OF BUILDING FABRIC :

**Dining Room :**

Floor - ex 150mm t&g floorboards, clear finish.
3 walls (not against hall) tg&v to 1575 height, 90 dado, painted.
Wall against Hall—plasterboard panel and batten.
Wall above t.g.& v. and ceiling, plasterboard panels and battens, painted.
Sloping ceiling.
Skirtings - square 85mm
Architraves - square 120mm
Doors - flush hollow core, painted
One exterior door
Hose reel.
Windows - timber joinery, painted, paned sashes, top hung, push out at bottom (awning).
Good condition
Strip fluorescent lights.

**Kitchen :**

Linoleum and timber floorboards - coved at skirting.
Walls and ceiling - plasterboard panel and timber battens; painted.
Original windows, timber joinery, awning hung paned sashes.
60mm bevel architraves
Exterior door - solid timber t.g.&v. framed and ledged.
All good condition.
Stainless steel benchtop, old timber kitchen cabinetry
Old stoves, dishwasher.
Original servery hatch - timber door slides up, painted.
Chipboard benches
Old fridg. New commercial dishwasher.
Fluorescent lights.

**Storeroom :**

Floor - timber boards n-s ex 150 Oregon? clear finish.
Walls t.g.& v. to 1620 90dado, painted
90mm bevel skirting.
Walls above dado / and ceiling plasterboard panels, and timber battens, painted.
Sloping ceiling,
Timber joinery, original, paned sash
1 casement stay missing.
Door flush hollow core painted, chrome lever handle—deco design. Sound—shabby and needs paint.

ASSESSMENT OF BUILDING FABRIC :

**Interior Doors :**

All chrome lever handles, deco design.

**Porch :** a later addition.

Concrete floor
140mm step up to lobby of Hall.
Solid timber double doors to hall lobby, framed t.g.& v. diag pattern, framed, chrome hexagonal knobs,
Timber sill and frame.
Walls - stucco plaster on four sides painted.
Roller door to exterior in pelmet box.
Windows on three sides, timber clear glazed.
At front - 1 each side roller door.
At sides - windows above stucco wall, painted timber bench seat.
Ceiling - flat sheet panels and timber battens.

MAINTENANCE SCHEDULE :

Regular maintenance is crucial to the ongoing life of this building.

1. Weekly
   The leasee is to carry out general house-keeping as necessary.
   Sweep all floors, wash kitchen and toilet floors, clean kitchen and toilet fittings.

2. Three monthly
   Clean windows
   Check and clear gutters of leaves and debris
   Check water supply and plumbing fittings.
   Clean traps and cisterns.
   Check soil and stormwater drains.

3. Annually
   Check building fabric and carry out any necessary repairs.
   Check exterior weatherboards and joinery.
   Clean down paintwork.
   Oil door hinges, catches and locks.
   Check fire extinguishers and have them serviced if required.

4. Every Eight Years.
   Have a registered electrician inspect the electrical wiring.
   Clean down and paint the exterior timber work.
   Check sub-floor space and finishing timbers for borer and treat as necessary.

5. Contingency Maintenance
   After a major storm or earthquake carry out an inspection of the roof and structural walls and sub-floor area.

PAST MANAGEMENT REGIMES

It is not certain how the Porangahou War Memorial Hall was managed prior to its acquisition by Patangata County. From that time it was managed by the Councils, firstly Patangata County Council and then Central Hawkes Bay District Council until 2008. In 2007 the CHBDC faced with declining usage of the Hall and the need for considerable upgrade and maintenance of the facility, proposed demolition or sale of the building.

To avoid possible demolition or removal of the Hall, the Porangahau community rallied to save their asset. For many residents the War Memorial Hall has been a central part of their social and community lives. There was also a very deep spiritual attachment to the War Memorial aspect of the Hall, and it had from the end of WWII been a feature of ANZAC Day events. Community members, and in particular Bevan Tipene, chairman of the Rongomaraeroa Marae Committee, were instrumental in negotiating with CHBDC to retain the Hall.

Marina Sciascia in her local newsletter writes of the support shown at a meeting of resident in 2007. It seems that a Hall committee was already in existence and there was a huge desire to keep the Hall.
*Appendix F.1*

In 2008 the CHBDC agreed to lease the War Memorial Hall to the newly formed Porangahau Community Centre Inc for a period of 30 years. The Porangahau Community Centre Committee was to take responsibility for maintenance, upkeep and overall running of the Hall.

The Porangahau Community Centre AGM chair report of August 2009 shows the strong link between the Marae and the Hall. Bevan Tipene of the Máori Committee proposed the Te Tira Porangahau (Porangahau on the move) vision, which included the Marae Committee and the Hall Committee working together as a bi-cultural partnership.
*Appendix F.2*

The Community Centre Committee continues to run the Hall events with strong support, sharing of resources and investment from the Máori Committee and from the Anglican Church.

PREVIOUS BUILDING WORK :

Since the substantial alteration and additions work carried out in 1952, there have been some minor works carried out to the War Memorial Hall. The exterior of the Hall was painted in 1992. More recently, the CHBDC installed a culvert in place of the ditch running outside the front entrance, and asphalted the ground in front of the Hall.

Since 2008 the Porangahau Community Centre Inc Committee has carried out some maintenance work.

In 2011 - 2012 the entire Hall roofing was replaced; and the Hall exterior re-painted in 2014.
*Appendix F.3*

# 5. ASSESSMENT OF HERITAGE MERIT

PHYSICAL VALUE :

Heritage merit resides in the original, largely unaltered, 1910 Exhibition Hall, Supper Room, Stage building. It is the archetypal country hall building; simple in form, simple in function, and constructed from native timbers and the usual (for that time) corrugated iron roof.

The 1952 addition to the War Memorial Hall, while it cannot claim history of longevity, does have some heritage merit in that it was a well conceived and substantial alteration to suit the well-used building. It adapted the Hall to perform its expanding function in the community. The War Memorial Hall's association with the WWI and WWII plaques give it significant heritage value, as seen in their continued importance to the community and to society at large. The plaques and the Hall fulfil a commemorative function central to both Máori and Pákehá communities.

SOCIAL VALUE :

The tangible heritage value is seen also in the social history of the War Memorial Hall, the activities of the past resonate in the lives of the inhabitants of Porangahau. Fondly remembered are the dances, movies, balls, school concerts and prize givings, live music bands, Red Cross classes, 21st birthdays, weddings, wedding anniversaries, debutante balls, drama events, magician shows, badminton evenings, birthday parties, farewells, fancy dress balls, Sunday school classes, art exhibitions, fund raising dinners
*Appendix D.*
All of these took place in the Hall and some of these events continue today.

TOWNSCAPE VALUE :

Heritage merit can be seen in the War Memorial Hall's value as part of the townscape. It is one of four large buildings in Porangahau; and forms part of the connection between the St Michael and All Angels Anglican Church in Dundas Street, and the two storied Hotel in Abercromby Street, both gracious large timber buildings with long histories. Forming part of the connection with townscape is the Rongomaraeroa Marae with its beautiful carved wharenui embodying the Maori community which has strong links with all of these significant buildings.
*Appendix D.*

CULTURAL VALUE :

The War Memorial Hall has been, and is a focus of community identity for both Máori and Pákehá. It is held in high esteem because of the spiritual aspect in the remembrance of the fallen soldiers of the World Wars. The importance of the War Memorial purpose is laid out in the transfer of title from the original owners, the Porangahau Public Hall Company, to the Patangata County Council for the War Memorial purpose; vested in trust to the Council as set out in Court Documents which have been and will be in the future a guiding principle in the management of the Hall.
*Appendix B.5, B.8*
It could be said that the heritage merit of the Porangahau War Memorial Hall lies not in timber and glass and iron, but in the hearts and minds of the people who form the community in which it stands.

# 6. ISSUES, VULNERABILITY

STRUCTURAL AND PHYSICAL CONDITION :

The Porangahau War Memorial Hall, now over 100 years old and over 50 years since its last renovation, requires a substantial upgrade if it is to continue its role in the community.

The building structure is sound and well maintained, however there is a pressing need to upgrade the 1950's facilities in the kitchen and cloakroom areas. These facilities must be modernised to cater for continuing use and to meet health and safety compliance.

FACILITIES UPGRADE :

The dis-used projector room could be put to use in some way, as there is a desire for more space for various activities.

The Exhibition Hall and Stage, although shabby, in general function well. The Stage requires a dressing room or at least 'backstage' area - the original projector/dressing room, now being used to store garden tools, should be re-instated.

The Supper Room is in need of refurbishment. The Foyer, currently used to store furniture, is not being used to its full potential; it also requires renovation.

The front porch is in need of substantial upgrade; the cracked concrete floor is sub-standard for a main entry. The ageing concrete tiled roof poses a risk to users as this would be a main egress point if there were an earthquake or fire. The fact that a steel roller door has been installed to close off the entrance indicates that this space is not functioning well. It is important to house the commemorative plaques in an improved way.

OWNERSHIP AND MANAGEMENT :

The current owner of the Porangahau War Memorial Hall, CHBDC, fully supports the ongoing use and continuing life of the Hall. The lease is a minimal amount for a substantial term of 30 years. This security of tenure allows the leasee, the Porangahau Community Centre Inc, to plan for the Hall's future and continue a programme of maintenance and upgrade.

COMMUNITY EXPECTATIONS :

The current use of the Porangahau War Memorial Hall by the community for community, social and cultural events and as a venue for educational and school use is expected to continue. The Hall is currently used for educational workshops but there is potential for increased patronage if facilities were to be upgraded.

The importance of the Hall and War Memorial plaques as a venue for the ANZAC Day procession is longstanding, since WWII, and continuing. ANZAC is spiritually important for the people of Porangahau, involving all the community. The Dawn ceremony is held at the Cenotaph in the grounds of the St Michael and All Angels Anglican Church; the procession proceeds to the War Memorial Hall where there is a flag ceremony and wreaths are laid below the WWI and WWII plaques in the front porch. The Hall is used for morning tea following this.

It is the aspiration of the community that this ceremony will continue.

The community of Porangahau expects that the building upgrade will adapt the Hall to better cater for use by various groups and allow expansion to enable more usage to support the ongoing running costs of the Hall.

The already flourishing community garden to the rear of the Hall could also use the Hall facilities of improved toilets and a café.

A proposal for a 'Hall of Memory' for the foyer has general approval from the community, as this would enhance and support the War Memorial function and extend the importance of the plaques beyond the Porch, as they would be located at the entrance to the Hall of Memory. The Foyer space would be used to display photos and written histories of the WWI and WWII soldiers and their families.

The area in front of the Hall would be improved with landscaping, providing a setting for the Porch and containing car parking to one area. This would also be an opportunity to create a flagpole site, as a focus for the ANZAC ceremony, supporting the War Memorial function.

A new courtyard would improve access to the Hall, and cater for the large numbers of people who gather for large events.

# 7. CONSERVATION POLICIES

ADAPTATION FOR THE FUTURE :

The aspiration is to retain the integrity of the Porangahau War Memorial Hall in line with the principles of the New Zealand ICOMOS charter
*Appendix E.1*
In general, alterations are to be confined to the interior layout. The original Hall spaces, ie the Exhibition Hall, Stage, Supper Room are to remain unaltered, except for surface renovation, while spaces currently under-used or mis-used are to be adapted for an appropriate new use.

In order to maintain and expand usage, the Hall could be adapted to cater for new functions in keeping with existing use.

Appropriate use would be conversion of the kitchen and supper room area to a commercial kitchen and café area. This would enable educational courses to be run in the kitchen/café area. It would also continue its use as kitchen and supper room for large functions.

The Foyer, currently not used, is proposed to become the Hall of Memory. This would use the existing space, largely unaltered, to support and extend the War Memorial function of the front Porch and Memorial plaques.

The Projector room, now out of use, could be converted to a meeting room, or music room.

The Men's cloakroom, together with an upgrade of the side entrance, could be used as a shop for local people to display and sell arts and crafts.

Emphasis on the side entrance for everyday use, bestows formality to the Front Porch, and respects the Foyer.

WAR MEMORIAL STATUS :

A proposed rebuild of the front Porch would address some of the issues referred to in chapter 7. A new structure in glass, timber and steel would be compatible with the Main Hall in form and materials. An alteration to the Porch would have little adverse effect on the heritage value of the place as it would enhance and respect the setting for the War Memorial plaques. There is a need for a more open space, more transparency and a fitting entré to the proposed Hall of Memory. The Porch, ideally, should cater for the large gathering on ANZAC day who witness the wreath-laying and flag ceremonies
*Appendix D.*

In order to survive, the War Memorial Hall needs improved services and facilities, and a diversification of spaces to cater for various functions and use by various groups. The proposed uses; educational, training, workshops, art and cultural groups, social centre, meeting place, art gallery, exhibition space, auditorium and function centre, are all to be catered for in any refurbishment and upgrade of the Hall.

WAR MEMORIAL STATUS (Continued) :

The concept plan proposal, ref plan Appendix G.3, G.4, and G.5 is a way to conserve and retain existing use, enhance and extend important functions, and provide capacity for new compatible uses. Construction of a new Porch extends and supports the War Memorial function, and gives protection and emphasis to the Historic War Memorial plaques.

Consideration has been given to chapter 21 of the New Zealand ICOMOS charter. Part of its history is the Porangahau War Memorial Hall's continued adaptation to meet the changing needs of the community, which will ensure its survival.

# APPENDIX A

# ORAL SOURCES

| | | |
|---|---|---|
| 1. | Betty Ropiha | 4/12/2014 |
| 2. | Betty Galbraith | 24/5/2015 |
| 3. | Carol Tipene | 22/5/2015 |
| 4. | Jack Voak | 2/2/2015 |
| 5. | Kapa Simeon | 3/11/2014 |
| 6. | Margaret Willis | 3/11/2014 |
| 7. | Paul LaBasse Sciascia | 16/3/2015 |
| 8. | Marina Sciascia | 22/10/2014 |
| 9. | Piri Sciascia | 15/1/2015 |
| 10. | Indiana Kuru | |

# APPENDIX B

# MAPS AND LEGAL DOCUMENTS

1. Plan, Braeburn Estate
   collection MTG VN : 32562

2. Map Porangahau locality from "Road to Porangahau and Notes on Land Settlement" by J.G. Wilson
   collection MTG VN: 64514

3. Aerial map

4. Legal plan

5. C.O.T. 61/255 1910

6. C.O.T. H1/248 1977

7. War Memorial D.D. HBH1/248 2004

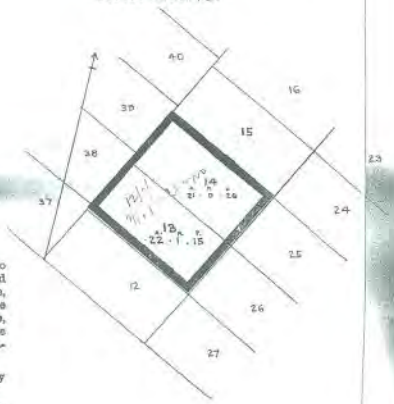
8. Memorandum of Transfer 61/255 Lee Mackie Harker & McKay

9. Servicemen's Settlement and Land Sales
   7 Geo VI 1943

B.1

## PORANGAHAU TOWN SECTIONS.

## EPARAIMA RURAL SECTIONS.



### TERMS OF SALE.

Ten per cent. on fall of hammer.

Fifteen per cent. on date of delivery, 15th January, 1911.

Balance on or before 15th December, 1912, except as to Mangaorapa No. 1a, Lots 1 & 2, 2448 acres, which are sold subject to lease to Davis Canning, Esq., expiring on 7th June, 1913, particulars of which lease can be obtained from the Auctioneers, or Messrs. Carlile, McLean & Wood, Solicitors, Napier. Terms as to Mangaorapa 1a, Lots 1 & 2—Twenty-five per cent. on fall of hammer, balance on delivery at the expiration of lease.

Interest at Five per cent. per annum from date of delivery on all unpaid purchase money.

Stock-in-trade in Porangahau Store to be taken by purchaser of Store at valuation within one month from date of Sale.
Deposit on Stock on fall of hammer, £200.

# BRAEBURN ESTAT

To be sold by Public Auction, at 2 o'clock,

**ON FRIDAY, 15th DECEMBER, 1911,**

**At the Town Hall, Waipukurau,**

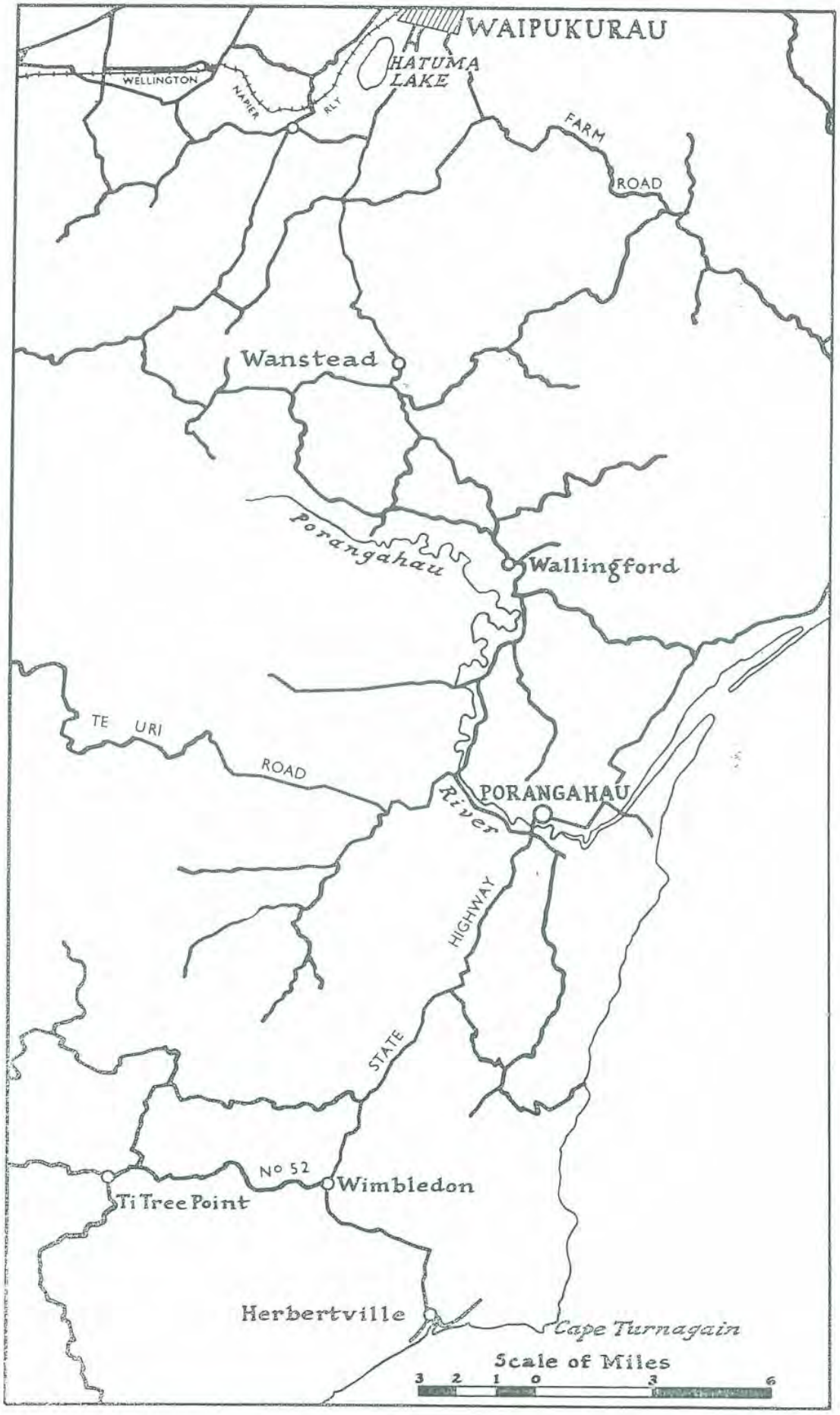
By

## de Pelichet, McLeod & Co. Ltd., [J. S. McLeod, Auc

Auctioneers.

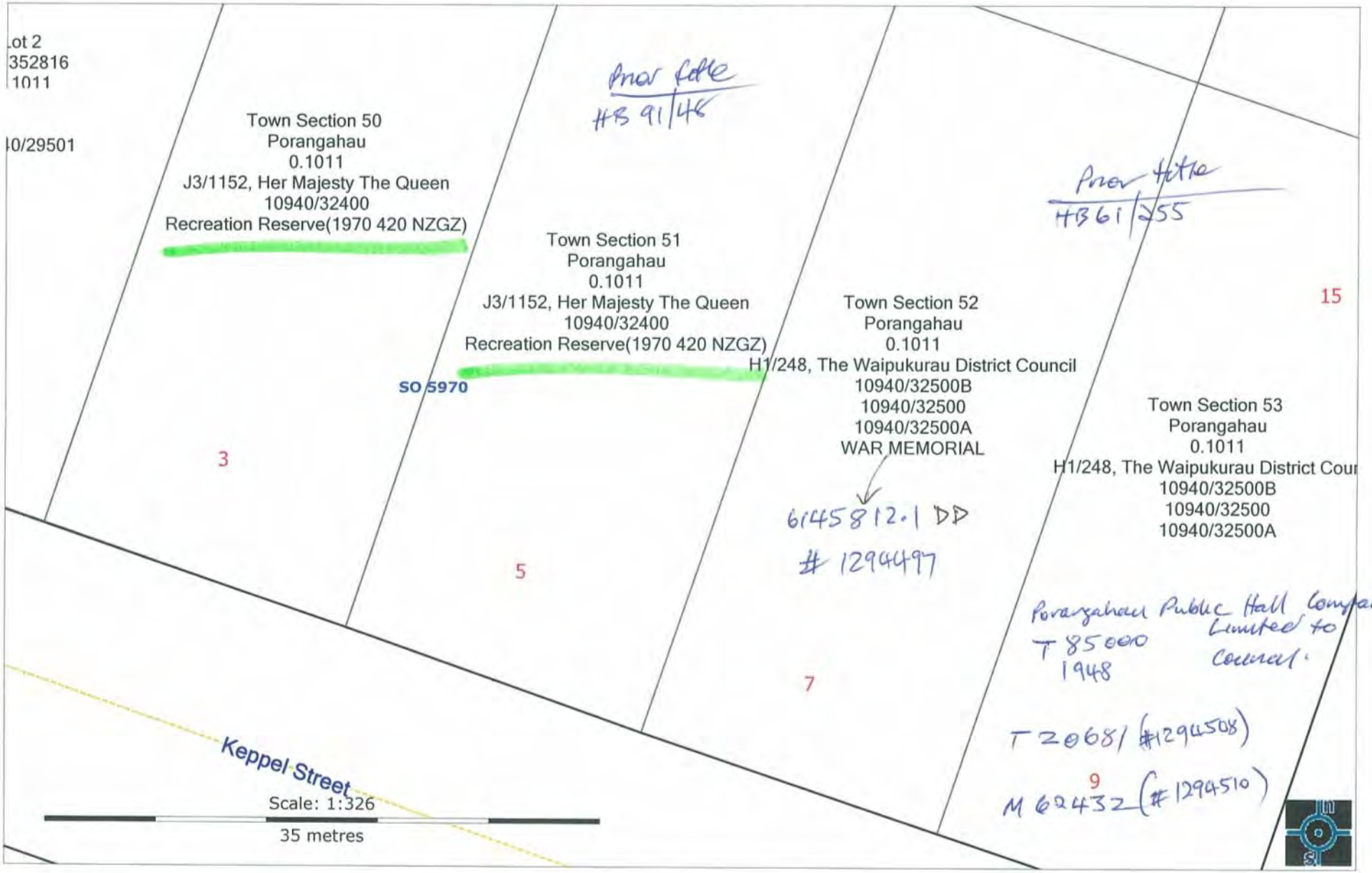
PRINTED BY
Messrs. J. NWIDDIE, WALKER & CO., LIMITED,
NAPIER.

B.2


WAIPUKURAU
HATUMA LAKE
WELLINGTON
NAPIER
RLY
FARM
ROAD
Wanstead
Porangahau
Wallingford
TE URI
ROAD
River
PORANGAHAU
HIGHWAY
STATE
No 52
Wimbledon
Ti Tree Point
Herbertville
Cape Turnagain
Scale of Miles
3 2 1 0 3 6

B.3

# Keppel St/ Abercromby St




Prior title
HB 91/46

Prior title
HB 61/255

6145812.1 DD
# 1294497

Porangahau Public Hall Company Limited to Council.
T 85000
1948

T 2068/ (#1294508)

M 62432 (#1294510)

B.4

B.5

CANCELLED

[Land and Deeds—4.

REGISTER [Form B.

# NEW ZEALAND.

Reference: Vol. 6 , Folio 230
7 297
Transfer No. 20681
Application No.
Order for N/C No.

H.B. Vol. 61 , folio 255

Register-book,
Vol. 55 , folio 207

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty seventh day of July, one thousand nine hundred and ten under the hand and seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY Witnesseth that THE PORANGAHAU PUBLIC HALL COMPANY LIMITED

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Two (2) roods situated in the Provincial District of Hawke's Bay and being Town Sections numbers 52 (fifty two) and 53 (fifty three) Township of Porangahau

L.S. I. PAULING
District Land Registrar.

I HEREBY CERTIFY this to be a true copy of the outstanding duplicate

DATED this 12th day of May 1932

Assistant Land Registrar
of the
District of Hawke's Bay

Mortgage 65032 The Porangahau Public Hall Company Limited to the Waipukurau Permanent Investment and Building Society produced 22nd October 1935 at 2.15 pm

DISCHARGED

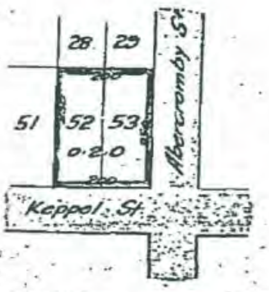
A.L.R.

Transfer 85000 The Porangahau Public Hall Company Limited to the Chairman Councillors and Inhabitants of the County of Patangata (having its office at Waipukurau) for the purposes of a war memorial produced 13th October 1948 at 11.16 am

A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

D.L.R.




Scale: 2 Chains to an Inch

337655.1 Declaration of Loss the duplicate original hereof having been lost a new Certificate of Title H1/248 has been issued in lieu thereof produced 22.4.1977 at 9.17a.m. and entered 27.5.1977

METRIC AREA IS 2023 m²

A.L.R.

CANCELLED

61-255

B.6

**Identifier** **HBH1/248**

*References*
Prior C/T 61/255 (all)

Transfer No.
N/C. Order No.
Application 337655.1

Land and Deeds 69

# REGISTER

No. HI/248

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

**This Certificate** dated the 27th day of May one thousand nine hundred and seventy-seven under the seal of the District Land Registrar of the Land Registration District of HAWKE'S BAY

**WITNESSETH** that THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF PATANGATA for the purposes of a War Memorial

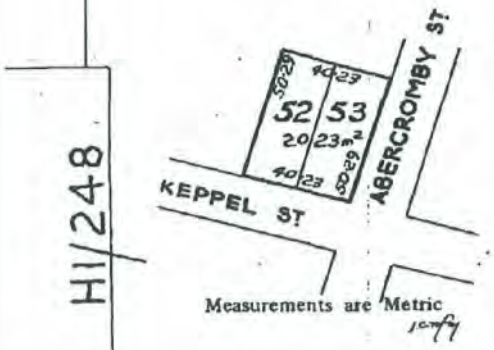
is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2023 square metres more or less situate in Block XII Porangahau Survey District being Town Sections 52 and 53 Porangahau

DISTRICT LAND REGISTRAR HAWKE'S BAY, N.Z.

Assistant Land Registrar

339858.1 Change of Name presented for registration 20.6.1977 and withdrawn from registration 12.8.1977 A.L.R.

344004.1 Transmission to The Chairman Councillors and Inhabitants of the District of Waipukurau - 6.10.1977 at 9.47a.m. A.L.R.




No. HI/248

# COMPUTER FREEHOLD REGISTER
# UNDER LAND TRANSFER ACT 1952

**Historical Search Copy**

R.W. Muir
Registrar-General
of Land

| | |
|---|---|
| **Identifier** | **HBH1/248** |
| **Land Registration District** | **Hawkes Bay** |
| **Date Issued** | 27 May 1977 |

**Prior References**
HB61/255

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 2023 square metres more or less |
| **Legal Description** | Town Section 52 Porangahau and Town Section 53 Porangahau |

**Original Proprietors**
The Waipukurau District Council

**Interests**
6145812.1 Departmental dealing correcting the estate by adding the war memorial purpose - 9.9.2004 at 3:55 pm

B.8

(C) (Approved by D.L.R. Napier No. 17[illegible])

# MEMORANDUM OF TRANSFER

I, WHEREAS THE PORANGAHAU PUBLIC HALL COMPANY LIMITED a Company duly incorporated under "The Company Act, 1933" and having its registered office at Waipukurau (hereinafter called "the Company") is, being registered as proprietor

1. Here state nature of the estate or interest.

of an estate [1] in fee simple

subject, however, to such encumbrances, liens, and interests as are notified by memorandum underwritten or endorsed hereon, in all that piece of land situate in

2. District, county or township.

the [2] Provincial District of Hawkes Bay

3. Here state the area, exclusive of roads intersecting the same, if any.

Containing [3] Two roods

4. Here state rights of way, privileges, or easements if any intended to be conveyed; and if the land to be dealt with contains all that is included in an existing grant or certificate, or lease, refer thereto for descriptions of parcels and diagrams; otherwise set forth the boundaries in chains, links or feet, and refer to plan delineated on the margin or annexed to the instrument or deposited in the Registry Office, and refer also to the existing grant, certificate or lease.

be the same a little more or less [4] being Town Sections 52 and 53 Township of Porangahau and being all the land in Certificate of Title H.B. Volume 61 Folio 255 AND WHEREAS at an extraordinary general meeting of the Company duly convened and held on the 15th day of May 1948 a special resolution was duly passed that the declaration prescribed in the case of a members voluntary winding up having been duly made and filed the Compnay be wound up voluntary under The Companies Act 1933 and that ERIC GEORGE STILES of Waipukurau Public Accountant (hereinafter called "the Liquidator") be appointed liquidator for the purpose of such winding up AND WHEREAS the Company by a special resolution passed on the 15th day of May 1948 has agreed to transfer the said land to THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF PATANGATA a Body Corporate duly incorporated under The Counties Act 1920" and having its Public Office at Waipukurau (hereinafter called "the transferee") for the purposes of a war memorial NOW THEREFORE in pursuance of such agreement and IN CONSIDERATION of the sum of Two shillings and six pence (2/6) paid to the Liquidator by the transferee (the receipt whereof is hereby acknowledged) the Company by the direction of the Liquidator DOTH HEREBY TRANSFER unto the transferee for the purposes of a war memorial all its estate and interest in the said land AND the Liquidator DOTH HEREBY CONFIRM the foregoing transfer PROVIDED that no covenant or warranty shall be implied herein on the part of the Liquidator other than a covenant that he has not knowingly encumbered the said land

NZ Gaz. 1948 (No 30) p 632

IN WITNESS whereof these presents have been executed this [illegible] day of [illegible] One thousand nine hundred and forty-eight (1948)

THE COMMON SEAL of the above named THE PORANGAHAU PUBLIC HALL COMPANY LIMITED was hereto affixed by the Liquidator GEORGE ERIC STILES in the presence of:-

L Morlas,
Solicitor,
Waipukurau

THE SHAREHOLDERS OF THE PORANGAHAU PUBLIC HALL COMPANY LIMITED

E.G. Stiles
Liquidator

LEE, MACKIE, ...
BARRISTERS, SOL...
WAIPAWA &
IAN WALLACE NICOL MA...
CYRIL GEOFFREY EDMUND...
KEVIN UNSWORTH McKAY ...
ROBERT IVAN JOHNSTONE, L...
TELEPHONE

IN THE LAND SALES COURT,
NAPIER REGISTRY.

No. 4?/316

IN THE MATTER of "The Servicemen's Settlement and Land Sales Act, 1943"
AND IN THE MATTER of an Application for Consent to a Sale (~~Lease~~) from
THE PORANGAHAU PUBLIC HALL COMPANY LIMITED
to
THE PATANGATA COUNTY COUNCIL

# ORDER

UPON READING the Application filed herein for Consent to the SALE (LEASE) of the Land described in the Schedule hereto (~~and UPON HEARING~~

~~Mr.~~ ~~for~~ ~~and~~

~~Mr.~~ ~~for~~ )

IT IS ORDERED:

THAT Consent to the said Application be and is hereby Granted at 2/6d

~~THAT Consent to the said Application be and is hereby Refused~~

~~THAT Consent to the said Application be and is hereby Granted subject to~~

# THE SCHEDULE

(Description, Area and Title Reference)

ALL THAT piece of land situate in the Provincial District of Hawkes Bay containing two roods more or less being Town Sections 52 and 53 Township of Porangahau and all land in Certificate of Title H.B. Volume 61 Folio 255.

DATED this 19th day of August 1948, at Napier

Chairman (or Member)
Land Sales Committee.

SEALED at the Office of the Land Sales Court at Napier this 27th day of August 1948.

Deputy Registrar.

Sealed Order to be delivered to Lee, Mackie, Harker & McKay, Solicitors, Waipukurau

85000

No. _____

# TRANSFER of FREEHOLD

Situated in Provincial District of Hawkes Bay

PORANGAHAU PUBLIC HALL COMPANY LIMITED Transferor (s)

PATANGATA COUNTY COUNCIL Transferee (s)

Particulars entered in the Register-book,

H.B. Vol. 61 Folio 255

the 13th day of October 1948

at 11.16 o'clock.

HAWKE'S BAY DISTRICT LAND REGISTRAR NEW ZEALAND.

asst Land Registrar of the District of Hawke's Bay.

Correct for the purposes of the Land Transfer Act.

Solicitor for Transferee.

T
10/-
11.16 am
13/10/48

LEE, MACKIE, HARKER & McKAY,
SOLICITORS,
WAIPAWA & WAIPUKURAU.

B.9



# New Zealand

ANALYSIS

Title.
1. Short Title and commencement.
2. Interpretation.

PART I

THE LAND SALES COURT AND LAND SALES COMMITTEES

*The Land Sales Court*

3. Land Sales Court.
4. Constitution of Court.
5. Appointment of Judge of Court.
6. Appointment of other members.
7. Judge of Court to take judicial oath.
8. Oath to be taken by other members.
9. Registrars and other officers of Court.
10. Rules of Court.
11. Evidence in proceedings before Court.
12. Quorum of Court.
13. Seal of Court.
14. Court may issue general directions to Land Sales Committees.
15. Proceedings before Court not to be questioned for want of form or appealed against.
16. Power to appoint additional members of Court.

*Land Sales Committees*

17. Power to establish Land Sales Committees.
18. Oath to be taken by members of Committees.
19. Procedure where matters are referred to a Land Sales Committee.
20. Orders of Committees to be filed in Court.
21. Appeals to Land Sales Court.
22. Proceedings before Committee not to be questioned except by Land Sales Court.

PART II

SETTLEMENT OF DISCHARGED SERVICEMEN

*Taking of Farm Land*

23. Power to take farm land for settlement of discharged servicemen.
24. Notice of intention to take land.
25. Objections.
26. Objections to be referred to a Land Sales Committee.
27. Land to be taken by notice in *Gazette*.

*Compensation*

28. Compensation.
29. Claims for compensation.
30. Claims for compensation to be referred to a Land Sales Committee.
31. Order awarding compensation.
32. Power to discontinue proceedings on payment of costs and expenses.

upon the land and carry out any works or do any other things considered necessary for the purpose of promoting the development or settlement of the land.

(2) Any person having any estate or interest in the land who is prejudicially affected by the exercise of the powers conferred by this section shall be entitled to compensation therefor as for a special loss under this Part of this Act.

(3) The value of any improvements effected by the Minister under this section shall not be taken into account by the Court in assessing the value of the land for the purposes of compensation.

Entry on land for purposes of inspection, &c.

**42.** The Minister or any person authorized by him either specially or generally may enter on any land at any time for the purpose of making any inspection, valuation, or survey for the purposes of this Part of this Act.

## PART III

### CONTROL OF SALES AND LEASES OF LAND

REFER TO No.

*Consent of Court required to certain Transactions*

Transactions to which this Part applies.

**43.** (1) Subject to the provisions of this section, this Part of this Act shall apply to every contract or agreement—

(*a*) For the sale or transfer of any freehold estate or interest in land, whether legal or equitable:

(*b*) For the leasing of any land for a term of not less than three years:

AMD. TO No.

(*c*) For the sale or transfer of any leasehold estate or interest in land, whether legal or equitable, of which a period of not less than three years is unexpired:

(*d*) For the granting of an option to purchase or otherwise acquire any freehold or leasehold estate or interest in land as aforesaid, or to take any lease as aforesaid.

(2) Nothing in this Part of this Act shall apply with respect to—

(*a*) Any transaction entered into before the commencement of this Act, or the exercise of any option granted before the commencement of this Act:

# APPENDIX C

# LETTERS, SPECIFICATION

| | | |
|---|---|---|
| 1. | Letter, Dunn & Stiles, 1948 | CHBDC Archive |
| 2. | Application for War Memorial Subsidies | CHBDC Archive |
| 3. | Specification for Building Work<br>George C Oldham, Architect, 1949 | CHBDC Archive |
| 4, | Letter, Dept Internal Affairs, 1952 | CHBDC Archive |

C.1


DUNN & STILES
PUBLIC ACCOUNTANTS

G. ERIC STILES
A.P.A. N.Z.
COUNTRY MEMBER WELLINGTON STOCK EXCHANGE.

TELEPHONE No 260
P.O. Box - 122

6 RUATANIWHA STREET,
WAIPUKURAU, N.Z.


24th. May 1948.

The Clerk,
Patangata County Council,
WAIPUKURAU.

Dear Sir,

At a Special General meeting of the Company held on the 15th. May 1948, the following resolution was duly passed:-

"That in consideration of the sum of 2/6 the Company will transfer to the community as as war memorial, the control to be vested in the Patangata County Council in trust, its Hall buildings and all other assets subject to prior payment out of such assets, of costs and charges so incurred or incurred in liquidation of the Company, and that it be recommended that all citizens of Porangahau and district up to a determined boundary be capable of exercising a vote in its control."

Yours faithfully,

LIQUIDATOR.

PORANGAHAU PUBLIC HALL CO.LTD.
(in liquidation).

C.2

COPY

21st September, 1950

The Under-Secretary,
Department of Internal Affairs,
P.O. Box 7,
Government Buildings
WELLINGTON

Dear Sir,

War Memorial and Community Centre Subsidies

I forward herewith, on behalf of the Paraparaumu and District War Memorial Committee, application for subsidy on a proposed War Memorial Hall at Paraparaumu.

The Paraparaumu Public Hall which is the basis of the proposed War Memorial was the property of the Paraparaumu Public Hall Coy Ltd, but, on the 14th September 1948 the property and assets were transferred to the Patangata County Council by the Company in trust for the people of Paraparaumu and District as a War Memorial and Recreational Centre.

The proposed War Memorial Hall would be controlled by a Committee of citizens appointed at a public meeting convened by this Council and this Committee would be responsible to Council for the proper management and control of the Hall. It would be provided that the Chairman of such Committee of Management would be appointed by Council. Such Committee of Management would hold office for 12 months when Council would cause a new Committee to be elected. All nett profits earned by the Committee of Management in connection with the use of the Hall would be paid to the Council to be expended, on the advice of the Committee of Management, in repairs or in carrying out further improvements to the Hall.

This Council has accepted the project as a War Memorial for the District.

Yours faithfully,

County Clerk

FORANGHAU & DISTRICT WAR MEMORIAL COMMITTEE

COPY

APPLICATION FOR SUBSIDY

| | |
|---|---|
| 1. Nature of Memorial ? | Public Hall to be used as a Recreational and meeting Centre for Forangahau Township and the surrounding Districts. Memorial Tablets will be placed in the "Memorial Porch" as shown on Plan. |
| 2. Sketch Plan of Buildings etc | Attached hereto. |
| 3. Estimated Cost ? | £5,000 |
| 4. Amount already [illegible] ? | £1,700 |
| 5. Proposed method of financing the project ? | The project will be financed by public subscription and funds raised by means of public entertainments supplemented by the subsidy applied for.<br>The Hall, when completed would be used by various Organisations for meetings and entertainments and a scale of charges to cover such use of the Hall would be drawn up.<br>The Hall would also be used for the purpose of showing Motion Pictures (as in the present Hall). The yearly revenue of the proposed new Hall would be estimated at about £150 per annum. |
| 6. District & Population ? | The district served is that surrounding the township of Forangahau and is approximated by the Red line on the Lithograph herewith. Population, European and Maori is estimated at 700. It will be noted that Forangahau Township is the Shopping, Hall and Entertainment Centre for a large area. |
| 7. Local Authority in which the land will be vested. ? | The land is already vested in the Patangata County Council. (See covering letter) |
| 8. Organisation sponsoring the project | Forangahau & District War Memorial Committee. |
| 9. Whether the local authority accepts the project as War Memorial for District ? | Yes. As stated above the land is already vested in the Patangata County Council. |

Telegraphic and Cable Address:
"Internal, Wellington."

Correspondence to be addressed—
"Under-Secretary,
Department of Internal Affairs,
P.O. Box 7, Government Buildings,
Wellington C. 1."

In replying, please quote these numbers.

I.A. _____

DEPARTMENT OF INTERNAL AFFAIRS,
P.O. BOX 7, GOVERNMENT BUILDINGS,
WELLINGTON C. 1.

25th October, 1950.

Dear Sir,

WAR MEMORIAL SUBSIDIES

Policy:

1. As a result of representations made consequent to the change in the rate of subsidy announced in my circular letter of 3rd August 1950, the Government has reconsidered the subsidy policy and decided as follows:-

(a) Rate of Subsidy:
That approved Memorials be subsidised £1 for £1 on direct contributions, the subsidy being limited to half the total cost. No subsidy will exceed £50,000.

(b) Time limit on Payment of Subsidies:
Subsidy is payable on moneys raised up to 30th June, 1953. No moneys collected after this date qualify for subsidy. It is not necessary however for the money to be spent before this date.

(c) Loan Moneys:
A subsidy will be paid on loan moneys only where an individual and specific undertaking was given by the previous administration.

(d) Time Limit for Receipt of Applications:
Because of this amended policy, the time limit for receipt of applications has been extended to 16th November, 1950. Applications should contain the information asked for in section 5 of my circular letter of 3rd August, 1950.

(e) Submission of Detailed Drawings:
It is no longer necessary for detailed drawings to be submitted by 31st December, 1950. The Government is considering schemes for approval in principle on the basis of the sketch plans and other information submitted. Subsequent to approval in principle being given, detailed plans will be requested and may be prepared whenever desired.

(f) Payment of Subsidies:
The revised subsidy rate will substantially increase the commitments for War Memorials, and the increased expenditure can only be met by spreading subsidy payments over a number of years.
This means that it may not be possible to subsidise immediately all schemes finally approved for subsidy. Payment will be governed by the funds available in the current year.

2. I should be glad if you would advise all War Memorial Committees in your district of the above modifications in policy. Further copies of this circular may be obtained from this office.

War Memorial Special Account:

As subsidy payments will be made only to the local authority in whom the Memorial is vested, a special War Memorial Account should b opened by the local body concerned. All receipts and payments to d with the Memorial should be made through this account. An auditor' statement covering transactions prior to the opening of a special account will be required before subsidy payment is made.

Progress Payment of Subsidies:

The subsidy will be paid according to the progress made, in instalments up to the actual amount raised for, and expended on, the project.

The memorial feature should normally be included in the first stage of development.

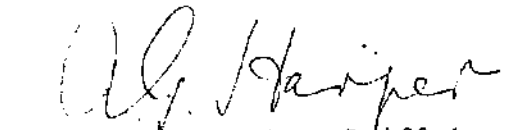
Control of Community Centre Memorials:

A condition of subsidy is that the project be vested in the territorial local authority, or in special cases, a Domain Board. The intention behind this is to ensure that the memorial will alway be available for the use of all sections of the community.

It is realised that the local authority may, especially in the Counties, wish to delegate much of the administration to a local committee responsible to it. It was never intended, however, that the local authority should in any way other than this relinquish its responsibility to see that the centre is available, over the years, for the community as a whole. To vest the property in the local authority and then to grant a lease to a particular organisation in the community would seem to be at variance with the spirit of this provision.

The Government feels sure that territorial local authorities, as trustees for the community, will ensure that War Memorials in their jurisdiction are maintained on as wide a community basis as is practicable.

Yours faithfully,



Secretary for Internal Affairs.

Circular to:-

The Clerk,
All City, Borough and County Councils, Road and Town Boar

Telegraphic and Cable Address :
"Internal, Wellington."

Correspondence to be addressed—
"Under-Secretary,
Department of Internal Affairs,
P.O. Box 7, Government Buildings,
Wellington C.1."

In replying, please quote these numbers.
I.A. 174/643

DEPARTMENT OF INTERNAL AFFAIRS,
P.O. BOX 7, GOVERNMENT BUILDINGS,
WELLINGTON C.1.

46/C

8th March, 1951

The County Clerk,
Patangata County Council,
WAIPUKURAU

Dear Sir,

I am pleased to advise you that the proposed Patangata War Memorial has been approved for subsidy.

This approval is subject to the working drawings of the building being approved by the Hon. Minister of Internal Affairs before construction is commenced.

It is a requirement that buildings subsidised from public funds should comply in all respects with the relevant Sections of the New Zealand Standard Building Codes, and you should ask your architect to prepare his working drawings in accordance with these.

When preparing these plans, I suggest that you discuss with your architect the following points :-

(1) longitudinal roof bracing will be required;
(2) alternative means of egress required from the gallery and projection room. This latter should comply with the relevant Regulations.

The Government, when revising its War Memorial policy, could only meet the increased commitments by spreading subsidy payments over a number of years. This means that not all communities who desire to proceed immediately with their projects will be able to draw subsidies at the time of construction.

Would you therefore let me know when you intend building, as this information will assist the Government in endeavouring to pay subsidies as they are required.

I am enclosing a copy of this letter for you to send to the Local Committee concerned.

Yours faithfully,

for Secretary for Internal Affairs

Telegraphic and Cable Address:
"Internal, Wellington."

Correspondence to be addressed—
"Under-Secretary,
Department of Internal Affairs,
P.O. Box 7, Government Buildings,
Wellington, C.1."

In replying, please quote these numbers.

I.A._____

DEPARTMENT OF INTERNAL AFFAIRS,
P.O. BOX 7, GOVERNMENT BUILDINGS,
WELLINGTON C.1.

20th March, 1951.

Dear Sir,

WAR MEMORIAL SUBSIDIES

1. I refer to my circular letter of 25th October last detailing the Government's policy for subsidising approved war memorials.

2. Many communities plan to do a considerable amount of work by voluntary labour and the Government has always recognised this as a worthy contribution by the community toward the war memorial project.

3. After carefully considering the position, the Government has now decided to make the war memorial subsidy available on the value of voluntary labour used in the construction of approved war memorials.

4. The subsidy will be calculated according to the actual contract value of the work done, i.e. on the basis of the expenditure that would have been involved if the same work had been completed by tradesmen employed at the usual award rates.

5. Applications for such assistance will require to be supported by a certified statement by the local body engineer as to the value of the work done by voluntary labour.

Yours faithfully,

Secretary for Internal Affairs.

Circular to:-

The Clerk,
All City, Borough and County Councils, Road and Town Boards.

C.3

SPECIFICATION OF WORK REQUIRED TO BE DONE AND MATERIALS TO BE USED IN THE PROPOSED ALTERATIONS AND ADDITIONS TO THE CEREMONIAL HALL, PORANGAHAU, HAWKES BAY, N.Z., for the LOCAL COMMITTEE and the PATANGATA COUNTY COUNCIL.

George C. Oldham L.R.I.B.A.
Chartered & Registered Arch.
[illegible] Childers Road, GISBORNE.

August [illegible].

## PRELIMINARY.

1. FORM OF CONTRACT.

The Form of Contract to be used shall be that issued under the sanction of the Fermanagh County Council.

2. SITE OF WORK.

The Contractor is required to inspect the site before tendering in order to satisfy himself as to the nature of the existing buildings, the available services, the sub-soil of the site and the approaches thereto. Any misunderstanding arising on these points cannot afterwards be accepted as reason for additional charges by the Contractor.

3. MATERIALS.

All new materials used on the work shall be the best procurable of their respective kinds. Wherever possible the Contractor shall re-use all materials salvaged from the existing building. The Contractor shall make good any defects, shrinkages, or other faults which may appear within six months of the completion of the work arising in the opinion of the Architect ( or agreed arbitrator ) from materials or workmanship not in accordance with the drawings or specifications or the instructions of the Architect.

4. DRAWINGS.

The Contractor is to carry out the work in accordance with the drawings and specification provided. The only extras allowed will be those authorised in writing by the Architect

4. DRAWINGS Contd.

Any item shown upon the drawings but not specifically specified shall be included in the work. Any item specified but not shown upon the drawings shall be included in the work.

5. GENERALLY.

The Contractor is to provide all necessary coverings for the protection of the Work by weather or otherwise during the progress of the work. The Employers shall be responsible for insuring the Works against fire. All other damage or theft shall be the responsibility of the Contractor. The Contractor is to disturb the site as little as possible and make good on completion all damage to roads leading to the site caused by additional or undue traffic. The Contractor is to clear away all rubbish and debris from the site and leave the building clean and ready for use on completion.

PROPOSED ADDITIONS AND ALTERATIONS TO EAST END OF BUILDING.

6. DEMOLITIONS.

a. Take off corrugated roof covering over east hip of main roof and front porch. Stack for reuse.

b. Take down front porch, projector room stove, box office and present stairway on east elevation. Stack for reuse.

c. Take down east wall of main hall (leaving that wall of supper room intact). Stack for reuse.

7. SETTING OUT.

Set out proposed new extension at east end of existing hall as shown on drawings.

8. FOUNDATIONS, WALL & ROOF FRAMING.

Build the new work to match existing work; providing timber foundation posts as existing and of the same sizes (or if unobtainable supply 1' 9" x 1' 9" reinforced concrete foundation posts and set on good hardcore 4" thick and well rammed).

Build all studs, plates, braces, dwangs, joists etc. of the same sizes and spacing as the existing work and of the same timber. Roof framing to be carried out as shown on drawings.

9. [illegible] & [illegible].

Exterior wall coverings to match the existing [illegible] or if unobtainable to be of 1" rustic weatherboard of [illegible]. Interior [illegible] new work in [illegible] to match the existing as closely as possible. Interior wall & ceiling boards of Cloak-room & Foyer to be of "[illegible]" or similar [illegible] with 1" [illegible] cover strips. Roof coverings to be of sheet corrugated galvanised iron to match existing.

10. FOYER, CLOAK-ROOM & GALLERY.

Build stud walls to Foyer & Cloakroom as shown with 4" x 2" studs at 18" centres. Provide all necessary plates, bracing & dwangs to make a rigid & secure frame. Build in 4" x 2" ceiling joists to Foyer & Cloakroom. [illegible] North & South [illegible] to rafters and wall plates. Lay new flooring to Foyer, Cloak-room & Gallery to match existing flooring as nearly as possible. Allow P.C. sum of £ [illegible] ([illegible]) for linoleum flooring to Foyer to be laid by a subcontractor to be nominated by the employer.

11. PROJECTION ROOM.

Form Projection room in Gallery where shown on plan with framing as before specified for Cloakroom. Cover with [illegible] externally and internally with [illegible] or similar wallboard.

Supply and hang fire-proof shutters where shown and fit projection windows as required. Line Projector Room with Fire-proof lining to the approval of the engineers and statutory regulations.

12. GALLERY STAIR.

Build in stairway to Gallery where shown with [illegible] x [illegible] wall strings, 1 1/4" treads and 7/8" risers. Provide and fix hand-rail on one side only.

13. PLUMBING.

a. Supply and fix 2 [illegible] enamelled [illegible] gutter to Cloak-rooms where shown on plans and provide all necessary plumbing. Connect to drainage as specified later.

b. Form "Urinal" in 'Gents' Cloak-room where shown, using "Uralite" asbestos cell-board as splash-back and sides. Form salt glazed ware gully and set in cement. Connect to drainage. Provide and fix cistern to Urinal with automatic flushing device.

c. Supply and fix 2 wash-basins in Cloak-rooms, one in each, where shown. Provide all necessary fittings, plumbing and waste, and connect to gullies in the approved manner. Connect to cold water supplies.

14. JOINERY.

a. All joinery is to be of best quality. All internal doors are to be of stock pattern ( [illegible] x [illegible] x [illegible] ) [illegible], as

three 3" [illegible] steel butts to each door and provided with mortice locks and metal furniture of good quality. Windows to be of each type to details to be supplied and glazed with Flemish obscure glass. [illegible] to be formed in [illegible] of the [illegible], [illegible] [illegible] to be fixed, [illegible] [illegible] opening and fitted with [illegible] x [illegible] wood bars, [illegible] to each opening, as protection against thieves.

b. Provide the Office with shelf desk of 1 1/4" [illegible] fitted with hinged flap, [illegible] [illegible]. The desk to be provided with cupboard and one drawer. Form [illegible] pass hole in door of the Office.

c. Allow the p.c. sum of £ [illegible] ([illegible] pounds) for the [illegible] of [illegible] to Paper, to be made to details to be supplied.

1[illegible]. [illegible] PORCH.

Build [illegible] Porch to details supplied. Lay floor of Porch in brick set to herring-bone pattern on a bed of cement concrete 6" thick. Brickwork in [illegible] wall of Porch to be laid to [illegible] bond in 9" work and set in gauged mortar. Jointing of Brickwork to be of [illegible] width (not more than 1/4") and raked out to a depth of 1/4" externally. Internally porch walls are to be finished with an approved rendering of cement and sand to a depth of [illegible].

The [illegible] of all Porch joinery is to be finished with the [illegible] (or [illegible]) and given a [illegible] [illegible] [illegible]. Ceiling of porch to be finished as for the [illegible]. [illegible] the porch

[illegible] (or if unobtainable) to any [illegible] [illegible] to [illegible] to approval). Provide all necessary flashing, [illegible] and ridge covering and gutter [illegible]. Provide [illegible] for the [illegible] [illegible]. [illegible] [illegible] between [illegible] on either side of [illegible] of [illegible] wide with "[illegible]" moulding to the [illegible] edge.

16. DRAINAGE.

Lay drainage as shown on plan of 4" [illegible] pipes laid on a bed of concrete [illegible] and [illegible]. Lay the pipes to straight [illegible] and regular falls leaving a clean and unobstructed interior. Provide all necessary bends, channels, junctions, gullies, [illegible] and [illegible] inlets. Joint the pipes in cement and sand (1 : 3) and [illegible] with [illegible] concrete. Provide and build an approved Septic Tank of sufficient capacity at least [illegible] ft. from the nearest point of the building. Provide for overflow from [illegible] of septic tank to existing surface water ditch on the south side of [illegible] and lay [illegible] pipes to ditch.

17. PAINTING & DECORATION.

Paint all external surfaces of the building with three coats best oil paint, the walls of [illegible], the roof of green. A sample [illegible] to be [illegible] for the [illegible] before [illegible] the first coat. All [illegible] of the [illegible]

coats of first quality. Clean down all external work both old and new very thoroughly before painting.

Paint all internal wall-board surfaces with two coats best washable oil bound distemper of approved tint & distempering all accommodation similarly to the work over there. The wall surfaces of the foyer, cloakrooms and lavatories to be painted in three coats best oil. All remaining wood surfaces to be painted similarly to colours to be approved by the Employer. Make good all damaged joinery and flooring before painting.

[illegible]. ELECTRICAL.

Provide and fix twelve new pendant-ceiling lighting points to the following: 1 to porch, 1 to each cloak-room, 1 to each lavatory, 1 to box-office, 2 to foyer, 2 to gallery (with two way switch to bottom of stairs), 1 to projector room and 7 to hall in extension of existing lighting.

Provide and fix wiring to the projector room for the projector plant in accordance with the requirements of the apparatus and of statutory regulations. Supply and fix all necessary wiring, conduits, switches, meter and switch boards, lamp holders and flex, and complete the whole electrical installation to the standard required by the local Power Board.

PROPOSED ALTERATIONS AND ADDITIONS TO THE WEST END OF THE BUILDING

9. DEMOLITIONS.

a. Take off corrugated iron roof sheeting over west end of main roof, off the kitchen and dressing room lean-to and off the stage. Stack all materials for re-use.

b. Take down all rafters and roof framing from roofs referred to in "a" above. Stack all materials for re-use.

c. Take down north wall of kitchen and stack for re-use.

d. Remove external W.C. at N.W. corner of the building. Take down W.C. off dressing room and make good all round. Seal all exposed drainage and plumbing.

e. Take down external door to dressing room, seal opening, and make good all round. Take down door between supper room and kitchen. Stack both doors for re-use.

NEW WORK TO WEST END OF BUILDING.

10. KITCHEN.

Build new extension to the kitchen as shown on plan, using existing materials wherever possible for wall and roof framing. Form hipped roof over kitchen extension as shown and cover with corrugated sheeting at present used over stage. Cover wall of kitchen extension with weather boarding to match existing as nearly as possible. Re-hang existing window in new north wall and form new window where shown on west wall to match existing. Line kitchen

walls and ceiling internally with "Masonite" or similar approved hardboard, and cover joints with cover strips as before specified for cloak-room etc. Build in serving hatch in supper room wall with opening [illegible]" x [illegible]" in the clear, where shown and provide and build in sash door to hatch with all necessary sash weights, cords, pulleys and stops. Provide and fix on strong bearers and supports work bench round kitchen walls where shown on plan at a height of [illegible]" from the floor line. Complete flooring to the kitchen to match existing.

[illegible]. ROOF.

Rebuild roof frame over west end as shown on drawings, forming one main ridge line throughout the building. Provide and fix all necessary struts, rafters, purlins, collars and bracing to make the roof frame strong and rigid. Re-use all existing materials wherever possible. Cover with corrugated iron sheeting to match the existing and re-use all existing material. Fix all necessary guttering, down-pipes, ridge pieces and flashings to make a secure and watertight roof. Complete wall covering externally in weatherboard to match the existing as nearly as possible and make good all round. Make good all internal wall and ceiling linings to stage, green room and kitchen.

[illegible]. DOORS.

a. Cut new door opening in dressing room where shown with an

opening 3'0" wide in the clear. Hang new door and provide and fix all necessary furniture and butts.

b. Re-hang kitchen-supper room door in the new position shown and make good all round.

c. Cut new external door way to supper room and kitchen and where shown. Hang new door to match existing ~~external~~ external doors. Hang outwards as shown. Provide all necessary butts and furniture. Build concrete steps to door as required.

d. Cut new external door way to kitchen on west side, as shown, and hang existing dressing room external door in opening. Renew butts, lock and furniture as necessary.

23. PROSCENIUM.

Raise proscenium arch to a height of 11'6" from the main floor line and make good all round, carrying arch above proscenium arch vertically to ceiling line. Provide and fix necessary frame to carry cinema screen.

24. PAINTER & DECORATOR.

Decorate and paint the whole of the new work at the west end as for that specified for the east end.

C.4

Department of Internal Affairs
P.O. Box 7 Government Buildings,
Wellington

I.A. 174/643

14th February 1952

Dear Sir,

I am writing to confirm the discussions you had with the Assistant Government Architect to-day about the proposed Porangahau War Memorial Hall.

If you can assure me that your buildiers will make the following amendments to the sketch plan submitted, I will be able to recommend the project to the Hon,Minister of Internal Affairs for final approval, and you will then be free to start building. This will obviate the preparation of the more detailed set of plans normally required at this stage.

Our architect's amendments are:-

1. Diagonal bracing should be provided on the plane of the roof at both ends.

2. The gallery should be omitted, thereby increasing the size of the projection room;

3/ Alternative mens of egress should be provided from the projection room by stairs over the ladies cloak room leading to an external door;

4. The box office could be moved against the wall of the main hall.

Yours faithfully,

(Sgd) A.G.Harper,

Secretary for Internal Affairs

Mr A.H.Hope
PORANGAHAU

# APPENDIX D

# PHOTOGRAPHS

| | | | |
|---|---|---|---|
| **1.** | **Aerial photo** | **Collection** | **Kim Steffert** |
| **2.** | **Plaque 1914—1918** | | |
| | **Plaque 1939—1945** | **Jane Bishop** | |
| **3.** | **ANZAC** | **Jane Bishop** | |
| **4.** | **old photo of Hall** | **David Severinson** | |
| | **St Michael and All Angels** | **Collection** | **Kim Steffert** |
| **5.** | **Hall interior photos** | **Jane Bishop** | |
| **6.** | **Supper Room** | **Collection** | **Kim Steffert** |
| | **Live music band** | | |
| **7.** | **Ladies in kitchen** | **Collection** | **Kim Steffert** |
| | **Supper Room in use** | | |
| | **Art Exhibition** | | |
| **8.** | **Garden at rear** | **Jane Bishop** | |

aerial photo  19/12/2014

Plaque 1914 - 1918

Plaque 1939 - 1945

ANZAC

old photo of Hall

St Michael and All Angels

# Hall interior

Floor Join

Wall Join

old photo - Supper room

live music band

ladies in kitchen

supper room in use

Art Exhibition

Garden at rear

# APPENDIX E

1. ICOMOS New Zealand Charter
2. New Zealand Historic Places Trust Information Sheet 12

# ICOMOS New Zealand Charter

## for the Conservation of Places of Cultural Heritage Value

## Revised 2010

## 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 stowed 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 wilful 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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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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New Zealand Historic Places Trust Pouhere Taonga

# Sustainable Management of Historic Heritage Guidance

## Information Sheet 12

### Alterations and additions to historic buildings

### Principles

NZHPT endorses adapting historic places for maintaining continuity of use or new uses where it is necessary to ensure the place retains liveability and utility. Adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.[1]

Adaptation proposals may involve alterations and additions. It is important that any alterations and additions are carefully designed to:

- Retain surviving internal and external heritage fabric as far as possible and disturb, distort or obscure it as little as possible.
- Respect the design, form, scale, materials, workmanship, patina of age, colours, contents, location, curtilage and setting, including alterations that have heritage value.
- Avoid work that will compromise or obscure fabric of heritage value.
- Ensure any new work is of a scale and location that it does not dominate the heritage place and respects its setting.
- New work should be appropriately recorded.

Alterations and additions may include restoration and reconstruction work as defined by the ICOMOS NZ Charter.

It is good practice that a conservation plan, prepared by a heritage professional, should inform and guide alterations of historic buildings.

[1] ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (1993)

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The NZHPT welcomes any feedback and comments on this information sheet.

Comments can be provided to information@historic.org.nz. (Attention: Sustainable Heritage Guidance)

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# APPENDIX F

# REPORTS

1. Newsletter 4th May 2007 Marina Sciascia
2. Porangahau Community Centre AGM Chair report August 17th 2009
3. Annual Report Porangahau Community Centre Inc.
   Memorial Hall 2011—2012

F.1

# *NEWSLETTER*

*MARINA SCIASCIA*

***4th May 2007***

## Kia ora whanau

*This has been a long time coming so there is much to report on.*

Lets start with this week.

**Porangahau Hall**

Well a very successful meeting was held, around 50 people turned up. We were well represented, more then half. The result was the meeting voted to stay with the Status Quo. Two CHBDC councillors were in attendance, Rod Hansen (who lives at Blackhead and heads the Te Angiangi Reserve committee) and Mark Williams who lives around that way as well. They are ward reps and it was important to get facts which enabled us to make decisions. The long and short of it is, the Hall doesnt get sold unless we want it to be( at the moment )

We established: 1) Research into the history of it needs to be done, 2) a report projects that over the next 10years $150,000 will need to be spent on the Hall, 3) if its sold the money wont affect our rates, 4) Keeping it could/will. 5)The Hall committee needs to be more proactive in seeing the Hall is used more 6) there is an AGM in August so those who want to can get themselves on it will have a chance then.

**Special Marae meeting**

A small group of us met on Tuesday to discuss how we might restructure the way the Marae is charged out to ourselves and to others. Here is a copy of the report:

**Background**

F.2

**The Porangahau Community Centre Annual General Meeting**

**Chair Report**

**Meeting August 17th 2009**

**Update**

In November 2008 I took over as the Chair for the Māori committee which is a community responsible for the Kaumatua flats and community wellbeing generally. I decided to develop a vision that would include the Māori committee and Hall Committee and the Te Tira Porangahau – Porangahau on the Move Vision emerged. A copy of the Tira Porangahau vision is attached. The focus of the vision is Youth, Kaumatua and whānau development and the development of a number of initiatives under this category. The other areas included in the vision are housing, business and research and training. The idea was to discuss the vision with community members over the next year and gain buy-in or not and move forward with a number of positive initiatives.

Key to the vision is a set of tikanga values (see below) for how we were to operate was laid down which really centred around the need to be positive and unified and for us all to take responsibility for any issues we might have.

As part of this kaupapa I established a leadership team and moved ahead with some key projects (whilst waiting for the lease from the Council we felt I felt it was best to keep things moving forward and forming a key relationship with the Māori committee was the best way to do this. Eventually I hope that these two entities (Hall Committee and Māori Committee) coming together as one and until that happen we will be working together as a bi-cultural partnership.

The most important of these activites are the youth moves towards building capacity to meet the needs of our youth, the running of a Paua Festival next year and moving towards the establishment of an information centre.

In terms of Hall activities there have been some of the key highlights over the last six months including a wedding (Les Boyd's whānau), a 50th birthday (Kate Kuru) and a 60th birthday (Tom Hibbs), and most recently the Porangahau School Ball and establishment of a Karate Club. **NB: Our policy at present is to NOT charge for the use of the hall for youth activities.**

Other highlights have included, The establishment of our leadership team – Amelia Kaui (Kaumatua), Kim Stefert (Youth) Haana Wilcox (Whānau) and we have had ongoing informal meetings to discuss aspects of the Tira Porangahau vision (which I have discussed with members of our community). We had a Kaumatua dinner at Chappelwick in December 2008 and hosted the Lindy Hop dance group from Waipukurau at the Hall.

We have also begun monthly youth days (mostly at the hall) that have included supporting Kim and Ahuriri with the youth activities (Discos, Porangahau has got talent, waka ama day at the jetty, kite making day, and matariki celebrations); We also set up a kaumatua flat to be

available for casual rental and have been supporting the new school Principal (Doug Hales) with monthly workshops for parents.

Another aspect of Te Tira Porangahau is the establishment of a research centre which was to be launched this year with an application for a post doctoral research fellowship for Benita Wakefield who handed in her Phd at the end of last year which would have meant that we would have a researcher working for three years to help establish the centre. This has now been delayed and As I am a full time researcher this is something close to my heart as it is a way of bringing people home and I have had conversations with Dr David Tipene-Leach and Dr Sally Able and NKII over this and we hope to launch in 2010.

We hope to launch an information centre (initially at Kims house) this year which will eventually move to the hall once we secure monies for an upgrade and we are also looking at moving the focus of Te Taumata – longest place name to the centre of town and I have been working with Ross Scott on this.

There are other aspects of Tira Porangahau which are yet to be developed. For example the housing and tourism portfolios consist of meetings about running a Paua Festival though the community centre with Aramanu and Paora Ropiha and the housing portfolio is focussed on sustainable housing which involves getting as much learning form the building of our strawhale eco-house this year and running an eco-expo out here later in the year.

I envisage that we will sign a MoU with the Māori Committee to implement the Tira Porangahau vision and build the Hall as a community youth centre. The Council has pledged to give us 10k start up funds as well as the 3.5k per year for running costs.

I have also been asked by to take on board the resource management portfolio for the hapu (at first I said no as this is Trustees role) but this may be an option in future.

As all of the leadership team are studying this year we decided to try to achieve specific goals and not overload ourselves so this year is about laying seeds (ideas and visions) to spend time nurturing for the future harvest.

There are a number of sub-committees which have been created. (e.g. the kaumatua flats team consists of Amelia, myself, Auntie Lilly, and Auntie Kauia, and Paora Ropiha is our maintenance man). We are also working with Aramanu and Paora Ropiha over the establishment of a service to transport people into health providers in town. Of course other things come up all the time in this community which are too long to list here.

Attached to the Tira Porangahau Vision strategy below is a survey seeking your feedback.

Tena rawa atu koutou katoa.

Bevan Tipene-Matua
(06) 8555128

F.3

ANNUAL REPORT. PORANGAHAU COMMUNITY CENTRE (INC.), MEMORIAL HALL. 2011-2012

Welcome to another AGM of our Hall Committee. As long as we are having these we are fulfilling the undertaking made in 2008 to keep our Hall as a useable community asset. When we as a community took this on it was obvious that our main concerns would be maintenance and upgrading facilities. Over the past few years the Hall committee has developed skills and become more confident in being able to create funds that have seen the Hall grow in use.

A major triumph has been the complete replacing of the roof. We are indebted to Hawkes Bay Longrun for doing this job. Funding support was received from Eastern and Central Community Trust ($4000), Infinity Foundation ($15000), and most of all the fantastic last minute generosity of the Porangahau community who responded to a phone request for funds to the tune of $6000. Thankyou Porangahau. Extra funds have seen us able to purchase a large size heat pump for the main hall and crockery and cutlery for the kitchen. Our focus is still to make Hall users comfortable and to encourage more events.

We started the financial year with a major event; the book launch and exhibition of "Matatoa". This was a great success, thanks to all involved. Waipawa Music and Dramatic Soc., temporarily out of a home, brought their pre Christmas show on the road to Porangahau. A very impressive evening was enjoyed and they want to come back – fantastic. Porangahau School once again adapted and stretched our facilities to present their end of year show and prizegiving. Earlier this year an "impromptu" music evening proved very entertaining and promises to be a regular outlet for invited and local talent. Monthly markets have become an institution with Mangaorapa school being in control. Zumba classes continue twice a week. Efforts are being made to set up youth activities such as dance and boxing. ANZAC day was well supported with a service in the hall and further remembrance of Maori Battalion members at Rongomaraeroa Marae.

We have been working in conjunction with an independent Community Garden group who are able to utilize an empty area behind the Hall to establish a garden facility. This is well in to the planning stage. EIT have contracted to run a 20 week Horticulture course using this garden area and our Hall this next half year. This complements our plans to upgrade our supper room and kitchen.

As Chairperson I am indebted to the skills and hard work of our co-treasurers, Dee Hibbs and Michael Mullins who have applied their money management and funding application skills with such success. Thanks also to our secretary, Raewyn Sykes and to a caring committee who are always prepared to step in and fill any gaps.
I wish the incoming committee every success.

Don Stevenson

# APPENDIX G

# PLANS

1. Proposed alterations and additions to Memorial Hall
   Drawing No. 0 / 30 / 49
   George C Oldham Architect
   CHBDC archive

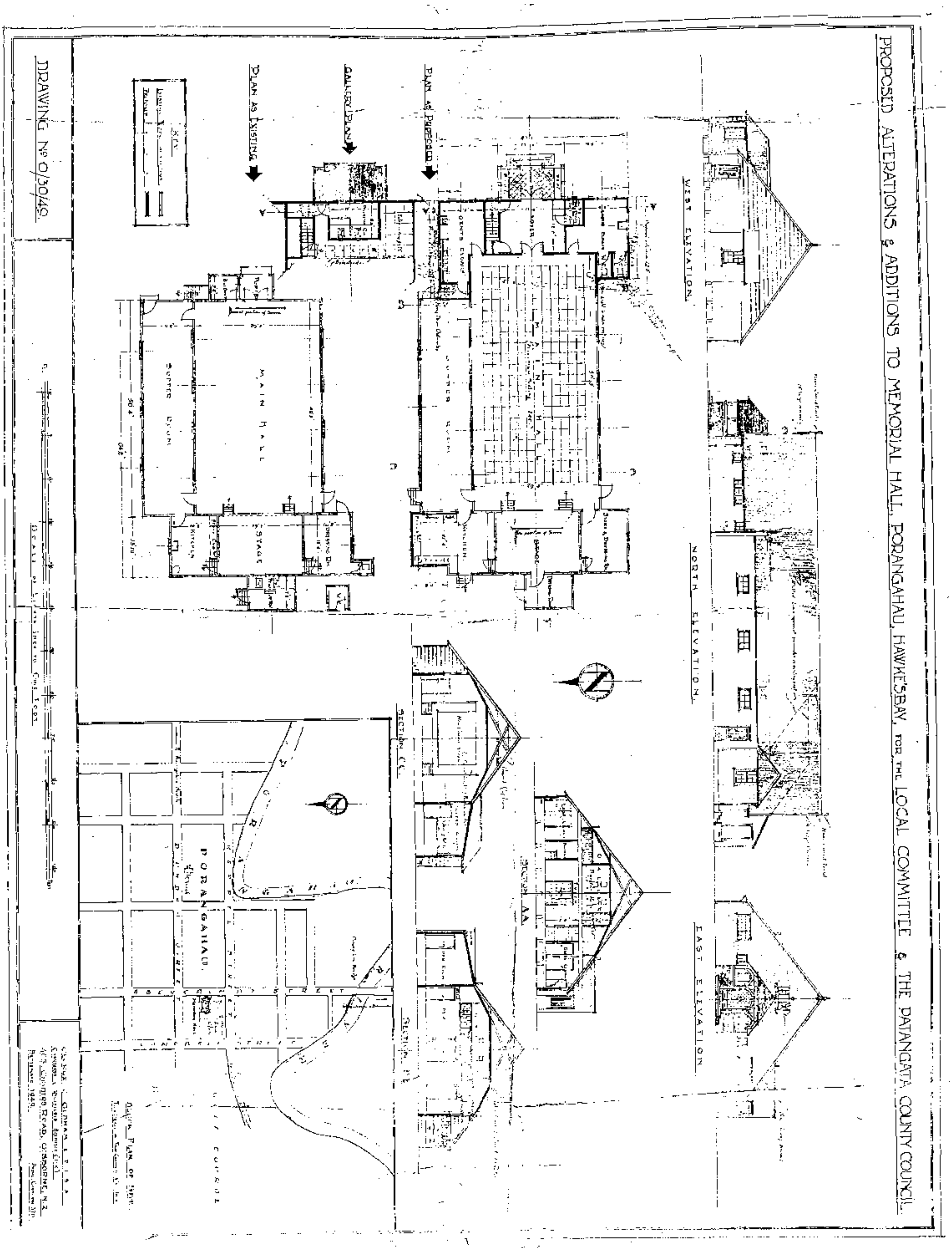
2. Existing Plan
   Porangahau War Memorial Hall
   drawn Jane Bishop

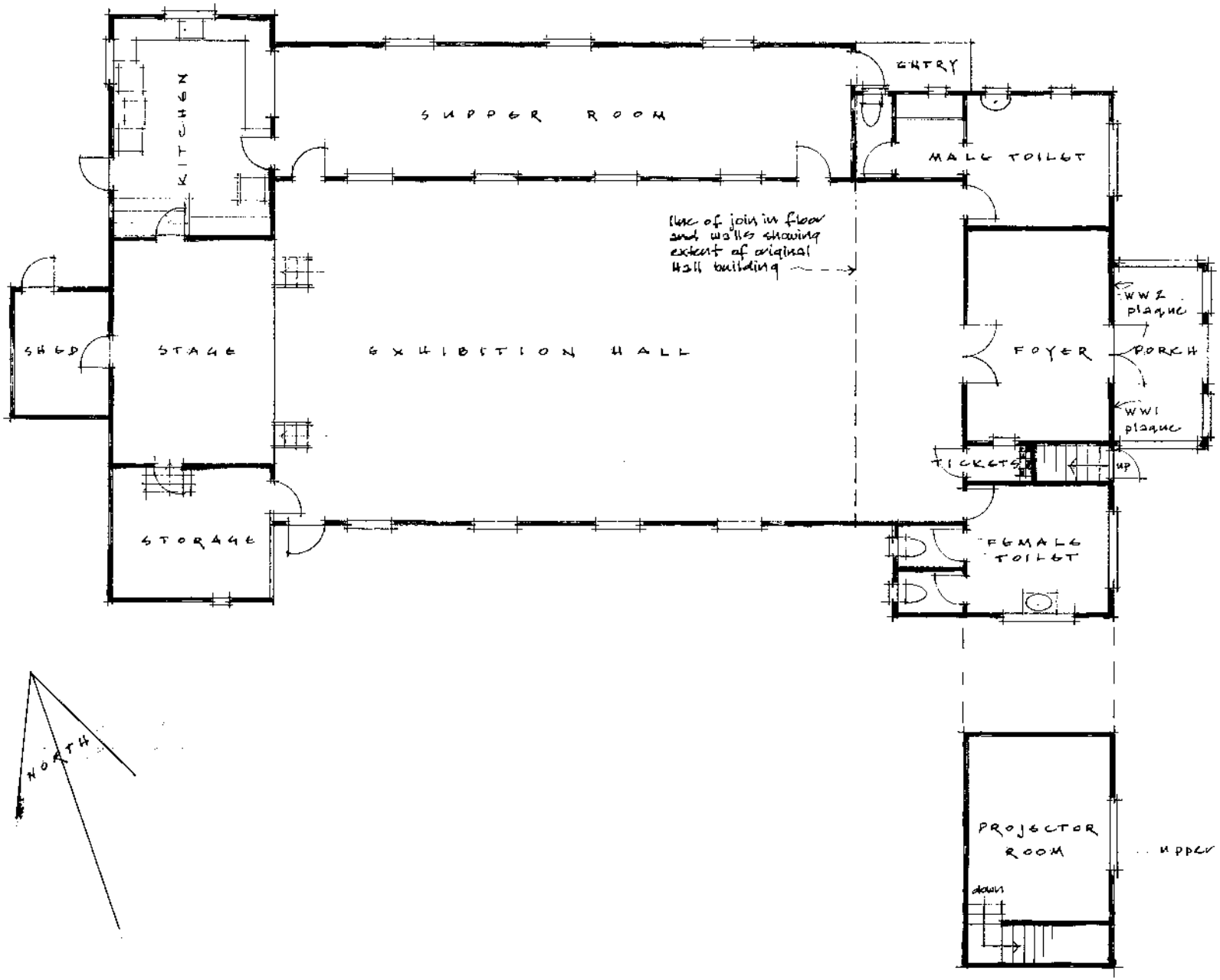
3. Proposed Plan
   Porangahau War Memorial Hall
   drawn Jane Bishop

4. Proposed Elevations
   East & North
   drawn Jane Bishop

5. Proposed Elevations
   West & South
   drawn Jane Bishop

G.1

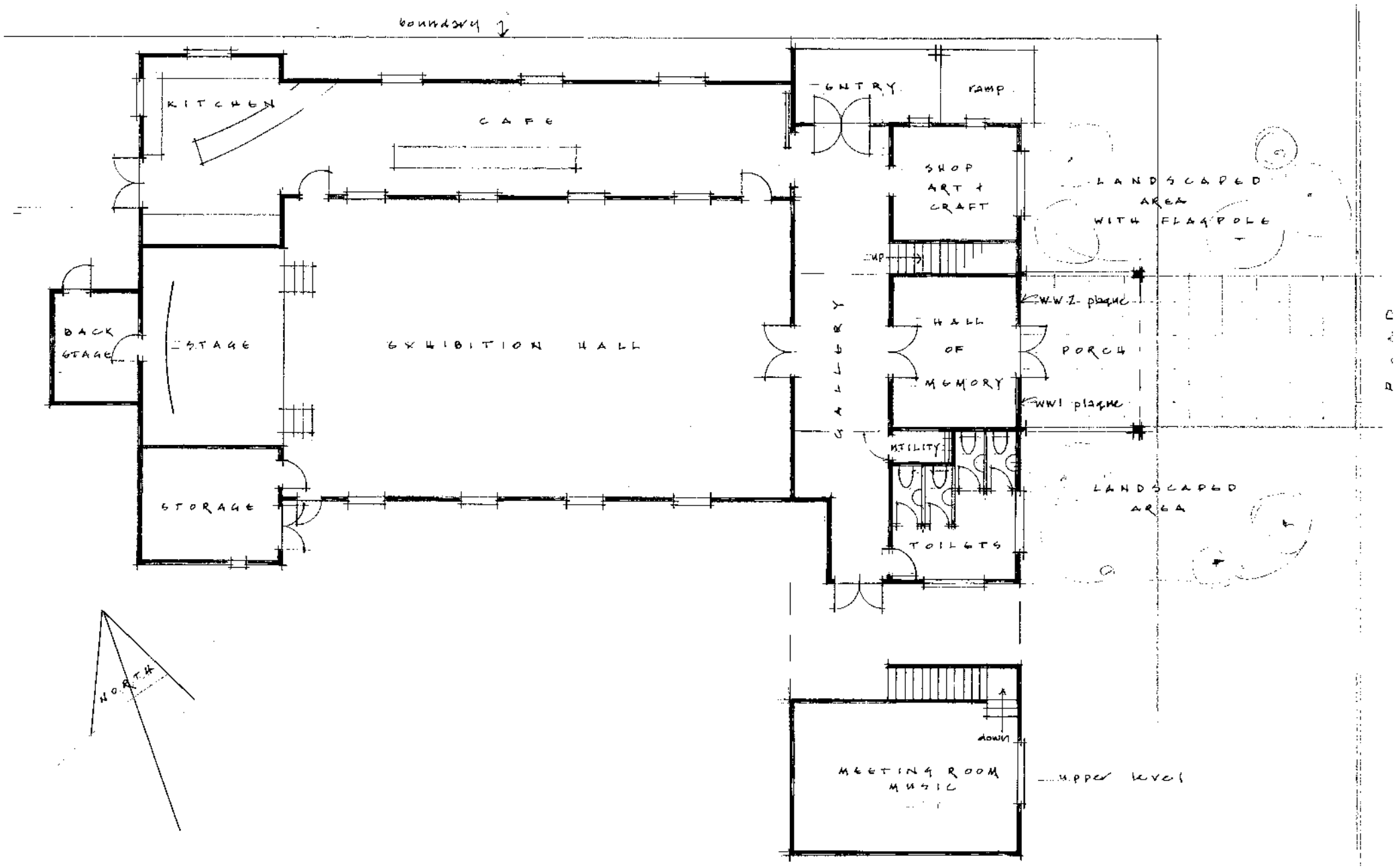

PROPOSED ALTERATIONS & ADDITIONS TO MEMORIAL HALL, PORANGAHAU, HAWKE'S BAY, FOR THE LOCAL COMMITTEE & THE PATANGATA COUNTY COUNCIL
DRAWING Nº O/30/49
PLAN AS EXISTING
GALLERY PLAN
PLAN AS PROPOSED
WEST ELEVATION
NORTH ELEVATION
EAST ELEVATION
SECTION AA
SECTION CC
MAIN HALL
SUPPER ROOM
STAGE
KITCHEN
PORANGAHAU




PORANGAHAU WAR MEMORIAL HALL
EXISTING PLAN 1:100

MAY 2014 JANE BISHOP

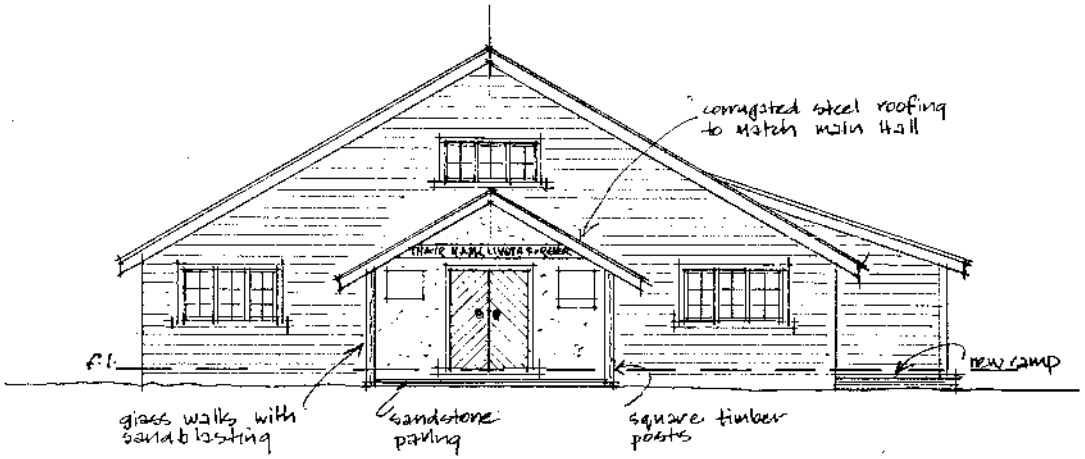
G.2



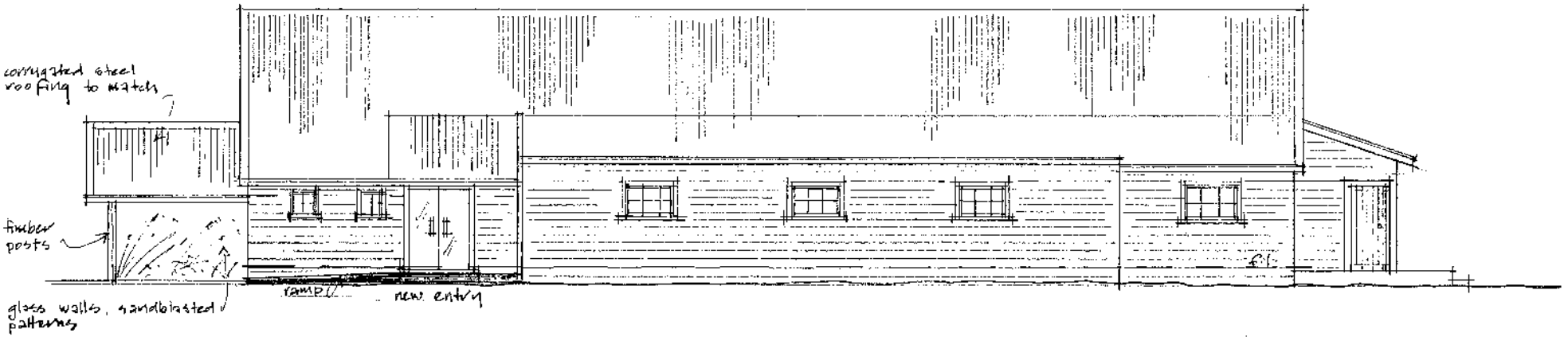

PORANGAHAU WAR MEMORIAL HALL
PROPOSED PLAN 1:100

MAY 2015 JANE BISHOP

G.3




EAST ELEVATION 1:100



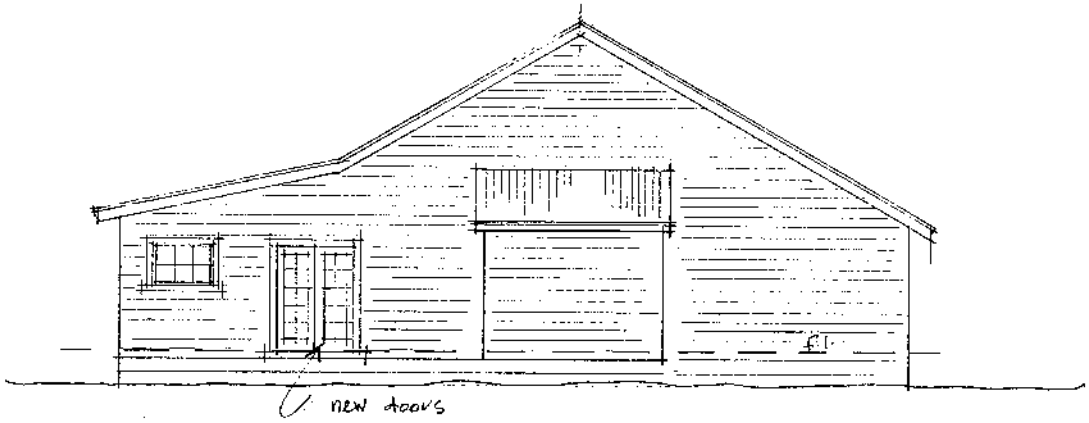

NORTH ELEVATION 1:100

G.4

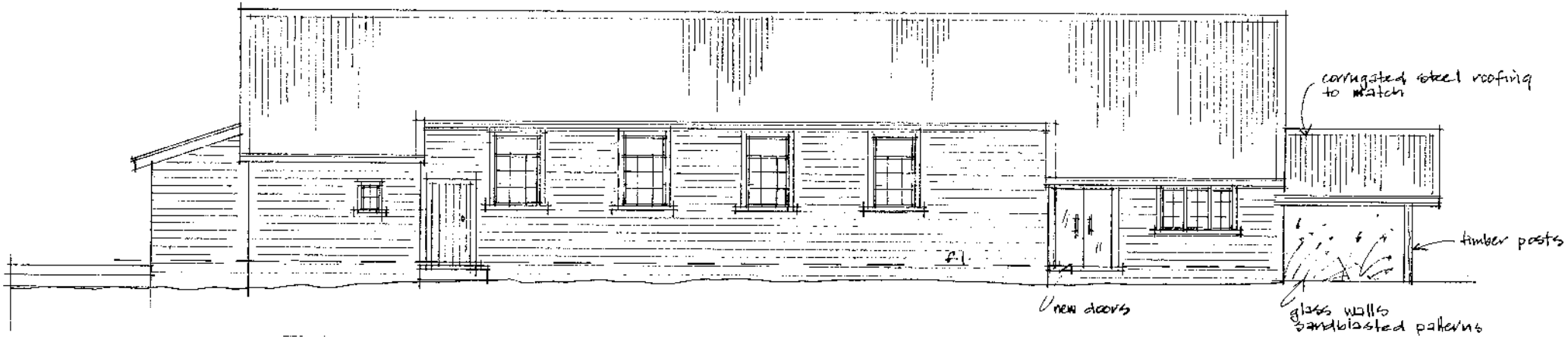
P.O. RANGAHAU WAR MEMORIAL HALL

PROPOSED

MAY 2015 JANE BISHOP




WEST ELEVATION 1:100




SOUTH ELEVATION 1:100

G.5

RANGAHAU WAR MEMORIAL HALL
PROPOSED

MAY 2015 JANE BISHOP

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# *Conservation Plan*

## Town Hall and Theatre, Waipawa

September, 2010

**IAN BOWMAN**
Conservator and Architect

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# Introduction

Roger Shand, of Shand Shelton, on behalf of the Central Hawkes Bay District Council, commissioned this conservation plan in an email of 30 July 2010.

## Basis for the preparation of the conservation plan

This Conservation Plan follows the methodology as described in J.S. Kerr's *The Conservation Plan; A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance* (National Trust of Australia, 1990), but adapted to meet New Zealand requirements. The Kerr guide firstly recommends establishing the significance of the place through research into the physical and social history of the place before assessing significance based on accepted criteria. The areas of significance researched and assessed are based on the Historic Places Act 1993 (HPA) and relevant international criteria.

The second stage of the conservation plan is a description of the appropriate framework within which conservation can take place.

The third stage is the development of conservation policies for long-term care and appropriate to maintain or enhance established areas of significance and within the appropriate framework. This plan uses the *New Zealand ICOMOS Charter for the Conservation of Places of Cultural Heritage Value* (the ICOMOS Charter) to formulate relevant conservation policies, discussing each possible intervention, describing and explaining why they are appropriate for the place.

The final section makes recommendations for implementation of the policies.

## Scope and limitations

The Oddfellows Lodge addition to the building was requested not to the included in the assessment and was not inspected. Plans for the building have shown this addition to the building as being demolished.

A separate condition survey was commissioned from Alpha Building Consultants and their findings are summarised. No remedial work specifications were commissioned, but these are recommended when maintenance and repairs are carried out. The plan is not a structural or fire safety survey and does not address specific issues of Building Act compliance. No measured drawings have been prepared for the plan.

## Heritage status

The building is not registered with the New Zealand Historic Places Trust (NZHPT).

The Waipawa Town Hall and Theatre is listed in the Central Hawkes Bay District Council District Plan as:

| Reference number | map number | Description | Zone |
|---|---|---|---|
| H21 | 28 | Waipawa Town Hall and Library.<br>Kenilworth Street, Waipawa | Business 1 |

## Legal description, location and ownership details

The legal description of the site is Lot 5 DP 25013 and its address is 18-24 Kenilworth Street, Waipawa.

## Contributors to the plan

Nicole van Ruler researched the physical and social history of the building. Ian Bowman, architect and conservator, compiled and wrote the remainder of the plan.

## Photographic sources

The author took contemporary photographs. The sources of other photographs are identified under each photo.

## Copyright

This document is the copyright of Ian Bowman, architect and conservator.

## Acknowledgements

I would like to acknowledge the assistance of Roger Shand in the preparation of this conservation plan.

# The social and physical context

## A history of the site and its development

### *A brief history of Waipawa*

Waipawa is situated in the North Island, half an hour South of Hastings in what was originally referred to as Ahuriri. It is the oldest inland town in Hawke's Bay, with a population of 1,923 (2006) (Pollock, 2009).

The first recorded European visitors to the locality were Bishop George Augustus Selwyn and Chief Justice Sir William Martin, who camped overnight on a bank of the Waipawa on 13 November 1842, before continuing to Ahuriri (Napier) with a Maori party.

Originally the Ahuriri Settlers Association was formed to promote the interests of the district and when the New Provinces Act became law in 1858, Hawkes Bay became the first Province. During 1866 Te Kooti's supporters threatened the settlers and a stockade was built near Ruataniwha, 5 miles west. Although garrisoned for several months, it was used for a refuge on one occasion only. Local Maori met a Hauhau war party upstream from the stockade and, after a show of force to impress the enemy, the latter withdrew (McLintock, 2009).

It was not always referred to as Waipawa, meaning 'dark water' in Maori, but as Abbotsford. Frederick Abbott had applied for leasehold of 9,600 acres in 1850 and he always crossed the Waipawa River at the same place, which was named Abbott's Ford. He later divided his land into smaller sections and the town began to grow with a blacksmith, some stores, pubs and a hotel. Abbott later returned to England.

Punt and canoe river transport played a part in the early years but by 1867 a coach track to Napier has been constructed. Karl Herman Weber surveyed the route between Napier and Woodville in 1870 and subsequently a road was formed. In 1872 railway construction began at Napier and by 1876 had reached Waipawa. In 1891 the line linked with Palmerston North and Wellington, and in 1897 with Wellington via the Wairarapa (McLintock, 2009).

Some of the early well-known settlers were Edward and Mary Ann Bibby who established one of the first stores and due to their success and family growth had to upscale the size of their shop three times. They also started up one of New Zealand's first mail order schemes.

The local government history of Waipawa is summarized on the Central Hawkes Bay District Council's website.

Opening of the Town Hall and Theatre, CHB Settler's Museum, 1910

*As early as 1876, the seeds*

*of local government were sown when Waipawa became a county in its own right – covering over 2000 square miles from the Manawatu Gorge to Pukehou. Citizens formed several Road Boards which became the beginnings of the main Waipawa Town Board. According to local historian Margaret Gray, the first Town Board members "gave much to Waipawa and it seems fitting that they are remembered by their names, perpetuated in the streets of the bush area." (2) Many of you will recognise those names: Messrs Edward Bibby, James Bennett, Francis Shanly, Duncan Guy, and Stephen McGreevy. Soon after in 1907, the first Waipawa Borough Council was elected with eight Council members and the first Mayor of Waipawa, W I Limbrick. One of the first tasks of the new Council was to purchase the Oddfellows Hall and property in Kenilworth Street, which eventually became the Council Chambers and new Town Hall and Municipal Theatre.*

The Town Board had its first premises in Ruataniwha Street from around 1895. With the opening of the Theatre, which included new Borough offices, the ownership of the building was transferred to the new County Council. The Council used it until 1959 when new administration headquarters was opened. The original building on Ruataniwha Street was demolished in 1984 when constructing the present day headquarters.

Apart from the Municipal Theatre, also in 1910 the municipal gasworks was opened.

*Waipawa October 27*

*The Municipal Gasworks, erected at a cost of £7,500, were formally opened by the Mayor yesterday. The plant is capable of producing 20,000 feet daily. Provision has also been made for an extension to the works to meet future requirements*[1].

Opening of the Gasworks, CHB Settler's Museum, 1910

The first Mayor of Waipawa was William Isaac Limbrick who retired from office in 1917 after five terms in office[2]. Other Mayors have included H M Rathbone (1921 to 1928), I W N Mackie (1930s), C.G. E. Harker (1930s). The present Mayor is Mayor Trish Giddens who was elected in the last election after three terms as a councillor and is the 25th Mayor of Waipawa[3].

## *A history of the Town Hall and Theatre*

Before the first Waipawa Borough Council was elected in 1908, the Trustees of the Loyal Abbotsford Lodge offered the Town Board for purchase their Oddfellow Hall

[1] http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=HNS19101027.2.100&srpos=5&e=-------10--1----0waipawa+mayor--

[2] http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=AG19140424.2.57&srpos=9&e=-------10--1----0waipawa+mayor--

[3] http://www.chbdc.govt.nz/waipawa-celebrates-150-years/

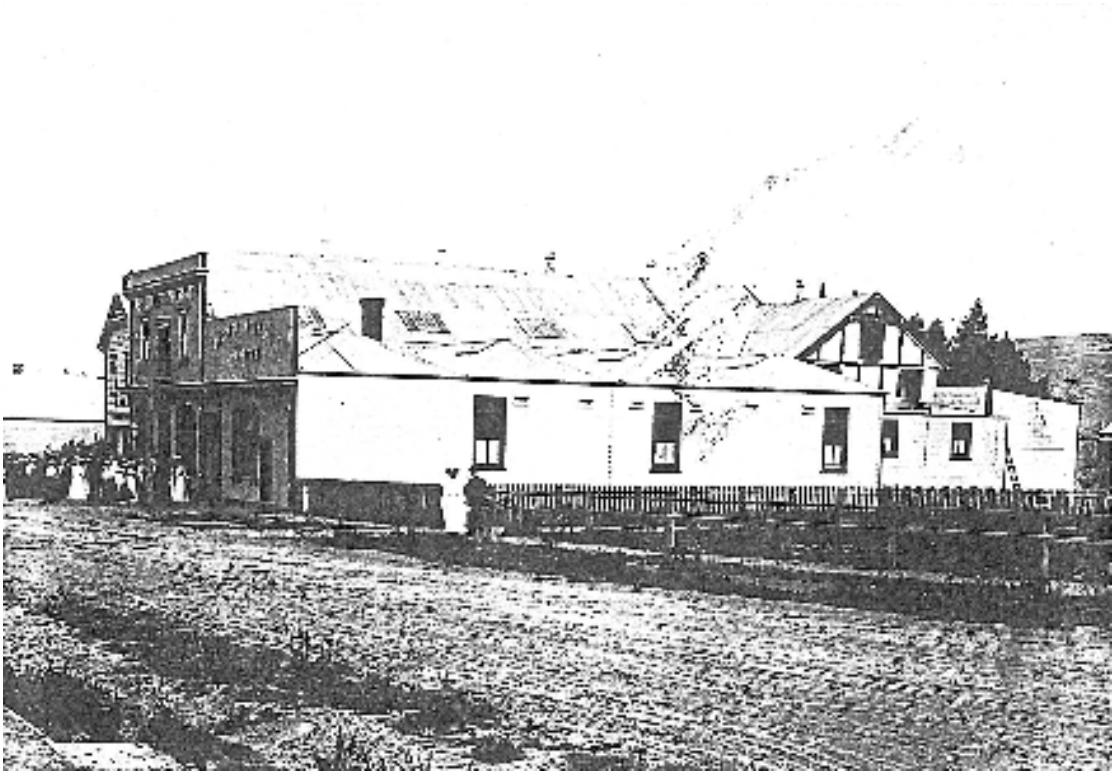
and property in Kenilworth Street. The Council agreed on a price of £1,150 in yearly instalments of £100. It also purchased the contents of the hall for £50.

In December of 1908 a poll of ratepayers was carried out on the question of raising a special loan of £2,500 for rebuilding a portion of the Town Hall, adding a Public Library and Borough Council offices and chamber to the building. This would also pay off the balance of the purchase money to the Loyal Abbotsford Lodge. Charges for the use of the Town Hall were fixed, with a ball or social costing £3.0.0; a local concert £1.10 and a dancing class £5 (Gray,1989).

The lodge as it was, had been used for many community and regional events like the Waipawa exhibition of 1888. In a newspaper article of the time the hall is described as having a main hall with annexes at either side and a lodgeroom at the back and large annexes behind ("Waipawa Exhibition, "1888).

### *Construction of the building*

The original design and construction of the Town Hall is not completely clear. Research has noted that in January of 1909 the Mayor asked W.A. Chambers of Waipukurau to prepare a plan of proposed additions to the Town Hall. This suggests that by that date a Town Hall was already in existence and may have been the Oddfellows Hall. Chambers was a local builder and architect and, interestingly enough, a Past Provincial Grand Master of the Oddfellows. It is presumed that it is his design illustrated below.



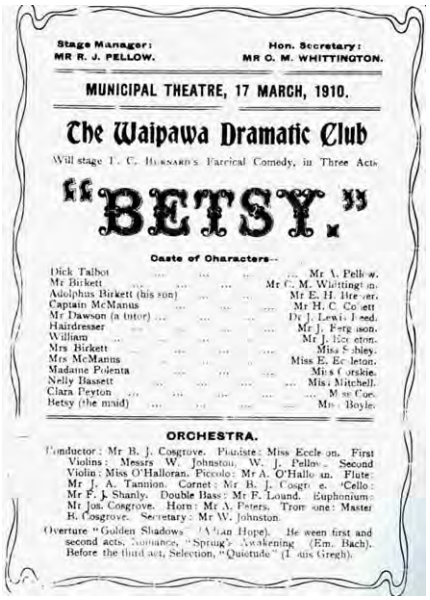
Opening of the Town Hall and Theatre, CHB Settler's Museum, 1910

In April of 1909 tenders were called for. Five tenders were received of which William Robertshaw's tender was the lowest at £1,997.0.0. This was accepted subject to the Trustees of the Loyal Abbotsford Lodge agreeing to take £1,10.0 worth of Town Hall debentures in payment of outstanding debt.

At the June council meeting Mr Robertshaw admitted to having underestimated the cost as he hadn't included the cost of the gallery. The council deferred the matter until the contract was completed. At completion of Mr Robertshaw's contract, in May of 1910, he brought the matter to the attention of the Council again. They regretted the underestimation but legally had no power to pay the money above the original contract price.

The newly extended building was opened by the Mayor William Isaac Limbrick on March 15, 1910.

> *Waipawa 16 March*
>
> *The Municipal Theatre, with seating for a thousand people, was formally opened by the Mayor yesterday.*[4]



Stage Manager: MR R. J. PELLOW. Hon. Secretary: MR C. M. WHITTINGTON.

MUNICIPAL THEATRE, 17 MARCH, 1910.

The Waipawa Dramatic Club

Will stage T. C. Burnard's Farcical Comedy, in Three Acts

"BETSY."

Caste of Characters—

| | |
|---|---|
| Dick Talbot | Mr A. Pellow. |
| Mr Birkett | Mr C. M. Whittington. |
| Adolphus Birkett (his son) | Mr E. H. Brewer. |
| Captain McManus | Mr H. C. Collett |
| Mr Dawson (a tutor) | Dr J. Lewis Reed. |
| Hairdresser | Mr J. Ferguson. |
| William | Mr J. Eccleton. |
| Mrs Birkett | Miss Sobley. |
| Mrs McManus | Miss E. Eccleton. |
| Madame Polenta | Miss Corskie. |
| Nelly Bassett | Miss Mitchell. |
| Clara Peyton | Miss Coe. |
| Betsy (the maid) | Miss Boyle. |

ORCHESTRA.

Conductor: Mr B. J. Cosgrove. Pianiste: Miss Eccleton. First Violins: Messrs W. Johnston, W. J. Pellow. Second Violin: Miss O'Halloran. Piccolo: Mr A. O'Halloran. Flute: Mr J. A. Tannion. Cornet: Mr B. J. Cosgrove. 'Cello: Mr F. J. Shanly. Double Bass: Mr F. Lound. Euphonium: Mr Jos. Cosgrove. Horn: Mr A. Peters. Trombone: Master B. Cosgrove. Secretary: Mr W. Johnston.

Overture "Golden Shadows" (Allan Hope). Between first and second acts. Romance, "Spring's Awakening" (Em. Bach). Before the third act, Selection, "Quietude" (Louis Gregh).

The opening night of the theatre was celebrated with a performance of 'Betsy'.[5]

Mr. T. W. Wills was appointed as the first custodian of the Municipal Theatre and Mrs. Y Rennett was appointed as librarian and Rest Room Attendant.

In January of 1910 the Council ordered 360 chairs at a cost of £79.9s per dozen. Originally a 'Lubitz' piano was to be bought from Mrs. A Lock D.I.C Piano Agency in Waipawa but were advised to buy a 'Guide'. As it was the same price of 55 guineas, was purchased. The chairs in the gallery are still the originals.

However, in 1910 designs for modifications to the Theatre and Town Hall were prepared by Charles Tilleard Natusch & Sons. The date of construction is not known. The original drawings are noted in separate hand writing as being "changes 1910". The drawings are not explicit as to what was modified and Natusch has not dated them. Based on drawing convention where existing walls are shown without shading, and new walls are shown shaded, it appears that the stage area was rebuilt and extended towards the rear and the existing steps repositioned. A new fly gallery was planned and the circle and first floor foyer were renewed or replanned.

Comparing the opening photographs with the 1913 photograph, there appears to be little difference. However, what exists today of the original building is similar to the Natusch drawings, so it is assumed that the modifications designed by Natusch were carried out sometime after 1913. A full description of the plans and elevations is

[4] http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=BOPT19100316.2.23&srpos=3&e=-------10--1----0waipawa+mayor--

[5] http://www.waipawa.com/waipawa-municipal-theatre-and-maampd-mainmenu-99

included below.

Drawing number 8 in the series prepared by Natusch show the original stage and an addition on the north side of the Town Hall. The rear of the addition is labelled as "old end wall" and the street wall, labelled as "new wall". The section appears to be similar to what exists on the north of the Town Hall but in the Natusch drawing it is shown as single storey and with a central tripartite window without entry from the exterior.

### *Later modifications to the building*

Kenilworth Street with Municipal Theatre and Borough Council Chambers, 1913, Sir George Grey Special collections, Auckland City Libraries, 35-R1520

There is no record if any damage was caused to the Theatre and Town Hall from the 1931 earthquake.

An extension was erected above the stage, which was subsequently lowered in the 1940's because in strong winds it creaked and swayed. The fly tower was ultimately removed completely.

Drawings of renovations to the building were prepared 1955. The roof of the hall and theatre were renewed with new spouting and gutters; the balcony at the front was removed and a new window fitted; the cloak rooms at the back of the building were altered; a small verandah was put on the front; the front door of the library was moved further to the east to allow access into a lobby leading to the library and council offices.

1961 plans for alterations to the building were prepared by Wellington architects Porter and Martin. The plans show the strong room, council chamber and small room at the back being retained while the entry was reinstated and the old library door to

be re-used. A new small public space was created which lead to both the Mayor and Town Clerk's offices. A showcase was located just behind the window at the front of the building and four new windows were installed along the, up till the windowless, eastside of the building. The town hall was replied at the same time.

Drawings of 1970 show further alterations to the exterior of the building and the ceiling of the theatre. Other modifications include:

- Pinex softboard was added to the ceiling of the theatre
- A new fire escape was provided from the gallery of the theatre to an exterior wooden stair on the west side of the building.
- The window heads and existing column facings and window heads were removed from the front facade.
- Flashings installed under weatherboards and over fibrolite on the theatre side and fibrolite highline on external corners.
- All sides of the building were repainted apart from the front facade.
- There were public men's toilets and toilets accessible from the offices added at the eastside of the building. The drawings were completed by Powell, Fenwick & Johnson engineers from Napier and built from concrete block

The drawings of 1983 show A.R. Rowe as the Council District Engineer who designed a new truss system to allow for the removal of the corridor walls.

In 1984 the interior was upgraded with the intention of bringing the Town Hall back to its former condition. The cost of this refurbishment to the Town Hall and District Council offices was $626,000.00. It included:

- Structural repairs
- Application of a textured coating to walls and ceilings
- The original entranceway was boarded up and a new entranceway and foyer designed
- Exterior cladding was applied to parts of the exterior
- Toilets, bar facilities, concertina doors, carpets and curtains were added

Between 1995 and 1996 further repairs included carpentry work, drainage, electrical work, a partial re-roof, the installation of a fire alarm and an exterior repairs.

A Code Compliance certificate of May 2001 shows several small alterations and electrical and drainage repairs made to the building with the estimated value of $1,550. Amongst the alterations was to install 20 new piles beneath the theatre stage and to the stage front. Part of this stage was to design, obtain approvals, supply and install a type 4 fire alarm system throughout the building.

A proposal for modifications to the building has recently been prepared by Shand Shelton.

> *In the past two years the council has raised $2.1m for a $2.9m upgrade of the Waipawa Town Hall. The renovation starts next month and should result in more functions,*

*concerts and weddings at the hall.*[6]

### *The library*

By 1883, the Oddfellow Hall was being used as the local library and was rent-free. The library was run by volunteers and in 1883, 250 books were purchased and the number of books read by subscribers was 23,999. Residents were keen to find a permanent building and a building fund was established. A grant from the government and donation of the Council bought a section on Kenilworth Street and a building was erected. Besides a library, there was also a reading room, meeting room and a conversation room. A permanent librarian was appointed.

When the Town Hall opened, a library and reading room was included in the design and the original library became a residential home. This first library building was demolished in 1968 to make way for the addition of an accommodation wing to the Commercial Hotel.

In 1945 the library was connected to the Country Library Service and responsibility was returned to the Borough Council. The same year it was removed to the larger reading room and then in 1956 to the meeting rooms. In 1978 the former borough offices were altered to become the adult's library and the new children's library was established in the former meeting room. In 1998 the library was moved to its present location.

## Outline chronology of events associated with the site

| | |
|---|---|
| 1876 | Railway line reaches Waipawa |
| 1883 | Waipawa citizen's library established |
| 1884 | Waipawa Town Board had its first meeting and first clubrooms Manchester Unity Oddfellows opened |
| 1889 | Waipawa dramatic club established |
| 1892 | A section was bought in Ruataniwha Street for offices of the Waipawa Town Board |
| 1895 | Town Board decided to construct the Town Hall |
| 1908 | The first Waipawa Borough Council sworn in |
| 1910 | Opening of the Municipal Theatre and Town Hall in March |
| | Opening of the gasworks on October 27 |
| 19? | Modifications designed by C. Tilleard Natusch and Sons. Unknown scope and completion date |
| 1928 | Old Oddfellows hall at the rear of the Theatre purchased and brought forward on the site |
| 1931 | Napier earthquake, extensive damage in both Town and County districts but no record of damage to the Town Hall |

[6] http://www.stuff.co.nz/dominion-post/politics/local-body-elections/4073397/A-region-thats-proud-to-stick-to-basics

| | |
|---|---|
| 1956 | Repiling and interior alterations carried out |
| 1984 | Opening of the restored Town Hall, Council Chambers and offices |
| 1998 | The new library opened |
| 2001 | Some repair work and alterations undertaken |

## People and organizations associated with the building

**Chambers, William Ashton (**1865-?[7])

> *Mr.WILLIAM ASHTON CHAMBERS, Chairman of the Waipukurau Town Board, was born in Cheshire, England, on the 22nd of June, 1865, was educated at the Manchester Grammar School, and was subsequently brought up as a carpenter. He came to New Zealand in the year 1884, and soon afterwards settled at Waipukurau, where he carries on a large business as a builder, timber merchant, architect, and ironmonger, and gives constant employment to twelve men. He also carries on farming in conjunction with his business. Mr. Chambers is a member of the Waipawa County Council, the Waipawa Hospital Board, a steward of the Waipukurau Jockey Club, and a member of the Waipukurau football and cricket clubs. In connection with cricket he was one of the winners of the Hunter Shield. As an Oddfellow he is a Past Provincial Grand Master, and is First Principal of the Royal Arch Chapter of Freemasons.*

**Limbrick, William Isaac (**1869-1940)

William Limbrick was the first Mayor of Waipawa. He was born in England 1869 and came to New Zealand 1874 aged 5 years.[8] He was a founding pioneer, businessman and five times the Mayor of Waipawa and died in 1940. He lived at Mount View Homestead on his 800-acre farm on Windsor Hill.

**Natusch, Charles Tilliard** (1859-1951)[9]

> *Lewis Tilleard Natusch (always known as Charles) was born on 4 October 1859 at London, England, the son of Emma Sarah Dixon and her husband, Charles Francis Natusch, a mercantile clerk. Social contact with people of other countries played a part in shaping his character. The family had connections with overseas interests through an insurance broking business founded by his grandfather, René Frederic Natusch, centred at Bishopsgate Street and at Lloyd's, London, with agencies at Trieste, Venice, Paris and Havana. Young Charles was educated at Bancroft's School, London, and studied architecture under I. Barlow Badcock at Staple Inn, Holborn, London, and W. Phelps at High Wycombe. From 1882 to 1883 he travelled to the United States and Canada; this broadened his approach to design. On 14 March 1883 at the parish church of Kelvedon, Essex, he married Ada Spencer. They were to have 10 children.*
>
> *The liberal political views of Natusch coincided with those of the philanthropist Lady Angela Burdett-Coutts. She was influential in having him commissioned for town planning at Westcliffe, Southend-on-Sea, Essex, where he designed a five-storeyed hotel called Westward Ho (1883--84). This was his last major work before departing for New Zealand. With his wife and two young sons he sailed from England on 31*

[7] http://www.nzetc.org/tm/scholarly/tei-Cyc06Cycl-t1-body1-d2-d27-d46.html
[8] http://freepages.genealogy.rootsweb.ancestry.com/~babznz/abbotswaipawa.html
[9] Natusch, Guy K. 'Natusch, Charles Tilleard 1859 - 1951'. *Dictionary of New Zealand Biography*, updated 22 June 2007 URL: http://www.dnzb.govt.nz/

*May 1886 on the clipper Canterbury , arriving in Wellington on 13 September. There, on behalf of the architectural firm of Atkins and Clere, he prepared a schedule of quantities to establish the losses arising from a fire that had swept down Lambton Quay. This helped establish CT (as he became known) not only as an architect but also as an expert quantity surveyor. In 1887 he set up his own office and in 1890 received approval for a horse-drawn tramway from Wellington to Island Bay, although this was not built. His clients soon included wealthy landowning families such as the Pharazyns, Riddifords, and Williamses. Many other prominent people later appeared on his client lists in Rangitikei, Hawke's Bay and Gisborne.*

Charles Natusch: PAColl-7720, Alexander Turnbull Library, Guy Natusch Collection

*The 1880s depression prompted Natusch to move with his family to Masterton, the centre of a growing community. Their first residence burnt down on 24 November 1892 and their 22-month-old daughter, who was overlooked in the confusion, died in the fire. Another infant daughter died three months later. After building a second residence around 1893 Natusch moved to Pahiatua, where there was commercial work designing shops, then on to Napier in 1895, where he purchased the practice of the recently deceased architect Robert Lamb. Many fine houses were built in the ensuing period of prosperity. Natusch opened offices at Gisborne in 1900 and at Palmerston North in 1908. Meanwhile, commercial work had increased in Wellington and he moved the family back there in 1906. He designed several houses at Belmont, and by the time he semi-retired in 1926 the firm of C. Tilleard Natusch and Sons had become a major practice based in both Wellington and Napier.*

*Natusch is now best remembered for his legacy of fine houses. In some of his work, such as Bushy Park, Kai Iwi (1905), there is a classical Florentine-style treatment, while a less formal approach evident in other houses such as Maungaraupi, Marton (1906), recalls the English Tudor and related American styles. He was a versatile architect who followed his own convictions in the use of appropriate materials. His approach to design resulted in his best works being imbued with a distinctive character, refinement and integrity, seldom equalled by other designers of large houses in the period from 1890 to 1910. Among the best examples of the 25 or more built were Gwavas (1890) and Matapiro (1907) in Hawke's Bay, Erewhon in Taihape (1898), Westella in Feilding (1901), Silverford in Napier (1903), and Shalimar (1906) and Atawhai (1908) in Palmerston North. Matapiro, like many other homesteads, became the centre of a community with separate schoolroom, outbuildings and woolshed. Erewhon, high up on the Napier--Taihape Road, is a house of great charm and architectural integrity. Bricks*

*were made in a kiln on the site and timber milled there and seasoned for 12 months before building commenced. The half-timber frame and brick-panel construction provided good insulation as well as giving a unique exterior expression to this high-country homestead.*

*Natusch was also innovative in his designs for commercial, industrial and ecclesiastical buildings. In the Wellington Stock Exchange (1906) he used reinforced concrete for its superior resistance to earthquakes. He improved lighting in woolstores by introducing sawtooth roof structures from 1895. He designed a number of churches and chapels, notably Te Aute College Chapel (1900), a chapel at St John's Cathedral, Napier (1904), and St Andrew's Presbyterian Church, Hastings (1906).*

*Charles Tilleard Natusch was a member and fellow of the New Zealand Institute of Architects. He was closely associated with the Anglican church as a synodsman and lay reader and held a commission in the Ranfurly Rifle Volunteers. He was an expert horseman and swordsman. Remembered as a somewhat restless and outspoken character who did not suffer fools gladly, he never accepted poor workmanship. Nevertheless, he was a kindly family man who was loyally supported by his wife, Ada, a warm-hearted woman who ensured that the family homes in Napier and Belmont lived up to their name of Whare Puare (the house with an open door). He died in his 92nd year, on 16 July 1951, at Paraparaumu, survived by Ada and eight children.*

The firm founded by C. T. Natusch continues to this day as Judd Dougan Team Architecture in Napier.

**Porter and Martin**

Lewis Martin and George Porter founded their architectural and planning office in Wellington in 1954. They were responsible for the plans for alterations to the Borough Council offices in 1961.

**Manchester Unity Oddfellows**

The Oddfellows have operated a Lodge in Waipawa since 1873. On January 1884 they opened their first clubrooms in the vicinity of the Town Hall. Their first hall was sold to the Borough Council who incorporated it into the Town Hall. Later they built another hall, which to this day is still used by the Waipawa Musical and Dramatic Club. It is located on the east side of the Theatre and Town Hall.

## *The Public Trust Office*[10]

*In the early years of settlement in New Zealand, colonists who desired to make provision for their children, or to settle property by will or in any other way, often experienced difficulty in finding friends or relatives willing and qualified to undertake the duties of trustee. As most settlers had left in England the relatives they would normally have selected for trustees, they were thus forced to depend upon persons upon whom they had no special claim. Under prevailing conditions it often happened that a trustee had become insolvent, or had left the colony or moved to another district before his appointment became effective. To overcome these difficulties and to provide a trustee who would be permanent, solvent, and qualified to act, the Hon. E. C. J. Stevens induced Vogel in 1870 to introduce a Bill to provide for a Public Trust Office. The novel proposal for a public official to act as a trustee was approved by the House of*

[10] http://www.teara.govt.nz/1966/P/PublicTrustOffice/PublicTrustOffice/en

*Representatives, but rejected by the Legislative Council because some members felt that the Government should not undertake trustee work, that there would be legal problems associated with the work of a trustee who was a Crown employee, and that private trustees would transfer their responsibilities to the Public Trust Office. Two years later, however, Vogel introduced a redrafted Bill which became law on 25 October 1872.*

*Jonas Woodward was appointed Public Trustee. By 1880 his staff consisted of a chief clerk and a cadet; today (31 March 1965), the Public Trustee employs 830 officers, and controls 51 branch offices and 64 part-time offices and agencies.*

Members of the legal branch of the Public Trust, Wellington, October 1913, photographer Stanley Polkinghorne Andrew ATL, G- 14618 – 1/1

*The first Public Trustee's main task was to administer the estates of deceased persons who had named him as executor of their wills. Under an amending Act of 1873 he was given power to administer the estates of persons who died intestate, to act as trustee of settlements, and also to undertake the management of properties on behalf of living persons. In addition, the Court was empowered to appoint the Public Trustee committee of the estates of mental patients. The Office now has important duties, in certain circumstances, in respect of the estates of, or moneys due, to minors, and the aged and infirm. It administers unclaimed and enemy property, and discharges mortgages when the mortgagee is dead, overseas, or cannot be found.*

*The Public Trust Office holds almost 200,000 wills for living testators who have appointed the Public Trustee their executor, prepares more than 10,000 wills annually, and redrafts more than 7,000 wills a year for existing clients. It administers 19,000 estates and funds amounting to more than £80,000,000, with an annual intake of assets in excess of £15,000,000, representing more than 4,500 new estates and funds yearly.*

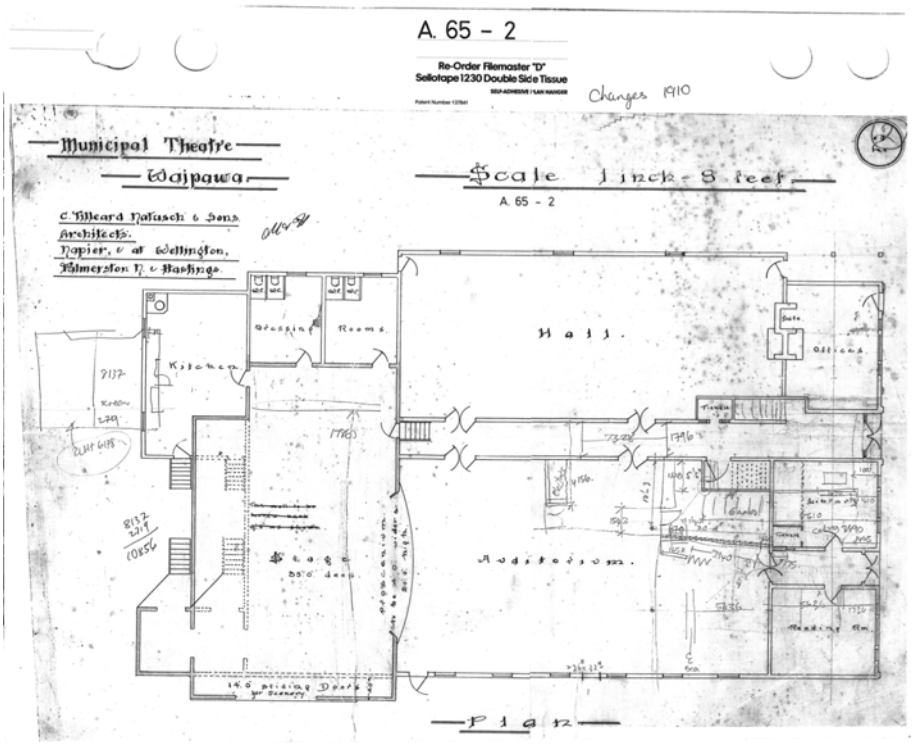
*The 39 Departments in existence at 31 March 1964 were: Agriculture, Audit (Office), Civil Aviation, Crown Law (Office), Customs, Defence, Education, Electricity, External Affairs, Forest (Service), Government Life Insurance (Office), Health, Industries and Commerce, Inland Revenue, Internal Affairs, Island Territories, Justice, Labour, Lands and Survey, Law Drafting Office, Legislative, Maori Affairs, Marine, Mines, Police, Post Office, Prime Minister's, Government Printing Office, State Advances Corporation, State Services Commission, Public Trust (Office), Railways, Scientific and Industrial Research, Social Security, State Fire Insurance*

*(Office), Statistics, Tourist and Publicity, Transport, Treasury, Valuation, and (Ministry of) Works.*

What is not stated in this description is that the Public Trust, as an institution, was the first of its type in the world and became a prototype for similar institutions in countries such as England, Canada and Australia.

### *Waipawa Musical and Dramatic Society*

The society originated in 1889 and originally performed in the Oddfellows Hall . From the opening of the Theatre in 1910 this became their home. At present they use the old council offices next to the town hall and the old Oddfellows hall built on the east side of the Town hall.




## Architectural design

### *Floor plan*

The earliest available plans for the building are those prepared by C Tilleard Natusch and Sons whose plans noted as being "changes 1910". They show the building with a roughly rectangular plan with a central, recessed front entrance leading to a corridor extending from the front to the stage area at the rear. As shown in the plan above, to the north of the corridor was an office facing the street and the hall immediately behind. The offices are shown with a back-to-back fireplace and attached safe. A covered access to the hall from the street is shown with posts supporting a roof. Steps are shown off the corridor with the ticket office underneath them. It is not known where these steps lead. To the south of the corridor is the auditorium with steps to the first floor. The auditorium had its own recessed, central entrance and corridor with ticket office to the north and a reading room to the south. To the rear of the

auditorium is the stage with scenery door to the south and an external entry and steps. To the north of the stage area and connected to the hall are shown dressing rooms and a kitchen on the north-west corner.

The first floor 'circle' is accessed from steps, which rise to towards the street and turn south in a dog-leg. These lead to a truncated triangular space with the nose of the triangle leading to an external balcony over the entry and cloak rooms either side. The 'circle' to the auditorium is shown as reaching almost to the proscenium arch is a horse shoe shape with steeply raked tiers seating. The circle remains much the same today.

There are notes on the drawings, which confirm that the auditorium was existing, almost certainly designed by Chambers, and was modified by the Natusch plans at some date after 1913. These notes include:

*Balustrading to be dropped 2 inches in height*

*New rake of seats*

*Old rake of seats*

*Roof raised 4 feet*

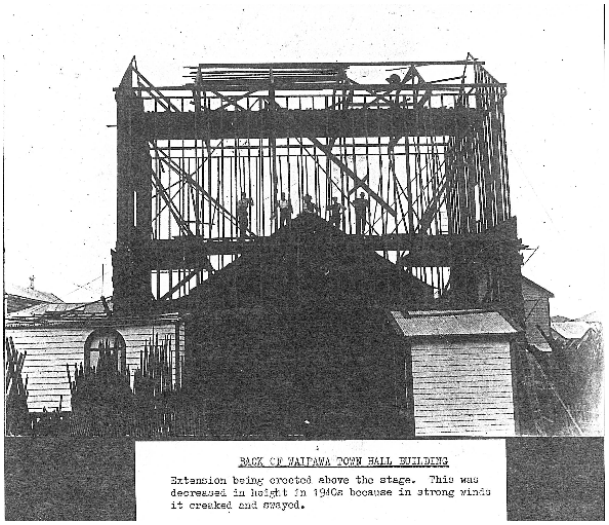
*Balustrading round circle to be put 2 inches lower*

*Proscenium 4.0 winder than present width & 20.0 high*

*Extra steps to escape on account of raising rake of circle floor*

A further Natusch drawing of the Theatre noted as "changes 1910" shows a different north-east plan than that of the main drawings. An extension to the offices in front of the hall is shown with the covered walkway to the hall removed and the office north wall is continuous with the hall wall. The extension is labelled "Existing stage removed and refixed" and folding doors are shown dividing the hall. The rear wall is described as "old end wall" and the street wall is described as "new wall". An elevation shows the parapet, cornice and pilasters of the building continued on the extension with a central shallow arched tripartite window.

The 1913 Auckland City Libraries photo shows that part of the Borough Council Chambers building was used for the Public Trust office as there is a timber sign attached to the corner of the building.




Biulding the new fly tower, CHB Settler's Museum, unknown date

A 1957 drawing shows the floor plan of the building much the same as the Natusch plans but with the library occupying the ticket office and reading room of the auditorium entry. The offices to the hall were converted to a committee room and are shown as "new library". A stage is shown immediately to the rear of the committee room and the extension planned in the Natusch drawing has appeared and the rooms, from the street to the rear are labelled as "showroom", Public Office" and "offices". This is clearly the Public Trust office.

A drawing with a hand written date of 1955 shows further modifications to the building. It appears, however, that they are after the 1957 plans as they modify elements shown in the 1957 plans. These include removal of the external balcony above the entrance to the auditorium, a verandah over the entry, the blocking up of a door into the committee room and some internal alterations to the ticket office. Cupboards are shown in the space formerly occupied by the chimney and safe in the committee room.

### *Elevations*

The Natusch drawings show only the side and rear elevations, presumably as the street elevation was not altered. Based on the 1913 photograph, the street elevation is divided between the two storeyed Theatre and the single storey Council Chambers. On the first floor, the Theatre has a horizontal parapet the full width of the building with bracketed cornice, and single double hung sash windows either side of the recessed entry to the projecting balcony. The door and windows have flat pediments over them. An extremely tall flagpole is shown with metal brackets in the centre of the parapet and with a rope attached to the north side of the door opening. A metal shaded light is attached to the front panel of the balcony floor, with its conduit curved towards the ground.

The ground floor elevation has tripartite, arch headed windows either side of the recessed doorway. Between the first and ground floor is a substantial cornice with brackets matching the first floor. The balcony over the entry door is supported on large curved Classical styled brackets, which extend beyond the lower cornice. The doors are double triple panelled and the letters "PIT…." are visible.

There are fluted pilasters, which extend from the ground to the upper cornice and continue as piers to the parapet. Between the first floor windows and the cornice are the letters "MUNICIPAL THEATRE" and below the balcony is "1910'. The east lower sash of the central window on the ground floor has "READING ROOM" and the opposite lower sash has "PUBLIC LIBRARY".

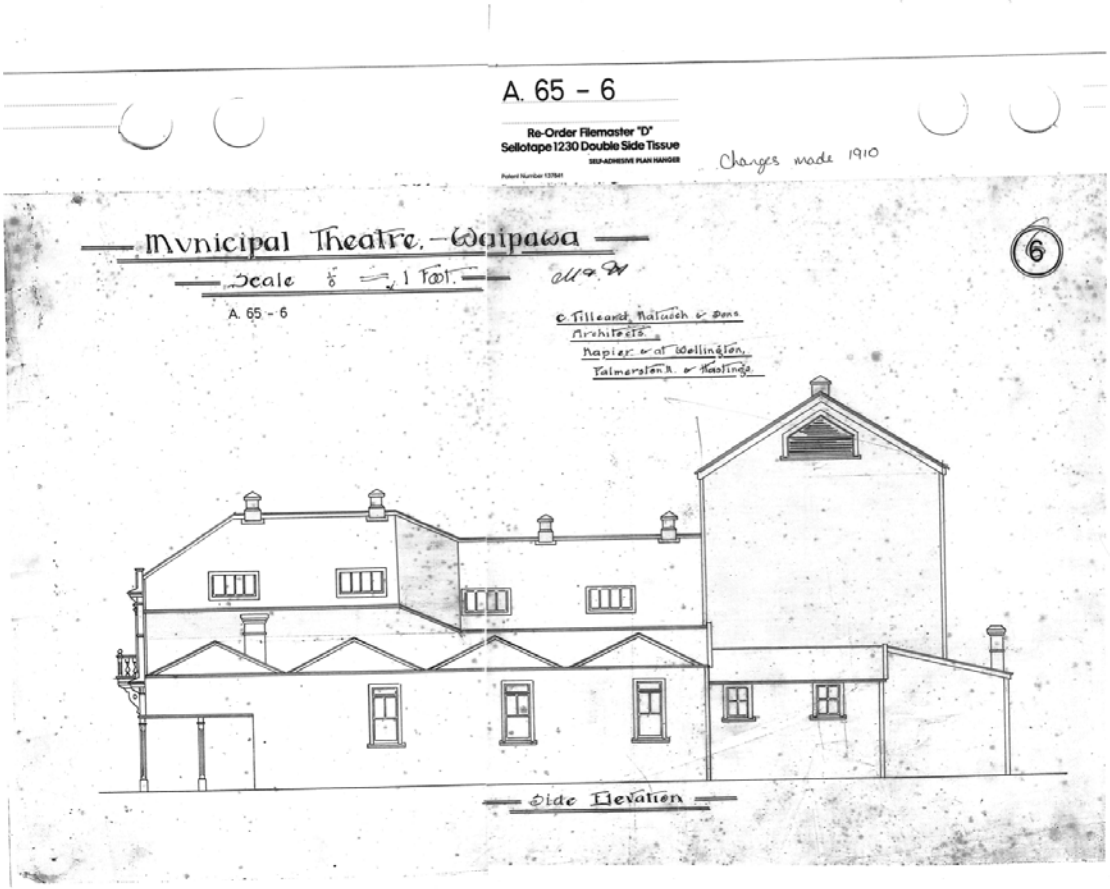
The Council Chambers section of the building is single storey but its parapet extends half the height of the next-door first floor while the lower cornice of the Theatre extends along the entire frontage of the Council building. The doors to the central

corridor between the two buildings have two paned sidelights with panelled timber underneath and a two paned toplight. The double doors match the design of the Theatre doors and over the toplight are the words "DRESS CIRCLE &…."

The window to the Council building matches those of the Theatre building and has the words "OFFICE" on the lower central sash. A door from the street leads to the Public Trust office (as evidenced by the notice above the door) but, surprisingly, no window to it. The 1957 plan shows a window on the street front and windows along the side elevation.

The Natusch south (side) elevations shows a two height wall to the auditorium and circle with the much higher gabled roof to the fly tower and stage. The elevation shows a hipped roof above the circle higher than the street façade and reducing in height over the centre of the auditorium. Six windows and a door near the stage are shown in the elevation but there are, instead three equally spaces doors along the façade at ground level. These do not now exist. The circle escape stairs are not shown on the Natusch drawings but clearly they existed at that time as they are shown in the first floor plan and exist today.

The current auditorium roof-line is similar to the Natusch drawings, except that, rather than a hipped roof where the two roofs join, they are gabled and abut each other. It is uncertain whether the roof is raised as per the Natusch drawings, as the opening photograph shows the roof closest to the street façade a similar height to what exists today and unbroken.



The 1910 opening photograph shows the rear of the building, where the stage is located. At this point, the building has a lower gabled roof at right angles to the main auditorium roof-line. Today the stage roof is a skillion roof rather than gabled and it appears to be lower than the drawings. The large panelled sliding doors to the stage have been replaced with a roller shutter. The vents shown along the ridge-line have been retained today.

The north elevation is similar to the south-side elevation but with the single storeyed Council Chambers in front of the auditorium. This section has a series of four hipped roofs with three windows under the westernmost hips and the open access to the hall supported on two posts. Whether this corner design was ever built is not known as today part of the former Oddfellows Hall occupies this corner which partially obscures the original serried hipped roofs. Today, too is the concrete toilet block and fibre cement sheet clad kitchen.

Any drawing of the rear elevation by Natusch has not survived or is not available. It comprises the rear of the fly tower, the lower skillion roofed changing rooms and the rear of the partial former Oddfellows Hall.

### *Style of the building*

The street elevation is designed in a version of the Italianate style, which can be seen in the characteristic symmetry of Theatre, the arch headed windows, the square headed windows with pediment, the pilasters, the main pediments and cornices.

Italianate was a style, which was influenced by the picturesque movement and was popular from the early 1850's in New Zealand. The Italianate style was first made popular particularly for large English residential buildings from the early 1800's with Cronkhill, the first building in the style, designed by architect, John Nash. Sir Charles Barry was another significant architect who championed the style. Pattern books were influential in the spread of the style with Englishman Charles Parker's Villa Rustica, style books by Andrew Jackson Downing, and American Calvert Vaux's Villas and Cottages. Prince Albert also encouraged the style when he assisted in Thomas Cubitt's design for his house on the Isle of Wight, Osborne. Many of the larger houses in the style were designed with arcaded porticos which was quickly adapted into the ubiquitous verandah in Australasia. The development of the bay villa style in New Zealand was largely a modest interpretation by speculative builder s of the Italianate style but which combined the Queen Anne flying gable bays. Typical Italianate style buildings used classical details such as modillions under eaves, pilasters, low pitched roofs, and asymmetry of building forms. The non-residential forms of Italianate were commonly symmetrical, as can be seen in the Theatre in Waipawa.

The evolution of timber residential styles in the States included the Eastlake style which was based on an exuberant use of jig-saw and turned patterned timber decoration on Queen Anne, Italianate, Stick, and other late nineteenth century 'eclectic' styles. Various timber companies in New Zealand published catalogues showing a wide range of these highly decorative timber elements which could decorate windows, verandahs, gables and roofs.

### *Other Town Halls*

In the alter 19th or early 20th centuries, Auckland, Wellington and Dunedin City Councils set about building Town Halls, as did their counterparts in Australia. These town halls usually housed the functions of the City Council including the Mayoral Chambers, Council Chamber, city offices as well as at least one auditorium.

Wellington's Town Hall was designed by Joshua Charlesworth and was opened in 1904. It replaced one built in 1878. Charlesworth's design included a large auditorium on the ground floor with a concert chamber on the first floor. The council chamber and Mayoral chambers were also on the first floor. It was constructed of brick with a cement render finish and Melbourne basalt.

The Auckland Town Hall was designed by Melbourne Architects J J and E J Clarke and was opened in 1911. It was designed in the Italian Renaissance style and has a wedge shaped plan because its location on the acute angled corner of Queen and Grey Streets. Its exterior is mostly Oamaru limestone with Melbourne basalt base. The Town Hall houses the office of the Mayor and council chamber and has a large and small auditorium and supper room[11].

The Dunedin Town Hall was built in two stages between 1880 and 1930. The first stage was designed by R A Lawson in the Second Empire style, with the Council Chamber, offices and tower. The main floor was above ground level and this was accessed from a bifurcated stair. The 1930 addition housed a larger and smaller auditoria. The building is constructed with Oamaru limestone and Port Chalmers Breccia[12].

Smaller local authorities also constructed Town Halls, municipal theatres and council office buildings in the latter part of the 19th century up to the mid 1930s. These include:

Borough Council Chambers, Napier, NZHPT registered category II, 1884, Napier CC

Council Chambers and Town Hall, Dannevirke, NZHPT registered category II, 1934, Tararua District Council

Eltham Town Hall, NZHPT registered category II, 1910, South Taranaki District Council

Hastings Municipal Buildings, NZHPT registered category I, 1916, HDC. The theatre was also attached to this building, NZHPT registered category I, 1915, HDC

Hawkes Bay County Council offices, NZHPT registered category II, 1918, Napier CC

Municipal theatre, NZHPT registered category I, 1938, Napier CC

Town Hall Ongaonga, NZHPT registered category II, no date CHBDC

Town Hall, Kihikihi, NZHPT registered category II, 1904, Waipa District Council

[11] Bowman, I., Auckland Town Hall Conservation Plan, 1990.
[12] http://en.wikipedia.org/wiki/Dunedin_Town_Hall

Town Hall, Cambridge, NZHPT registered category II, 1909, Waipa District Council

Town Hall, Inglewood, NZHPT registered category II, 1913, New Plymouth District Council

Town Hall, Kohukohu, NZHPT registered category II, no date, Waipa District Council

Town Hall, Otorohonga, NZHPT registered category II, 1914, Far North District Council

Town Hall, Rangiora, NZHPT registered category II, 1929, Waimakariri District Council

Town Hall, Waverley, NZHPT registered category II, 1908, South Taranaki District Council

Waverley Town Hall. Photographed by Alison Dangerfield 1/01/2007

Town Hall and Civic Theatre, Invercargill, NZHPT registered category I, 1906, Invercargill City Council

Town Hall, Warkworth, NZHPT registered category I, 1911, Rodney District Council

The 1950s saw a number schemes promoted by the medium sized city and borough councils for Town Halls and Municipal office buildings. Of these only Lower Hutt completed the full scheme which included a memorial library, little theatre, and Plunket rooms in one building with the municipal office buildings connected to the Town Hall and the Horticultural hall, all completed in the mid to late 1950s. Wellington's Municipal Office Building was completed in the mid 1950s and was added to the Town Hall.

## *The setting*

The building currently has extensive parking area right around it, while other buildings on the same side of Kenilworth Street are residential to the north and single or two storeyed to the south. St Peters further to the north of the Theatre is registered with the NZHPT as is the "Lounge" building on the corner with Ruataniwha Street. Buildings opposite are single or two storeyed commercial buildings. As with many small rural towns, the buildings off the main road, tend to be separate structures rather than attached buildings. Many of the buildings in Waipawa have significant space around them.

## Construction and materials used in the building

The main construction materials used were timber for the framing, wall cladding and joinery. The roofing was corrugated iron while balustrading was cast iron. All the timber used was milled at Carson's Mill in the Wakararas and included 1000 super feet of heart Matai tongue and groove flooring. A newspaper article of the time recalls Topsy, a horse, who after the assembling of the rafters on the ground, helped to hoist the rafters into position.

The following is an outline history of these main materials used in the building.

### *Galvanised corrugated iron*

Wares made by the Southern Cross Galvanized Iron Manufacturing Company Limited, Auckland.1906. Reference number: PA1-o-371-38

The strengthening effect of crimping or corrugating flat sheets had been known for centuries, but a commercial technique was not successful until the early 1840s. Henry Robinson Palmer (1795-1844), the founder of the English Institute of Civil Engineers, is credited with inventing corrugated iron in London in 1828.[13] Uniformity in the product was not developed until the 1860s. Iron and steel, whilst strong materials, were subject to corrosion and their use as a durable building material became possible with the development of the galvanising process to coat sheet steel. The process coated thin layers of zinc by hot-dipping, which was perfected in 1837. At first hand-dipping and then electro-plating developed, which meant larger sheet sizes could be galvanised. Initially corrugated iron was made from wrought iron, but by the 1850s galvanised corrugated iron sheets were available. Wrought iron was gradually replaced by mild steel from the 1890s.

From 1839 galvanised roofing was used in the United States and later in Australia and India. Since the late 1850s corrugated iron has been widely used in New Zealand for roof and wall cladding, and has become part of this country's vernacular. Corrugated iron was produced in Australia from the 1860s and in 1921 the English firm, John Lysaght, set up a large-scale corrugating and galvanising plant in Newcastle.[14] R and T Haworth, the first manufacturer in New Zealand, started producing galvanised iron in Dunedin in 1864 from imported steel plate.[15] Production was based on a single sheet system, but in 1961 continuous sheet rolling and galvanising plants were established, with the product coming to be known as 'long run'.

Early catalogues for corrugated iron showed several profiles were made. These varied in both the depth of the corrugations and the pitch or spacing of the corrugations.

[13] www.corrugated-iron-club.info/iron1.html
[14] www.heritage.vic.gov.au/pages/pdfs/Roofing.pdf
[15] 'Corrugated Iron', *Te Ara: The Encyclopedia of New Zealand*, www.teara.govt.nz/EarthSeaAndSky/MineralResources/IronAndSteel/5/en

The greater the depth of corrugation, the wider the span between roof supports.

### *Cast Iron*

Iron was one of the first metals to be used by man probably because of its abundance and is known to have been used at least 4000 years ago. It has been used for buildings in commonly in forms of, cast iron, carbon steel, wrought iron and mild steel. Each of these metals has unique properties useful for different parts of buildings.

Cast Iron has a high level of carbon and is, as its name suggests, cast into the shapes needed. Cast iron has a high carbon content, up to 5% and is not able to be worked like wrought iron, as it is brittle. Cast iron is very good in compression and is very resistant to rusting. Cast iron is joined by bolts, rivets or screws, and is difficult to weld because of its brittleness..

Cast iron was an early metal used mainly for decorative elements in buildings. These include brackets joining verandah posts and beams, verandah posts and balustrading, fences and gates and cresting on roofs. Cast iron was also used for down pipes, gutters, sewer and vent pipes and other forms of plumbing and drainage. Cast iron could also be used for hinges, and door hardware and furniture.

Cast iron was used columns, beams and girders bolted together, although this is rare in houses. With the awareness of earthquakes in New Zealand builders used cast iron to strengthen larger masonry houses against earthquakes in the form of straps laid in courses of brick or stone. These were called hoop irons and helped to hold the house together. Iron rods could be added to masonry walls after they were built and cast iron spreader plates were used to spread the load. These plates could be round or in the shape of an 'S'.[16]

### *Timber*

The earliest recorded European use of timber in New Zealand was in Captain Cook's journal of 9 October 1769.

> *"After landing as above mentioned we had not gone a hundred yards into the woods before we found a tree that girted 19 feet eight inches, six feet above the ground, and having a quadrant with me, I found its length from the root to the first branch to be 89 feet; it was as straight as an arrow and tapered very little in proportion to its length, so that I judged that there was 356 solid feet of timber in this tree, clear of the branches … Here are forests of vast extent full of the straightest and cleanest trees we have ever seen*".

The timber was pit sawn, a method of cutting timber which was common until the 1860s. There was an extensive timber trade following Cook's observations, as England needed a dependable supply of timber after American Independence in 1776 because the United States had supplied much of England's timber requirements. There was a need especially for masts and other ship timbers for the English navy in India.

Sealing and whaling industries required timber for boats and housing, store houses, oil casks and making wharves. Missionaries became involved in the timber industry, felling and selling timber to pay for their missions as well as constructing boats for

[16] Bowman, I and Arden, S., The New Zealand Period House: A Conservation Guide, Random House, 2004

travelling around the coasts. The first was built for the Reverend Samuel Marsden, which was a 20-ton flat-bottomed boat.

The first circular saws were in action in Mercury Bay in 1837 and this form of sawing timber superseded pit sawing by the 1860s. The Nelson Examiner of 15 February 1845 reports on a circular saw two feet in diameter cutting 100 feet per hour in a mill in Waimea South. The first circular saws were water-powered, then steam, and finally electric, with the first electric-powered machine used in 1906.

Kauri was used for masts, spars, ships, wharves, bridges, sleepers, tramways, struts for underground mines, general building construction, and weatherboards, and was split for shingles. Rimu was used for house construction, weatherboards and framing and is now used for furniture and veneers. Matai was used for piles, bridges, wharves, sleepers, bed-plates for machinery, flooring and weatherboards. Totara was used for piles, railway sleepers, tramways, house timbers, bridges, shingles, window joinery and exterior verandah flooring.

# Building significance assessment

## General assessment of significance

Based on the Kerr model, an understanding of significance is required to make informed decisions on the conservation of built heritage. A general assessment of significance, based on the NZHPT guide as explained in the appendix 1, is followed by a more detailed assessment of significance of spaces and elements set out in the schedule in appendix 2.

### *Physical*

- Archaeological information

  The site was in use by 1883. Therefore it is likely to be considered as an archaeological site under the HPA.

- Architecture

  The building is significant as one of a number of small rural Town Halls constructed in the late 19th to early 20th centuries, which housed the Council Chambers, offices and a theatre. The building is a representative example of the Italianate style applied to a combined two and single storeyed building with typical characteristics of the commercial version of the style. The two building uses and heights have been successfully combined into a single façade with continuous cornice at first floor level and a tall parapet to the Council Chambers, hiding the lower roofs. Yet both buildings retain their own identity

  The planning of the building is simple and straightforward with separate entrances to both halls from the street and a central entry also giving access to both halls, the circle and stage area. The stage of the Theatre is of substantial size with fly tower and good proscenium arch.

- Technology and engineering

  The form of construction and technology of the building were common at the time of construction and remain in a fair condition. Elements such as the cast iron balustrading are significant, although not rare.

- Scientific

  -

- Rarity

  The building function is moderately rare as it is one of 10 Town Halls built at the turn of the century with most combining council civic functions with a separate auditorium. The style of the building is typical of the period, as is the building technology and use of materials.

- Representativeness

  The Town Hall is representative of the smaller rural town civic building design of the period in New Zealand in terms of style, form, general scale and function. The form of construction, construction materials, and structural

systems are representative of the period.

- Integrity

  See authenticity below.

- Vulnerability

  The building is constructed of timber and is therefore very vulnerable to fire. It is not permanently occupied and may also be vulnerable to vandalism.

- Context or group

  The Town Hall and theatre is one of 13 heritage buildings registered by the NZHPT in Waipawa and one of four in Kenilworth Street. The Central Hawkes Bay District Council lists 13 buildings in Waipawa and four in Kenilworth Street. There are 19 NZHPT registered Town Halls, 16 of which are from smaller rural towns, most of which have theatres or auditoria associated with them.

### *Historic values*

- People

  The building is associated with the administration of the Waipawa Borough Council since at least 1910 including the Mayors and staff of the Council until the new building was built in 1959. It is particularly associated with the first Borough Mayor, W I Limbrick who is recorded as having commissioned the design of the building from Waipukurau architect, W A Chambers, with whom it is also associated. The modifications to the Town Hall and Theatre were prepared by C Tilleard Natusch and Sons, a significant architectural firm established in the latter part of the nineteenth century and which continues to this day as Judd Dougan Team Architecture. Other associations include the Public Trust office, which operated from the building, the Manchester Unity Oddfellows, part of whose building is attached to the Council building and the Waipawa Musical and Dramatic Society, which has used the Theatre since 1910.

- Events

  The building is associated with Council meetings and local dramatic and musical events. The opening night performance was 'Betsy'.

- Patterns

  The building reflects the early growth and development of Waipawa, with another large project, the gasworks, completed at the same time. The building housed local government for 50 years and it housed the library, an important local institution. The use of the building for the Public Trust Office is indicative of the ubiquity of the organization and its significance to the development of small and large communities.

### *Cultural values*

- Identity

  The building has been and continues to be a centre of cultural life in Waipawa. The building was the symbolic and physical centre of local political life as the Council Chambers, while the Theatre has been the main location for dramatic and musical productions.

- Public esteem

  There is huge public esteem for the Town Hall which is shown in the funds raised to date for the refurbishment of the building.

- Commemorative

  The building has some commemorative value as the centre of local government where Mayors, Councillors and officers of the Council have worked to enhance the town and surrounding area.

- Education

  The Town Hall can provide education in the history of Central Hawkes Bay architecture and the design of Town Halls and Theatres of small rural towns in the early 20th century.

- Tangata whenua

  -

- Statutory recognition

  The building is listed on the Central Hawkes Bay District Council District Plan.

### *Authenticity*

- Form and design

  There have been a number of changes to the planning and external form of the building over the years. The major alterations have been:

  Natusch plans of new fly tower, remodelling of the auditorium roof, remodelling of the first floor foyer, cloak rooms and tiered seating, remodelling of the proscenium arch

  Relocation of part of the Oddfellows Hall to the north side of the theatre, possibly according to Natusch plans but in 1928

  Removal of the external balcony after 1955

  Remodelling of the Council offices in 1961

  Remodelling of the exterior façade in 1970 and new toilets

  Removal of the central corridor in 1983

  New main entry, new external cladding, new toilets and bar facilities, textured coatings to interior walls, and concertina doors added in 1984

- Materials and substance

  Although there have been major changes to the interior of the building and some modifications to the exterior, much of the structure, some external linings and much interior linings have been retained.

- Use and functions

  The building retains one of its principal original functions as a theatre, while the remainder of the building is used for other public gatherings.

- Tradition, techniques and workmanship

  The construction methods, technology and workmanship have been retained in the auditorium space but with less on the exterior.

- Location and setting

  The location and setting have not changed significantly in the last 50 years. Neighbouring buildings along Kenilworth Street are generally older than 1960s although several buildings have been demolished so that there is a large open space right around the theatre.

- Spirit and feeling

  The essence of the building as an Italianate styled early 20th century theatre and town hall have been retained, its authenticity and dignity have been somewhat compromised by the largely unsympathetic modifications to the building in the 1950s to the 1980s. The heart of the building is the main auditorium and, with restoration or reconstruction it is possible to regain something of its former stateliness, celebrating its past history of events, concerts and occasions.

## Summary schedule of significance of spaces and elements

A detailed assessment of the significance of spaces and elements in the Town Hall and Theatre is contained in appendix 2. The following is a list of the main significant spaces, which have exceptional or high levels of physical, historic or cultural heritage values and high levels of authenticity.

- Roof
- East elevation
- South elevation
- West elevation
- Setting

### *Ground floor*

- Entry
- Theatre auditorium
- Theatre stage
- Hall

*First floor*

- Circle

## Summary statement of heritage significance

The Town Hall has regional significance in its ability to demonstrate architectural heritage values in its not untypical early 20th century design of a combined council chambers and theatre, which is now comparatively rare. Its original design in the Italianate style, was that of a local builder architect and the earliest modifications were completed by a nationally significant architectural practice, C Tilleard Natusch and Sons.

The building also demonstrates a relatively common historical theme of the time of quite substantial public infrastructure development of small rural towns, in order to provide the venue for local cultural and political events and personalities.

# Framework for conservation

## Aims of the owner

This Conservation Plan has been commissioned to identify appropriate means of conserving the building for the indefinite future and revealing, where appropriate, its significance.

## Regulatory and non-regulatory framework

### *The NZHPT and the Historic Places Act 1993*

The Trust's powers under the Resource Management Act (RMA) 1991 (see below) in relation to historic sites and areas reside in the status given to the Trust under the Act. Under the HPA 1993, structures that were associated with human activity occurring before 1900 come within the definition of "archaeological site" in the Act. The site was reclaimed in 1890 and is unlikely to be considered as an archaeological site under the HPA 1993.

The building is not currently registered with the NZHPT and therefore powers of the NZHPT under the RMA do not apply.

### *Resource Management Resource Management Act 1991 (RMA)*

The RMA is concerned with built heritage and its care. It requires that councils have an overarching philosophy and practice for management of built heritage, particularly through District Plans. Section 6 of the Act states that heritage is a matter of national importance and the Act requires local authorities to have District Plans that define heritage, identify heritage places and resources for management, and assess heritage values, archaeological and historic sites, incentives, regulatory controls and mapping.

Part ii, Purpose & Principles of the Act, section 5 – Purpose states: "*the purpose of this act is to promote the sustainable management of natural and physical resources*".

In this Act "sustainable management" means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety. The 2003 Resource Management Act amendments elevated historic heritage a matter of national importance:

Section 6 states: *"… Shall recognise and provide for the following matters of national importance"* and *"(f) the protection of historic heritage from inappropriate subdivision, use and development"*.

The RMA 2003 amendments also introduced a definition of historic heritage under the Act, being:

> *"… those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:*
>
> *Archaeological, architectural, cultural, historic, scientific, technological; and includes historic sites, structures, places and areas; and archaeological sites; and sites of significance to Maori, including wahi tapu and surroundings associated with the natural*

*and physical resources".*

The main means of carrying out these responsibilities is through District Plan provisions and, where appropriate, requiring resource consents for work that may adversely affect built heritage.

Under the RMA, a Heritage Protection Authority (HPA) can be established which can issue protection notices. All Councils are HPA's as is the NZHPT.

### *Central Hawkes Bay District Council District Plan*

Under the RMA, the Hawkes Bay District Council is required to recognise and protect the heritage value of sites, buildings, places or areas. The Council has prepared a list of heritage items and trees under Appendix B of the District Plan. Despite the RMA requirements, surprisingly, there appear to be largely no controls to protect built heritage.

Under Section 3.7 entitled "Heritage rules" the Council requires all building owners of properties listed in Appendix B who are proposing alterations to notify the NZHPT, except where the work is minor. It is not explained what are the consequences if the NZHPT disapprove of the works. Where demolition, removal or destruction are proposed, two months before the commencement of the work, the building owner is required to notify the Council of the proposal who, in turn, will notify any relevant local or central government agency. The District Plan requires that these agencies rather then the Council are responsible to try and change the proposal, although they will have no ability to prevent the demolition, removal or destruction.

### *Building Act 2004*

The Building Act 2004 regulates all building work in New Zealand and:

- Sets performance standards , including the New Zealand Building Code (NZBC)
- Establishes a licensing regime for building practitioners, and
- Requires local authorities (and private organisations) to become registered and accredited building consent authorities to carry out building control functions.

The functions of territorial authorities as building consent authorities are outlined in the Building Act 2004. These functions include:

- Issuing building consents
- Issuing project information memorandum
- Issuing notices to fix (section 124)
- Keeping building consent information and the provision of public access to building information
- Carrying out building work (section 220), and
- Inspections and enforcement.

Under the Building Act 2004 (amendments March 2005), it is the owner's responsibility to:

- Apply for a building consent for any proposed building work
- Provide the necessary information with the building consent application to confirm compliance with the NZBC
- Notify the Council when a change of use is proposed
- Apply for a code compliance certificate on completion of building work
- Ensure that inspection, maintenance and reporting procedures are carried out where required by any compliance schedule
- Maintain the building in a safe and sanitary condition at all times.

In exercising functions under the Building Act 2004, building consent authorities need to ensure that buildings are safe, promote physical independence and wellbeing, have adequate fire escape provisions and are designed, constructed and able to be used in ways that promote sustainable development. Also building consent authorities are required to take into account the principles of section 4(2)(f) of the Building Act 2004, which include the need to facilitate the preservation of buildings of significant cultural, historical or heritage value.

With respect to heritage buildings, in applying the purpose of the Building Act 2004 a number of principles are outlined in section 4 which include the importance of recognising any special traditional and cultural aspects of the intended use of a building and *"the need to facilitate the preservation of buildings of significant cultural, historical, or heritage value"*.

The Minister of Building and Construction, the Chief Executive of the Department of Building and Construction, and local authorities are required to "take into account" these principles to the extent they are performing functions or duties, or exercising powers in relation to the grant of waivers or modifications of the NZBC and the adoption or review of policies on dangerous, earthquake-prone and insanitary buildings.

There can be tensions between the requirements of the Building Act 2004 and the purpose and principles of the HPA 1993 and RMA 1991. The tension stems from the focus of ensuring building safety, amenity and access under the Building Act 2004, and the protection of historic heritage as a matter of national importance under the RMA 1991 and the purpose of the HPA 1993 to promote minimum change of heritage buildings in order to conserve and preserve historical and cultural heritage values.

## Conservation standards

### *ICOMOS*

The International Council on Monuments and Sites (ICOMOS) is a non-governmental body organised through UNESCO, which promotes the practice and standards of conservation through its international and national committees. Each committee is required to determine standards for conservation in the member country. The New Zealand National Committee of ICOMOS has been recognised by the NZHPT, the Department of Conservation and many local authorities as the body, which sets conservation standards and ethics for conservation in New Zealand.

The New Zealand National Committee has published the ICOMOS New Zealand Charter as the guiding standard for conservation and this is included in the appendices to this plan.

This Conservation Plan has been prepared to comply with the principles outlined in the ICOMOS New Zealand Charter. All decisions relating to the conservation of the Town Hall should be made according to the principles in the Charter and all interventions should be consistent with accepted international conservation practice as expressed in the Charter. The key principles can be summarised as:

- all work is to be thoroughly documented
- any intervention should be to the minimum necessary and reversible where possible
- any changes should retain significance
- any change should be based on evidence, not on conjecture
- intervention may be desirable to prevent further deterioration
- intervention may be desirable to allow renewal of a significant use
- intervention may be desirable to improve interpretation by reconstruction
- intervention may be desirable to minimise risks
- intervention may be inappropriate where the existing state of the place is evidence of particular cultural significance.

Other ICOMOS Charters and recommendations which are relevant to conserving the Town Hall include the Riga Charter on Authenticity and Historical Reconstruction in Relation to Cultural Heritage (2000), the Nara Document (1994) and the World Management Guidelines for World Cultural Heritage Sites (ICCROM, UNESCO, ICOMOS) of 1993 by Sir Bernard Feilden and Jukka Jokilehto .

### *Use*

The Theatre continues to be used for its original function and it is recommended that this use be retained. Similarly it is recommended that the more recent use of the Hall as a venue for public functions is continued. This recommendation is consistent with local and international charters. These include the ICOMOS New Zealand Charter and the Burra Charter. These charters recommend that original uses should be retained, especially where the use is integral with the heritage values of the place.

The ICOMOS New Zealand Charter recommends:

> *"… the conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work".*

The latest version of the Burra Charter was formulated in 1999 and recommends the

following.[17]

> *"Article 3 cautious approach*
>
> *3.1 Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.*
>
> *Article 7 use*
>
> *7.1 Where the use of a place is of cultural significance it should be retained.*

### *Authenticity*

Herb Stovel paraphrases Jukka Jokilehto's chapter on 'Treatments and Authenticity' in the World Heritage Operational Guidelines in explaining the relationship between authenticity and intervention strategies. These strategies:

> "*… must maintain authenticity by maximizing retention of historical material, by ensuring harmony with original design and workmanship, by not allowing new additions to dominate over the original fabric but respecting the archaeological potential meeting the test of authenticity in design, material, workmanship or setting. … Jokilehto introduces a process for defining appropriate treatments whose first priority is to establish, safeguard and maintain the cultural resource values… and which seeks to ensure that all conservation treatments (e.g. protection, consolidation or restoration) guarantee the protection of the authenticity of the heritage site, prolonging the duration of the authenticity of its integrity and preparing it for interpretation".*[18]

The options for the different levels of intervention are discussed under Policy 5 'Respect for existing evidence'.

## Condition

A detailed condition survey was prepared by Alpha Building Consultants in 2007 for the Council. The general findings are as follows:

### *Exterior*

- there is damaged and exposed asbestos sheet in the projection room
- the exterior is clad with asbestos sheet cladding
- there is some rot to weatherboards, but generally they are in good condition
- there are broken glass in windows and putty cracking
- paintwork on timber doors is poor
- the roller shutter door flashing is loose
- spouting is rusting and/or is detached
- stormwater channel in the south wall has vegetation growth

[17] See ICOMOS (1999).
[18] See Stovel (2008), p 13.

- apron flashings to roofs are at the end of their life
- paint is peeling from the kitchen roofing and the flat tray roofing over the toilets is in poor condition
- external awnings are in poor condition

### *Interior*

- there is damp and potentially unsanitary conditions in the sub floor causing rot to the sub floor framing
- stage sub floor structure has borer and is structurally unsound
- piles under the kitchen floor are subsiding
- there is building debris and birds nests in roof cavity spaces
- the stage is in poor condition
- the structural integrity of the fly tower is uncertain

### *General*

- it is not known if the building is earthquake prone
- it is not known if the electrical system is adequate
- it is not known if the building complies with fire code provisions or means of escape from fire

# Conservation policies

## General policies

Following on from the assessment of significance, and taking into account statutory requirements and the aims of the building owner, a series of conservation policies can be formulated to guide any proposed work on the building.

The purpose of the conservation policies set out in this section is to provide a guide to the development and care of the building in a way that retains the significance of the place. Such policies are framed to:

- retain, conserve and, where appropriate, enhance heritage values
- retain and, where appropriate, enhance the character and quality of the building and its elements including the immediate setting
- ensure that conservation interventions conform to nationally and internationally recognised standards of conservation practice
- ensure the use of conservation techniques which involve the least degree of intervention, loss of significant fabric and respect of patina
- permit new works which are discreet and compatible with the above and which will make the place more effective in its use
- identify elements which adversely affect the place and which are in need of modification or removal
- provide an approach to the replacement of deteriorated fabric that respects the patina of age of retained significant fabric
- draw attention to the need for coordination and continuity of conservation decisions.

The conservation policies are based on the principles and processes described in the ICOMOS New Zealand Charter and each are discussed in turn as they are relevant to the Town Hall and Theatre.

The recommended policies are set out in italics. They are followed by the information upon which the recommended policies are based. General Policies concerned with general principles of conservation are stated first, while the more specific policies on appropriate conservation processes follow and are described as Intervention Policies.

## Adoption of policies

### *General policy (i)*

***That the policies identified in this plan be adopted by those responsible for the Town Hall and Theatre as the guide for future work on it***

The conservation policies are designed to guide the owner and users of the Town Hall and Theatre, while taking into account practical requirements for use while retaining essential heritage values. Adoption of the policies makes a clear statement of intent by the owners to users, regulatory bodies and others with an interest in the building of a commitment to their long-term conservation using appropriate conservation

methods.

## Conservation standards

### *General policy (ii)*

***That the conservation of the Town Hall and Theatre shall be carried out in accordance the ICOMOS New Zealand Charter***

The Charter discusses general principles before identifying conservation processes. The principles and practices (definitions are included in the Charter in Appendix 1) are discussed under the following topics:

| | | | |
|---|---|---|---|
| 3 | Conservation practice | 13 | Conservation processes, degrees of intervention: |
| 4 | Conservation method | 14 | Non-intervention |
| 5 | Respect for existing evidence | 15 | Maintenance |
| 6 | Setting | 16 | Stabilisation |
| 7 | Risk mitigation | 17 | Repair |
| 8 | Relocation | 18 | Restoration |
| 9 | Invasive investigation | 19 | Reconstruction |
| 10 | Contents | 20 | Adaptation |
| 11 | Works of art and special fabric | 21 | Interpretation |
| 12 | Records | | |

Typically one or a combination of these processes is appropriate to effect the optimum level of conservation. Each of these processes is discussed in turn.

## Regulatory environment

### *General policy (iii)*

***That appropriate consents should be applied for, but with reference to conservation principles***

Relevant legislation includes the RMA 1991, HPA 1993 and the Building Act 2004.

Under the Building Act 2004, alterations to existing buildings or changes of use will require compliance with the NZBC *"as nearly as is reasonably practicable*". These provisions apply to a building's standard of comfort, health and safety, means of escape from fire, and its access for use by people with disabilities. The NZBC, through the Building Act 2004, therefore has the potential to reduce heritage values by requiring compliance where significant spaces or fabric may be removed or altered. Building Inspectors are required to interpret the NZBC. However, where agreement with a Building Inspector cannot be gained over the retention of significant spaces or fabric affected by Building Act 2004 requirements, dispensation applications (through the Department of Building and Housing) or alternatives should be considered.

The most common issues concern access for people with disabilities. The building complies with these requirements following the refurbishment work in 1991-92.

Resource consents will be required for activities that are discretionary. It is not

anticipated that there will be an application for a non-complying activity. Many local authorities use Conservation Plans and compliance with policies in the plans as a basis for considering applications for consents. If a consent is considered in the future, stating compliance with the relevant conservation policy could be useful.

### *General policy (iv)*

***That a Heritage Order be placed on the building***

Currently the District Plan offers no protection at all to built heritage included on the heritage buildings list. A plan change is recommended so that the District Plan is aligned with other local authorities to protect built heritage appropriately and so that it complies with its responsibilities under the RMA. In the mean time a Heritage Order is recommended to be placed on the building by the Council until such time as the District Plan is changed.

### *General policy (v)*

***That the external form and façade of the Town Hall and Theatre shall be proposed for registration by the NZHPT***

The heritage values of the building are similar to those Town Halls listed above that are registered by the NZHPT. Consequently it is recommended that the Council propose the building for registration.

## Use

### *General policy (vi)*

***That the current use for the Town Hall and Theatre shall be continued indefinitely***

The key principles in the Charters discussed above are the retention of cultural heritage values and the minimum change to significant fabric, with changes being reversible where possible. The cultural heritage values have been defined above in the assessment of these values and significant fabric has been defined in the inventory. Therefore there should be no or minimal change to the values and significant fabric listed.

The Town Hall and Theatre largely continues to be used for the purposes for which it was designed and intended. These uses are essential elements of its heritage values. Therefore continuing its current uses will maintain heritage values and these uses should be continued indefinitely.

## Review and interpretation of the Conservation Plan

### *General policy (vii)*

***That this plan be periodically reviewed at appropriate intervals.***

As more information comes to light, especially from any further research or during conservation work, it is recommended that this plan be reviewed and, where necessary, revised at intervals. As international bodies periodically update conservation principles and new materials and practices come into use, the recommendations made in this plan may require modification in the future.

New information may also be discovered which may have a bearing on the conservation of the structure. In these cases, it would be appropriate to modify the plan to take account of these new developments and it is recommended that the plan be reviewed at 5-10 yearly intervals. The author should carry out the review.

# Intervention policies

## Introduction

As discussed above, intervention policies follow the ICOMOS New Zealand Charter and the numbering of the headings is based on the Charter clause number.

## 3 Conservation practice

### *Intervention policy (i)*

***Where conservation work is to be undertaken, this shall be designed, documented, and supervised by an appropriately qualified and experienced person in the conservation of built heritage. Tradesmen and conservators skilled in the relevant tasks should carry out the work itself***

The Town Hall and Theatre has regional significance, and as such work on the building warrants a high level of conservation. According to the ICOMOS New Zealand Charter, this means the employment of those experts in the conservation of the fabric of the building. The New Zealand Conservators of Cultural Materials (NZCCM) organisation is the only professional body for registration of heritage building conservators whose training and experience are required to design, document and observe any conservation works. An architectural conservator member of the NZCCM should either directly design, document and observe any contracts covering the conservation of heritage fabric or be intimately involved with the process as a specialist independent consultant advising the owner.

A similar level of knowledge, skills and experience is required by those trades' people who carry out the conservation work, particularly in the areas of joinery and timber repair.

## 4 Conservation method

### *Intervention policy (ii)*

***Conservation of the Town Hall and Theatre shall not diminish heritage significance***

Conservation processes should take account of the heritage values of the Town Hall and Theatre as identified in the spaces and fabric significance assessment. The heritage values of the building as a whole and each of its spaces and fabric define the selection of the appropriate conservation treatment. The aims of the conservation method can be summarised as:

1 All work is to be thoroughly documented

2 Historic evidence should not be removed, destroyed or falsified

3 Any intervention is to the minimum and reversible where possible

4 The aesthetic, historical and physical integrity of the cultural property must be respected

5 Works should be undertaken by professionals experienced in working with heritage buildings of this type

# 5 Respect for existing evidence

## *Intervention policy (iii)*

***That conservation of spaces and fabric shall be determined by the spaces and fabric significance assessment***

Conservation policies will be based on the levels of significance of the spaces and elements and their level of authenticity. The conservation of the space or element will generally be determined by the highest level of significance. However where a space or element with a high level of significance but low level of authenticity exists, the range of interventions is very much wider.

Work on the Town Hall and Theatre should be undertaken with due regard to the significance of the spaces and elements as identified in the heritage assessment of the exterior and interior spaces. Recommended levels of intervention (using the definitions in the ICOMOS New Zealand Charter) are as follows:

- for spaces rated E, interventions should be restricted to preservation (including maintenance and repair), stabilisation and restoration. Adaptation may be allowed only where it is essential for public safety or dispensation from regulatory requirements is not possible, and where no other reasonable option is available. Adaptation must be the minimum possible. The original space should not be altered and elements or fabric in these spaces, which are historic (hf), or old (of), should not be removed or altered;
- for spaces rated H, interventions should be restricted to preservation (including maintenance and repair), restoration and adaptation. Adaptation is allowable where the use is compatible and ensures the long-term future of the building and where there is no feasible alternative. With any works taking place, the original fabric, character and quality of the spaces shall be retained. Historic fabric (hf) and old fabric (of) should be retained in its present form in the space;
- for spaces rated S, interventions should be aimed at recovering the significance of the spaces. Interventions should be restricted to preservation (including maintenance and repair), restoration and adaptation. The original outline of the spaces should be maintained, while further subdivision is allowable where this is reversible. Original walls to spaces rated S or lower can have openings cut into them while retaining the character of the space. Existing elements should be reused in the same space in as close as possible location to the original, where it is necessary to disturb them. Historic fabric (hf) should be retained in its present form wherever possible and practical;
- for spaces rated L, interventions should be aimed at recovering the significance of the spaces for an essential compatible use or to achieve a higher standard of quality and design. Interventions should be restricted to those as for E, H and S;
- for spaces rated I, interventions should remove intrusive elements or spaces to recover the significance of the place;
- that any intervention should involve the least possible loss of heritage values and significant fabric and values should be enhanced where possible;
- that any adaptation should use the highest possible standards of design and

materials.

The levels of authenticity of design, materials, craftsmanship and setting largely have significance in deciding appropriate conservation interventions. Where there are high levels of authenticity in design, the aim of the treatment is to respect the design and the historic structure. Conservation processes include maintenance and repair, stabilisation and restoration.

Where there are high levels of authenticity in materials, respect for the original materials should be given and new material should be in keeping but distinguished from the original. This is generally achieved with date stamping of new material. Treatments include maintenance, stabilisation of materials related to the periods of construction, and restorations with appropriate new material where necessary.

High levels of authenticity in workmanship require respect for evidence of workmanship and structural systems. Appropriate treatments include maintenance and repair of original materials and structures, and stabilisation. Restorations requiring new elements should use traditional skills and methods or new techniques where traditional techniques are inadequate.

Where there are high levels of authenticity in the setting, the primary objective is to maintain the relationship of the site with its surroundings.

Recommendations for conservation of the exterior and spaces are included in the implementation section.

## 6 Setting

### *Intervention policy (iv)*

***That the existing setting of the Town Hall and Theatre is maintained or enhanced***

The Town Hall and Theatre has extensive open areas around it, which are a little unsightly. Landscaping around the building to improve its setting is recommended. Removal of the tree in front of the building is also recommended to allow greater visibility of the building and to reinstate the original street setting.

## 7 Risk mitigation

### *Intervention policy (v)*

***That any man-made or natural risk should be minimised***

The building has a number of risks associated with it including vandalism, fire, potential risk from earthquakes and other natural disasters.

The building is constructed and lined with timber and is therefore a considerable fire risk. The building condition report identified electrical systems as potentially needing upgrading and this situation may increase the fire risk. It is not permanently occupied and vandalism may be a risk.

A sprinkler and intruder alarm system is considered as imperative to reduce these risk from fire and vandalism.

While New Zealand is not a signatory to the Hague Convention which identifies and protects buildings from unnecessary demolition following a major natural event such as an earthquake or tsunami, it is recommended that the Hague symbol is displayed on the exterior of the building to identify it to the relevant authorities so that they are aware of the heritage significance of the building. Civil Defence should be notified of the significance of the building and advised that it will display the Hague symbol.

The demolition of heritage buildings in Christchurch following the 7.1 magnitude earthquake has reinforced the need for Civil Defence to be aware of built heritage and for owners of heritage buildings to have emergency equipment to protect damaged buildings from the elements until they can be repaired. Repair times can be many months or even years.

## 8 Relocation

It is not intended that the building be relocated and this clause of the ICOMOS New Zealand Charter is not relevant.

## 9 Invasive investigations

### *Intervention policy (vi)*

***That non-destructive investigative techniques be favoured over destructive. Where destructive techniques are required, these are located in areas not highly visible***

It is recommended that any such investigations necessary for conservation be carried out as far as possible using non-destructive investigative techniques. Where there is a critical need for destructive investigations, such as for earthquake design investigations, these should be located in areas of least heritage value. Any permanent damage should be avoided.

### *Intervention policy (vii)*

***That investigation or modification of known or suspected archaeological features will be undertaken in accordance with the requirements of section 1 of the HPA 1993***

Discussions with the NZHPT are recommended prior to any excavation on the site to determine whether an authority will be needed and, if so, what likely conditions and costs there might be. They may also be able to recommend an archaeologist to assist in an excavation. Where an authority is required, its conditions should be complied with fully. The NZHPT Sustainable Management of Historic Heritage Guidance Series – Discussion Information Sheets 9, 10 and 19 outline the issues and processes to be followed when a building project involves an archaeological site.

## 10 Contents

### *Intervention policy (viii)*

***That all original and authentic material should be conserved in situ***

Original or significant fabric generally noted in the heritage assessment of the exterior and interior spaces as historic fabric (hf) or old fabric (of) should not be moved. The only exception is where there is no practical alternative to removing or altering significant fabric in spaces, and where this is absolutely necessary for the ongoing

survival of the building. While it is not anticipated that this should be necessary, if it was to happen the fabric should be recorded, catalogued and securely stored until such time that reinstatement or reuse is possible in its original or an appropriate alternative location within the building or site.

Replacement of original fabric should only be considered where the original fabric has deteriorated such that it no longer performs its intended function or it is a hazard to the users of the building. Generally worn and old fabric has value in its own right, contributing the patina of age to the structure.

## 11 Works of art and special fabric

### *Intervention policy (ix)*

***That artefacts associated with the building are conserved with it***

The cast iron balustrading is of significant heritage value and should be retained and fully protected before and during any large-scale conservation activities.

## 12 Records

### *Intervention policy (x)*

***That a professional photographic record of the Town Hall and Theatre is prepared***

Recording to a high standard is recommended for archival, research and insurance purposes. Such records can be used for research as well as reconstruction should damage occur and must include photography prepared and stored to an archival standard.

## 13 Conservation processes, degrees of intervention

## 14 Non-intervention

### *Intervention policy (xi)*

***That intervention, where necessary, is appropriate***

As the structure is of significant heritage value interventions are appropriate.

## 15 Maintenance

### *Intervention policy (xii)*

***That maintenance is essential to the future survival of the Town Hall and Theatre and that a plan be prepared, implemented and reviewed yearly according to accepted standard references***

Regular maintenance is the most cost-effective method of conserving heritage buildings. This avoids urgent remedial repairs, which can be costly. As New Zealand is in a high earthquake zone, maintenance is probably the most effective action that can be taken to limit the damage in an earthquake. Poorly maintained buildings are most at risk and at least 50% of damage to heritage buildings in earthquakes is attributable to improper maintenance.

It is recommended that a detailed preventative cyclical maintenance plan be

commissioned which should be written according to the US National Park Service Cyclical Maintenance for Historic Buildings.[19] The standard for movable cultural property is the National Trust Manual of Housekeeping by Hermione Sandwith and Sheila Stainton. Where these publications have been upgraded or superseded, the newer publications should be followed.

Prior to the writing of a detailed plan, the following are standard regular building maintenance actions that should be carried out:

| | |
|---|---|
| Cleaning gutters | three monthly |
| Cleaning downpipes, drainage | yearly |
| Inspecting building | yearly |
| Rodding through all drainage | yearly |
| Checking all services | yearly |
| External washing and painting touch-up | two yearly |
| Checking and oiling door and window hardware and furniture | five yearly |
| Checking toilets and wash hand basin fittings | five yearly |
| Painting whole of building | 8-10 yearly |
| Borer treatment to timberwork | 10 yearly |
| Inspecting building | following storm/earthquake otherwise yearly |

Specific service oriented maintenance such as for boilers and sprinkler systems should be carried out by those who are appropriately qualified and experienced. Maintenance should be regularly reviewed at least at yearly intervals. A budget should be provided, if one has not already been established, to cover the costs of maintenance including predictable repairs and the replacement of worn non-heritage fabric.

## 16 Stabilisation

### *Intervention policy (xiii)*

***Where stabilisation is required, this should be based on the ICOMOS New Zealand Charter***

The process of stabilisation can involve the application of chemical consolidants to maintain the existing form, material and condition of an object through to strengthening against earthquakes. It is appropriate to chemically consolidate fabric, which has high artistic values and is rare, whereas less significant fabric can be repaired according to Intervention policy (xiv). It is not anticipated that significant fabric identified in the inventory has art value sufficient to warrant chemical consolidation.

As the building is constructed of timber and the original chimney has been removed, it is unlikely to be considered earthquake prone. However, as recommended in the condition report, an engineer should be commissioned to assess whether it is earthquake prone and, if so, to recommend appropriate strengthening.

[19] See Chambers (1976).

The conservation of historic buildings in seismic zones presents a dilemma. In order to protect the building against earthquakes by strengthening, heritage structure and fabric may be lost. The extent of strengthening and the approach selected will determine the success of the strengthening in conservation terms. The most important consideration is the principle of minimum intervention. Where intervention is required, generally strengthening elements, such as steel or concrete framing or shear walls should be located in areas of low heritage value and discreetly located within those spaces.

International bodies have recommended a gradual approach to strengthening, rather than a once-and-for-all solution. Strengthening can also be phased in as funds become available. Generally, the same international bodies recommend an earthquake of a return period of 100 years is an appropriate level to strengthen buildings. The New Zealand Historic Places Trust has published guidelines on conservation in seismic areas, written by Lou Robinson and the author, which recommends a return period of 150 years. This guideline should be followed.

## 17 Repair

### *Intervention policy (xiv)*

***That repairs and maintenance are carried out as soon as practicable***

Any repair work should first identify the cause of defects and the aim of the repair is to eliminate or reduce the damage where elimination is not possible. Repair should be preferred to replacement and reuse of similar aged matching materials should also be considered before replacement. Repair and replacement of material should be the minimum necessary.

Retention and repair of original structure, cladding and linings is imperative as are elements such as original roof ventilators, handrails, skirtings, architraves, and light fittings.

As stated above, repairs should match the original in form, quality, profile, dimension, material, colour, texture and strength but be identifiable on close inspection. Date stamping new material or large areas of repair is recommended.

The standard of workmanship in the original fabric should be matched. A technically higher standard of repair may be justified where the life expectancy of the material is increased, the new material is compatible with the old, and the cultural heritage value is not diminished. Generally worn and old but functioning fabric has value in its own right, and contributes the patina of age to the structure.

It is recommended that repairs identified in the condition report should be carried out within the noted timeframes.

## 18 Restoration

### *Intervention policy (xv)*

***That restoration of significant non-original spaces or hidden or unattached significant original fabric is recommended where such fabric is identified***

Restoration means either the reinstatement of original elements and spaces that exist but are no longer with the heritage object, or elements that have been added and can be removed. It is unlikely any of the many missing or demolished items from the building have been retained so that restoration of built fabric is unlikely.

Restoration also means the removal of elements obscuring heritage values. In this respect, the removal of the entry canopy, the canvas trompe l'oeil, the painted sign and non-original cladding is recommended. In addition, the removal of concertina doors between original spaces to enable the restoration of original volumes and spaces is recommended where possible.

The restoration of the north elevation is proposed in the Shand Shelton design by the removal of the addition of the relocated part building. As requested by the Council, there has been no assessment or inspection of this building.

## 19 Reconstruction

### *Intervention policy (xvi)*

***That reconstruction of missing elements and spaces is recommended to enhance heritage values***

Reconstruction means to build again any elements missing from the building in the original form using old or new material.

As discussed above, the building has seen major changes, which have resulted in a diminution of heritage values. Both exterior and interior elements have been removed or replaced with unsympathetic material or changes. The key physical heritage values of the building are its architectural style and form. Therefore to enhance these values reconstruction of missing significant external elements is recommended as a priority. In particular the reconstruction of the street façade, where the Italianate stylistic features are most evident should be reconstructed. In addition, any portico or verandah to the front elevation, such as exists today should be avoided to enable the original façade design to be revealed and reconstructed.

The following elements are recommended for reconstruction:

- the flag pole to the street façade
- all original lettering to the building including 'MUNICIPAL THEATRE', '1910', 'BOROUGH COUNCIL CHAMBERS' and additional lettering above doors and on windows
- the pediments above the first floor windows
- the exit door and balcony with brackets on the first floor
- the original light fitting
- the recessed entries, toplights and sidelights

- the door into the former Public Trust office
- timber pilasters
- original weatherboarding to the whole building
- the Natusch fly tower
- external windows to the north and south elevation where possible and practical
- skylights to the roof where possible and practical

The interior design of the building has been obscured or lost through alterations. Reconstruction of the major planning elements shown in the Natusch plan are recommended if and when possible. These would include the Theatre entry, the central corridor, the original Theatre and hall spaces, and the first floor stairs, foyer and cloak rooms.

The existing numerous openings, panelled doors, flush hollow core doors, textured coatings, concertina doors, laminate panelling, wallpaper, 1950s skirtings and architraves, ply panelling and light fittings are not original and detract from the heritage values of the building. Investigations into the original fittings, doors, colour schemes and linings is recommended and, where possible, their reconstruction. There is evidence of wallpaper in original central corridor space and its replication and installation is recommended where possible.

## 20 Adaptation

### *Intervention policy (xv)*

***That adaptation is acceptable only where this is carried out according to the principles of the ICOMOS New Zealand Charter***

Adaptation is defined by this Charter as modifying a place to suit it to a compatible use involving the least possible loss of cultural heritage value. It is recommended above that the original, which is the current use, be continued indefinitely. In this case adaptation of spaces and fabric of low heritage value is recommended and in a manner that does not detract from the cultural heritage value of the place. Identified heritage fabric should be retained and conserved.

Where adaptation requires alterations, Intervention Policy (iii) will guide the extent and location of any modification. A general guide as to appropriate additions to heritage buildings is contained in the NZHPT Sustainable Management of Historic Heritage Guidance, Information Sheet 12. Generally additions should:

- be at the rear or on a non-significant elevation
- be avoided on the street or main elevation and roof
- be compatible in scale, size, form and proportion
- be compatible in terms of planning, material, colour, and detailing
- designed to be sympathetic but distinguishable as new
- maintain the orientation of the building
- use existing openings

- preserve existing views

## 21 Interpretation

### *Intervention policy (xvi)*

***That interpretive material on the history and significance of the Town Hall and Theatre is displayed publicly.***

As the building is of significant heritage value, its history should be interpreted. Interpretive material on the building and its heritage values allows an understanding and appreciation of its values. Information contained in this Conservation Plan and further research could be used to develop suitable interpretation material. The information could also be used for promotion of the building on the Council's website and in other media.

# Implementation of policies

Following the general and intervention policies, these recommended actions are given on how the policies might be implemented to ensure heritage values are retained or enhanced.

## Interventions

The following is a summary of recommended interventions.

### *Setting*

Sympathetically landscape the site of the Town Hall and Theatre

### *Roof*

Reconstruct the fly tower

Retain and repair ventilators

Reconstruct skylights (if practical)

Repainting to original colours

### *East elevation*

Demolish the existing canopy and reconstruct the street façade as per 1913 photograph in all respects

Avoid construction of any canopy or verandah to the street façade

Remove existing canopies and trees in front of the building

Repairs as recommended in the condition report

Repainting to original colours

### *South elevation*

Reconstruct windows (if practical)

Repairs as recommended in the condition report

Reinstate original weatherboarding

Repainting to original colours

### *West elevation*

Repairs as recommended in the condition report

Reinstate original weatherboarding

Repainting to original colours

### *North elevation*

Reconstruct windows (if practical)

Repairs as recommended in the condition report

Reinstate original weatherboarding

Repainting to original colours

### *Interior*

Restore or reconstruct original interior planning, design, linings, finishes and fittings to significant original spaces

Install sprinkler and alarm systems

Repairs as recommended in the condition report

## Timeframes

It is recommended that the general and intervention policies be implemented as soon as possible. The following are some suggested timeframes for implementation.

| | |
|---|---|
| Adoption of the plan | immediate or as soon as possible |
| Raise necessary funds for each intervention | immediate and ongoing |
| Appoint NZCCM buildings conservator/architect | when conservation interventions confirmed |
| Commission engineers to investigate earthquake, fire and electrical risks | as soon as possible |
| Install intruder alarm and sprinkler system | as soon as possible |
| Recommend registration of the building to the NZHPT | as soon as possible |
| Place a Heritage Order on the building | as soon as possible |
| Investigate original colour schemes | prior to repainting |
| Carry out repairs, maintenance, restoration, reconstruction | according to recommended timeframes |
| Write a full maintenance plan | as soon as finances permit and in conjunction with repair timeframes |
| Recording of the building following completion of repairs and maintenance | within five years |
| Review of Conservation Plan | 5-10 yearly |
| Establishing an emergency equipment store | as soon as possible |
| Writing interpretive material on the building | when finances permit |

## Funding

Ongoing funding for restoration, reconstruction, repairs and maintenance is available through the New Zealand Lottery Grants Board. This plan can be used to justify applications for specific stabilisation, repair, maintenance, restoration or reconstruction works.

## Monitoring conservation

When the repair work recommended is undertaken, the progress and outcomes should be recorded with any ongoing structural monitoring, such as crack monitors. New information about the building may become known then and this, too, should be recorded. As is recommended for repairs and maintenance, a yearly inspection should be undertaken by a person experienced and qualified in conservation of built heritage. At the time of the inspection, a meeting with the Council officer responsible for the building and any other stakeholders could be called to discuss progress and issues. This will also inform the 5 to 10 yearly review of the conservation plan. A register of contractors who have worked successfully on the building should be maintained so that

they can be called upon when required.

## Management and decision-making

The building is owned by the Council and is cared for by in-house property managers. It is recommended that the yearly reports by the built heritage conservator should be commissioned and acted upon, with appropriate funding for the work.

# Sources

### *Secondary*

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### *Electronic Resources*

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### *Unpublished Material*

All supplied by the Central Hawkes Bay District Council;

- Plans of the Theatre and Town Hall
- A Building Permit of 1956 wich included plans by Porter and Martin of 1961.
- Code of Compliance Certificate of 2001

### *Personal Communications*

Jenny Sears, Community Property Manager, Central Hawkes's Bay District Council

Fraser Knight, Manchester Unity member since 1940's, Waipawa

Rosheen Parker, Manager of CHB Settlers Museum, Waipawa

# Appendix 1

## Basis of assessment of heritage values

### *New Zealand Historic Places Trust assessment criteria*

The assessment of significance of the Town Hall and Theatre is based on HPA 1993 assessment criteria. Under section 23(1) of the Act the Trust may enter any historic place or historic area in the Register if the place possesses aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.

Under section 23(2) of the Act the Trust may assign Category I or Category II status to any historic place, having regard to a number of criteria. The NZHPT[20] have published a guide for assessment of heritage value and groups the various criteria as follows:

Physical values

- Archaeological information

  The potential for information about human history through archaeology
- Architecture

  Architectural significance through design and use of materials or craftsmanship
- Technology and engineering

  Significant innovation or invention in the use of construction, technology or materials
- Scientific

  The potential for scientific information on the region
- Rarity
- Representativeness
- Integrity
- Vulnerability
- Context or group

Historic values

- People
- Patterns
- Events

Cultural values

- Identity
- Public esteem
- Commemorative

- Education
- Tangata whenua
- Statutory recognition

These criteria are used in this Conservation Plan.

### *Measure of value*

The HPA 1993 appears to equate significance and value. Kerr defines significance as the *"ability to demonstrate"* particular values. The "ability" is modified according to relative rarity and level of authenticity or integrity, as suggested in the NZHPT guide. While this guide discusses the issue of integrity, a fuller explanation and definition is warranted.

The definition of heritage values of buildings and landscapes has been considered by a number of groups and international bodies, particularly over the last 20 years. The Management Guidelines for World Cultural Heritage Sites (ICCROM, UNESCO, ICOMOS) written by Bernard Feilden and Jukka Jokilehto in 1993 outlined the criteria for consideration of World Heritage listing. The concept of authenticity was considered as being crucial to the assessment (although a clear definition was not provided) in order to consider appropriate treatment strategies. The areas of authenticity in the Guidelines comprised design, material, craftsmanship and setting. It was considered that these areas of authenticity did not allow for cultural differences, which led to the 1994 ICOMOS Nara Document on Authenticity. In this document relative values were described with respect to: *"form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling"*.[21]

Again a specific definition of authenticity was not provided. This was left until 2000 when the ICOMOS Riga Charter on Authenticity and Historical Reconstruction in Relationship to Cultural Heritage, confirmed in Riga, Latvia defined authenticity as:

*"The measure of the degree to which the attributes of cultural heritage [including form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling] credibly and accurately bear witness to their significance".*

This concept of authenticity is used to assess heritage values in this plan.

[21] See ICOMOS (1994).

# Appendix 2

## Detailed schedule of significance of spaces and elements

### *Explanation*

The following is a detailed assessment of the significance of spaces and elements in the Town Hall and Theatre. The assessment is divided into the NZHPT guide criteria of physical, historic and cultural significance which are assessed according to the following levels of significance:

- Exceptional significance (E) indicates that the space or element has a primary role in understanding the heritage significance of the place
- High significance (H) indicates that the space or element has a secondary role
- Some significance (S) indicates a minor role in understanding the heritage significance of the place
- Little significance (L) indicates that there is little or no contribution in understanding the heritage significance of the place.

Physical significance may also be assessed as intrusive:

- Intrusive (I) indicates that the heritage significance is adversely affected by the inclusion of the space or element.

The spaces are also assessed according to the relative levels of authenticity as Exceptional (E), High (H), Some (S) or Little or none (L) where appropriate.

Fabric used to construct and line the building is listed with each space and are defined as:

- Original or early historic fabric (hf)
- Reproduction or renewed fabric (rf)
- Old but not original fabric (of), and
- Non-historic fabric (nhf).

Note that furniture and other items against walls and on floors were not moved for the inspection of areas viewed.

Abbreviations which may be used include 'ss' for stainless steel, 'whb' for wash hand basin, 'wc' for toilet, 'mdf' for medium density fibre board, 'cgi' for galvanised corrugated iron or steel, tg&v for tongue and groove, 'v' jointed timber.

The assessments are made on the basis of the information available when writing this plan, and where additional information becomes available, the assessment of spaces and fabric may have to be revised.

## Exterior

### *Roof* *H E E H*

Painted corrugated galvanised steel (hf?)

Painted metal guttering and plastic downpipes (nhf)

Painted metal vents (hf)

### *East elevation* *E E E S*

Painted timber vertical weatherboards (nhf)

Painted asbestos cladding (nhf)

Painted timber cornice and parapet (hf)

Painted timber windows (hf)

Painted timber panelled doors (hf?)

Painted timber pole entry canopy (nhf)

Painted pilasters (of?)

### *South elevation* *S E S S*

Painted shiplap weatherboards (hf?)

Painted asbestos sheet (nhf)

Painted timber doors (of?

Painted roller shutter door (nhf)

Painted timber steps (nhf?)

***West elevation*** ***S S S L***

Painted shiplap weatherboards (hf?)

Painted asbestos sheet (nhf)

Painted timber doors (of?

Painted timber ramp (nhf)

Aluminium windows (nhf)

***North elevation*** ***S S S L***

Painted shiplap weatherboards (hf?)

Painted asbestos sheet (nhf)

Painted timber doors (of?

Painted timber ramp (nhf)

Aluminium windows (nhf)

Canvas canopy (nhf)

***Setting*** ***H H S H***

Views to and from building

Scale

Association with other heritage buildings in the street

## Interior

Note: space names have been taken from the plan in the corridor or nameplates on the door to the space.

### *Foyer and meeting room* ***neg neg neg -***

Ceiling

Texture coating (nhf)

Walls

Wallpaper (nhf)

Stained ply dado (nhf)

Stained timber architraves (nhf)

Stained timber skirtings (nhf)

Painted plaster pilasters (rf)

Floor

Carpet nhf)

Windows

Clear, obscured and colours glass double hung sash triple (hf)

Doors

Flush hollow core double, glazed and solid (nhf)

Hardware (nhf, hf)

Clear coated timber concertina (nhf)

Fixtures and fittings

Stained timber ticket office (nhf)

### *Men's women's wc* ***neg neg neg -***

Ceiling

Painted plaster board (nhf)

Walls

Wallpaper on plasterboard (nhf)

Painted timber architraves (nhf)

Painted timber skirting (nhf)

Floor

Lino (nhf)

Windows

Clear, obscured and colours glass double hung sash triple (hf)

Doors

Painted flush hollow core (nhf)

Hardware (nhf)

Fixtures and fittings

WC fittings and partitions (nhf)

***Auditorium*** ***E E E H***

Ceiling

Painted sheet ? (nhf?)

Painted steel trusses (hf)

Walls

Painted textured plaster (nhf)

Stained ply dado (nhf)

Stained timber architraves (nhf)

Painted timber skirtings (nhf)

Cast iron gallery balustrading (hf)

Wallpaper and trellis proscenium arch (nhf)

Floor

Clear coated timber (hf)

Windows

-

Doors

Stained timber flush hollow core double (nhf)

Painted panelled timber exit (hf?)

Clear coated timber concertina (nhf)

hardware (rf, hf)

Fixtures and fittings

Tiered gallery seating (hf)

Stage (hf)

| ***Space*** | *physical* | *historic* | *cultural* | *authenticity* |
|---|---|---|---|---|
| *Fabric* | | | | |

| ***Stage*** | ***S*** | ***H*** | ***L*** | ***S*** |
|---|---|---|---|---|

Ceiling

Exposed timber framing with wrought iron tie rods(of?)

Softboard (nhf)

Walls

Softboard (nhf)

Uncoated timber architraves (nhf)

Floor

Clear coated timber strip (rf?)

Windows

-

Doors

Painted timber panelled single and double (rf?)

hardware (nhf)

Fixtures and fittings

-

| ***Kitchen*** | ***neg*** | ***neg*** | ***neg*** | ***L*** |
|---|---|---|---|---|

Ceiling

Painted plaster board (nhf)

Walls

Laminate panelling (nhf)

Painted timber architraves (nhf)

Painted timber skirting above coved lino (nhf)

Floor

Lino (nhf)

Windows

Aluminium casement and fixed (nhf)

Doors

Painted flush hollow core single and double (nhf)

Painted timber panelled 1 ½ door (nhf)

Hardware (nhf)

Fixtures and fittings

Kitchen fittings and partitions (nhf)

***Hall*** ***H E E L***

Ceiling

Clear coated timber panelled and battened (hf)

Clear coated timber match lined skylights (hf)

Clear coated timber cornice (hf)

Walls

Textured plasterboard (nhf)

Textured wallpaper on plasterboard? (nhf?)

Clear coated timber architraves (nhf)

Clear coated timber skirting above carpet and lino (nhf)

Floor

Lino (nhf)

Carpet (nhf)

Windows

-

Doors

Painted flush hollow core single and double (nhf)

Clear coated timber concertina (nhf)

Hardware (nhf)

Fixtures and fittings

Stage (part of original hall) (nhf)

***Men's, women's wc*** ***neg neg neg -***

Ceiling

Painted plaster board (nhf)

Walls

Wallpaper on plasterboard (nhf)

Clear coated timber architraves (nhf)

Clear coated timber skirting above coved lino (nhf)

Painted concrete to men's (nhf)

Floor

Lino (nhf)

Windows

Clear, obscured aluminium fixed and casement (nhf)

Doors

Clear coated flush hollow core (nhf)

Hardware (nhf)

Fixtures and fittings

WC fittings and partitions (nhf)

***Ladder store (former central corridor)*** ***H E E L***

Ceiling

Exposed timber framing with particle board flooring (nhf)

Walls

Exposed timber sarking (hf)

Exposed timber framing (hf, nhf)

Clear coated play timber panelling (rf?)

Floor

Clear coated timber strip (nhf)

Windows

-

Doors

Clear coated flush hollow core single (nhf)

Clear coated timber sidelight and door frame (hf)

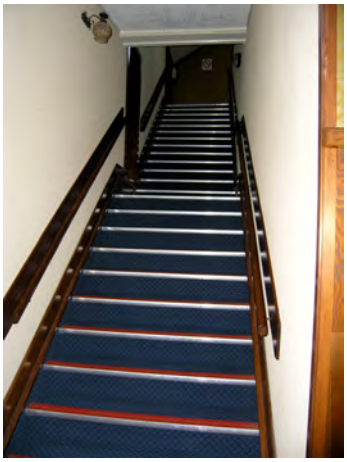
Clear coated timber panelled to stage (of?)

Hardware (nhf)

Fixtures and fittings

Kitchen fittings and partitions (nhf)

Clear coated timber ticket opening (hf)



First floor

***Landing (former central corridor)*** ***H E E L***

Ceiling

Clear coated timber panelled and battened (hf)

Clear coated timber cornice (hf)

Walls

Painted softboard (nhf)

Clear coated plywood? (nhf?)

Floor

Carpet (nhf)

Windows

-

Doors

Painted flush hollow core single (nhf)

Hardware (nhf)

Fixtures and fittings

-

***Foyer*** ***S E S L***

Ceiling

Texture coating (nhf)

Walls

Wallpaper (nhf)

Stained ply dado (nhf)

Stained timber architraves (nhf)

Painted timber skirtings (nhf)

Painted plaster pilasters (rf)

Floor

Carpet nhf)

Windows

Clear double hung sash (hf)

Doors

Flush hollow core single and double (nhf)

Hardware (nhf, hf)

Fixtures and fittings

-

***Men's, women's wc*** ***neg neg neg -***

Ceiling

Painted plaster board (nhf)

Walls

Wallpaper on plasterboard (nhf)

Painted timber architraves (nhf)

Painted timber skirting above coved lino (nhf)

Floor

Lino (nhf)

Windows

Painted timber double hung sash (hf)

Doors

Painted coated flush hollow core (nhf)

Hardware (nhf)

Fixtures and fittings

WC fittings and partitions (nhf)

***Circle*** ***E E E H***

Ceiling

Painted sheet ? (nhf?)

Painted steel trusses (hf)

Walls

Painted textured plaster (nhf)

Painted plaster board (nhf)

Stained ply dado (nhf)

Stained timber architraves (nhf)

Stained timber skirtings (nhf)

Cast iron gallery balustrading (hf)

Floor

carpet (nhf)

Windows

-

Doors

Stained timber flush hollow core double (nhf)

Clear coated timber panelled (hf)

Hardware (rf, hf)

Fixtures and fittings

Tiered gallery seating (nhf)

# Appendix 3

## ICOMOS New Zealand Charter for the conservation of places of cultural heritage value

### Preamble

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

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this Charter sets our principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, trades persons or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the Charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this Charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its Annual General Meeting on 4 October 1992.

### 1. The purpose of conservation

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

(i). have lasting values and can be appreciated in their own right;

(ii). teach us about the past and the culture of those who came before us;

(iii). provide the context for community identity whereby people relate to the land and to those who have gone before;

(iv). provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and

(v). provide visible evidence of the continuity between past, present and future.

### 2. Indigenous cultural heritage

The indigenous heritage of Maori and Moriori relates to family, local and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the historical basis for indigenous guardianship. It recognises

the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

## 3. Conservation practice

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

(i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place and the recording of its physical condition;

(ii) community consultation, continuing throughout a project as appropriate;

(iii) preparation of a plan, which meets the conservation principles of this Charter;

(iv) the implementation of any planned work; and

(v) the documentation of any research, recording and conservation work, as it proceeds.

General principles

## 4. Conservation method

Conservation should:

(i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;

(ii) show the greatest respect for and involve the least possible loss of, material of cultural heritage value;

(iii) involve the least degree of intervention consistent with long term care and the principles of this Charter;

(iv) take into account the needs, abilities and resources of the particular communities; and

(v) be fully documented and recorded.

## 5. Respect for existing evidence

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if

assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

## 6. Setting

The historical setting of a place should be conserved with the place itself. If the historical setting non longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

## 7. Risk mitigation

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

## 8. Relocation

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

(i) the site is not of associated value (an exceptional circumstance); or

(ii) relocation is the only means of saving the structure; or

(iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

## 9. Invasive investigation

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

## 10. Contents

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

## 11. Works of art and special fabric

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

## 12. Records

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive. Some knowledge of place of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

## Conservation processes

### 13. Degrees of intervention

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site. Recreation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this Charter.

### 14. Non-intervention

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

### 15. Maintenance

A place of cultural heritage value should be maintained regularly and according to a plan, except in circumstances where it may be appropriate for places to remain without intervention.

### 16. Stabilisation

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

### 17. Repair

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

### 18. Restoration

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

### 19. Reconstruction

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture and if surviving heritage valued are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

## 20. Adaptation

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any conditions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

## 21. Interpretation

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

## 22. Definitions

For the purposes of this Charter:

***adaptation*** means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value

***conservation*** means the processes of caring for a place so as to safeguard its cultural heritage value

***cultural heritage value*** means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity

***maintenance*** means the protective care of a place

***material*** means physical matter which is the product of human activity or has been modified by human activity

***place*** means any land, including land covered by water and the airspace forming the spatial context to such land, including any landscape, traditional site or sacred place and anything fixed to the land including any archaeological site, garden, building or structure and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand

***preservation*** means maintaining a place with as little change as possible

***reassembly*** (anastylosis) means putting existing but dismembered parts back together

***reconstruction*** means to build again in the original form using old or new material

***reinstatement*** means putting components of earlier material back in position

***repair*** means making good decayed or damaged material

***restoration*** means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions

***stabilisation*** means the arrest of the processes of decay

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

13 January 1996