



CULTURE AND HERITAGE PROFILE STATEMENT

WAIPA DISTRICT COUNCIL GROWTH STRATEGY BASE CASE CULTURE AND HERITAGE

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August 2008

INTRODUCTION

Waipa District has a rich cultural heritage that reflects the past of Maori and European settlers. The principal towns and rural centers in Waipa District were initially Maori settlements. They became military towns during the Waikato campaign of the New Zealand war, 1863-64. The early towns and villages evolved into the community and commercial centers that served and grew the agricultural and dairy industry. Today the district has retained its rural base and history, but is faced with unanticipated rapid growth.

The community vision of Waipa District is of a vibrant and creative district. A district that retains its special character and heritage associated with the district towns and villages. The vision statements, embodied in the Community Outcomes review in 2007, indicated that people in the district value the District's archaeological, natural and cultural heritage. Colonial character towns, heritage buildings and archaeological sites have been identified as one of the District's strengths.

Heritage is a non-renewable asset that can easily be destroyed by demolition, earthworks, and unsympathetic development. Preservation of heritage places and the community identity linked to those places has to be planned and coordinated strategically through tools like town plans. Town concept plans can preserve heritage features while integrating new functions and increased commercial space. A need for more commercial space is just one of the demands associated with a growing population. The purpose of this review and the critique of Waipa District Council's heritage provisions is two fold:

- To identify short falls in the exiting heritage provisions, and
- To provide recommendations for cultural and historic heritage methods and strategies that will guide the District's Growth Strategy while sustaining heritage resources.

Heritage, as defined in the amendment to the Resource Management Act, comprises:

“those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures”

Waipa’s heritage includes buildings, civic structures, archaeological sites, items of cultural heritage value (artifacts, historic records, oral history), historic trees, natural heritage places, and heritage landscapes (both natural and man made). The focus of this profile is on the man made, physical marks, on the landscape.

The types of heritage that will be considered are: built heritage structures, archaeological sites, historic trees planted by settlers, streetscapes, and landscapes with historic man made features. It is acknowledged that other types of heritage exist and support the physical remains. These take the form of historic records, artifacts, and oral history. While these are important cultural and heritage resources they are outside the scope of this Base Case Profile.

Heritage on a community level is very different then heritage on a national level. What is special and historic to a local community may not be considered of significance to the NZ Historic Places Trust (NZHPT), which has a national and regional mandate for assessing significance.

The profile of heritage provisions that follows mixes historic structures, which are located primarily in the towns and village settlements, and archaeological sites. There is a cross over between the two types of heritage items. Towns are frequently constructed on top of archaeological sites and pre-1900 buildings are considered archaeological sites under the Historic Places Act 1993. Historic trees are linked to historic structures, sites, and events.

CURRENT PROFILE

TRENDS AND GROWTH

Rural residential subdivision has increased over the last fifteen years in Waipa District. This has resulted in the destruction of many unrecorded archaeological sites. Archaeological sites are sensitive to land development, particularly earthworks. In some areas sight lines once existed from one site to another, or to landmarks like Mt. Pirongia. Some lines of sight from one place to another, or view shafts, are now broken by new housing. The common follow on to suburban expansion into rural environments is the development of malls or large format stores (‘big box’ stores). Structure plans have been used to manage some of this growth and provide for amenities like the reserving of open spaces adjacent to streams or rivers. The reserved land has maintained historic view shafts, views that were part of the context of Maori and European sites in or near the subdivision.

Development also results in demand for raw resources like sand and gravel. These resources are often located on river terraces which were once Maori garden sites. Quarrying has resulted in a loss of some garden sites in parts of the district.

The increased population has stimulated commercial and industrial development. Commercial development in the towns and village settlements has adversely affected historic buildings or building fabric. The management tools that were developed to preserve cultural and heritage places in the district were developed for a slow growth in population and didn't include town concept plans.

MANAGEMENT CONSIDERATIONS

The 1991 Resource Management Act (RMA) and the 1993 Historic Places Act (HPA) provided new teeth to the protection of heritage. In response to RMA 1991, Waipa District took a progressive approach to protecting and managing the identified archaeological sites and other historic heritage features in the District. The tools included in the plan for the management of both manmade and natural heritage resources, included heritage objectives, policies, and rules. The District Plan (December 1997), heritage policies and rules are in Appendix A-1 and A2. The plan provisions are summarized as follows:

- Heritage Policy Section 12 (pages 1-125 to 128 Objectives HG1 through HG5 and Policies HG1 to HG4) (included as Appendix A-1);
- Heritage rules (Rules Section 11 pages 2-161 to 163) (included as Appendix A-2);
- Schedules of sites of particular heritage significance (Appendices 10, 11, 12, 13 and 14); and
- Residential Activities Policies 3.4.7 RS67 and RS73.7a; Commercial Activities Policies Policy CO5 and CO9; Rural Policies RU41-43, Subdivision Policies SU7, SU12, and SU15A; Appendix 1 Schedule of Effects B.5; and Central Cambridge Character Area Design Guidelines.

A notable short fall in the 1997 plan is the schedule of historic structures (Appendix 10) and archaeological sites (Appendix 11). Schedules are a tool for recognizing heritage items. Identifying all heritage objects and areas of architecture, historical, cultural, spiritual, scientific or ecological significance was recognized as Objective HG1 in the 1997 plan. Recognition allows councils to manage effects through non-regulatory and regulatory methods.

A key element that underpins scheduling is the criteria for determining significance. Criteria for determining significance are the basic assessment tool used to determine if a heritage item is scheduled and the level of significance assigned to the heritage item. Significance is based on specific criteria. The heritage provisions in the 1997 plan (Appendix 10 page 1) should be reviewed. Attention needs to be given to Environment Waikato's Regional Policy Statement (2000), which included Appendix 4: Criteria for Determining Significance of Natural and Cultural Heritage Resources. (The Environment Waikato criteria are attached as Appendix C).

The criteria for assessing heritage trees do not need to be considered unless WDC desires a change in the criteria. The heritage tree criteria are quite robust and are based on the tree evaluation criteria produced by Royal New Zealand Institute of Horticulture for registering notable trees.

The significance attributed to a heritage item is linked to the choice of management tool, i.e. non-regulatory and regulatory methods. In many cases, non-regulatory methods, in a district that values heritage, can be more affective than regulatory methods. Public recognition of a heritage building, site, place, or tree, as a significant component of the District's past may be enough. Rules associated with scheduled items should consider community benefits (tourism, community pride, healthy communities criteria, etc) and the long term costs of preservation (i.e. who pays, who vets consents for changes to buildings not registered by NZHPT, who monitors modifications to archaeological sites, etc.).

Other provisions of Environment Waikato's Policy Statement should also be considered. The heritage section of the Statement notes: "Maori heritage resources are of significant spiritual and cultural value to tangata whenua, and are an integral part of the Region's heritage". Cultural heritage sites are included in Appendix 12 of the District Plan. Consultation with Iwi and hapu in the District is vital to identify other sites that should be included in this schedule and discuss the best methods for managing these sites.

In 1997 the schedule of historic structures (Appendix 10) was compiled based on items registered by New Zealand Historic Places Trust (NZHPT), and an inventory of built heritage prepared by Dinnah Holman. Holman's inventory included items registered by NZHPT, and unregistered items that were recorded because of their historic or culture significance to the district. The heritage items were proposed for inclusion in the District plan schedule as category A or B, based on the level of their significance. A statement of significance was provided for each item. Some of the items identified by Holman (that were not registered by NZHPT) were scheduled in the District Plan, most were not. In the interim some of the items registered by NZHPT have been deleted from the NZHPT register. The heritage buildings recorded in the Holman inventory, over ten years later, should be reassessed and considered in planning for any future commercial development in the town centers and increased residential density in

the towns. Additional buildings, identified by the local community, should also be considered.

Central Cambridge Character Area guidelines were developed to ensure the preservation of the distinctive Cambridge streetscapes that characterize the town. The design guidelines have served to preserve some of the historic buildings that weren't scheduled in Appendix 10. These guidelines need to be reviewed in dialogue with the Cambridge community and the WDC planning department to determine if they have been a cost effective management tool.

No character area guidelines exist for Te Awamutu, Kihikihi, Pirongia or Ohaupo. Therefore many unscheduled buildings and character streetscapes that the community and the Waipa Heritage Committee value as significant heritage elements, are at risk. The towns and villages of Waipa District are fragile and can easily be eroded by unsympathetic development of the main streetscapes.

Appendix 11, the schedule of archaeological sites, is also incomplete. Many archaeological sites in the district have been recorded over the years, but the site recording does not represent a systematic land survey. Archaeological recording has been carried out in an ad hoc manner by members of the Waikato Archaeological Society (WAS) and New Zealand Historic Places Trust Branch Committee (HPTBC). The vast majority of the site types recorded are pa sites.

The schedule of sites is not based on a physical archaeological survey to identify all the potential sites on a block of land, nor were the sites relocated prior to listing to ensure they were in the locations recorded. This information short fall was and still is a problem because the regulatory sections of the plan are reliant on the schedule of archaeological sites as a trigger for the assessment of affects to archaeological resources prior to land development. This has obvious implications for heritage loss on land that is being subdivided and developed.

Environment Waikato also includes in the heritage section of their plan acknowledgement that: "Maori heritage resources are of significant spiritual and cultural value to tangata whenua, and are an integral part of the Region's heritage". Cultural heritage sites are included in Appendix 12 of the District Plan. Consultation with Iwi and hapu during the next District Plan review is vital to identify other sites that should be included in this schedule.

One of the non-regulatory outcomes of the District Plan was the formation of a Waipa Heritage Committee (WHC). This was a progressive step that created a partnership with the community and outside agencies. The Heritage Committee is an informal committee set up to help ensure the conservation and maintenance of the District's heritage. The Committee includes representatives from heritage organizations and community boards¹.

¹ Susan Brennan, Senior Policy Planner WDC provided the names of members of the WHC that wanted to be consulted about this profile. The members were contacted and are listed in the reference section.

The 2003 RMA Amendment (RMAA) raised the profile of heritage protection and management even higher. Heritage was elevated to a matter of national importance. Section 6 of the Act, Matters of National Importance, notes among its objectives:

“(f) The protection of historic heritage from inappropriate subdivision, use, and development.”

In October 2004 a Proposed Heritage Policy and Implementation Strategy was prepared for review by WDC. The goal of the policy and strategy document was to: “safeguard and enhance the heritage of Waipa District.” Among the actions arising from this document was a change in the operational structure of Te Awamutu Museum and Cambridge Museum. This ensured that historic records and artifacts could be provided for in direct liaison with WDC.

In December 2004 the final version of the Heritage Policy and Implementation Strategy (HPIS) was adopted by the Council. The document acknowledges that WDC’s data base is not all inclusive, and the effectiveness of the data base is reliant on periodic review and up dates. The heritage objectives and policies identified in the 1997 District Plan (Appendix A1) were acknowledged. In response to this document the Council chose to articulate, through best practice, its environmental management goal:

“To manage and enhance the natural and developed environments in a sustainable way”.

Council developed management and/ or conservation plans for Lake Ngaroto, Matakaitaki Pa, and Alexander East Redoubt. The plans have assisted, and will continue to assist in the management of these places.

The HPIS added several new planning objectives that compliment the existing 1997 objectives and policies. The existing heritage objectives are in Appendix A-1, the additional objectives are:

- Development of an Accurate and Informative Heritage Database;
- Regulation and Protection of Heritage Values;
- Heritage Advocacy and Education;
- Heritage Protection Incentive;
- Heritage Partnerships; and
- Responsible Ownership of Heritage Values.

The specific tasks that have been identified that actualize these policies are contained in the Table in Appendix A-3. Several tasks that related to district growth are discussed in the following text.

One outcome of HPIS was a commitment to the development of an accurate and informative data base for the recorded archaeological sites. Currently this work is being undertaken through a partnership with the New Zealand Archaeological Association (NZAA). John Coster, who is carrying out the site recording update on behalf of NZAA, indicated that the site record update work is 50 percent complete. Mr. Coster reported that based on the work to date, the location of approximately 50 percent of the sites could be confirmed. He estimated the location of 60 to 70 percent of the sites might need to be confirmed through field work. (He anticipated this work would commence in about July). He noted that he found no indication of any large systematic surveys, to identify sites in Waipa District. Mr. Coster is also working with local bottle collector Richard Paul who is providing information on where historic European (pre-1900) archaeological deposits are located in Kihikihi, Pirongia, and other towns and villages in Waipa District.

The maps produced by NZAA will create an accurate schedule of recorded archaeological sites. Appendix 11 will remain an inventory of recorded sites, although, not an inventory of all archaeological sites in the District. A program of systematic survey of large blocks of land would be required to create a total inventory.

No planning provisions were found in the documents reviewed that required an archaeological assessment be carried out prior to land development. The best method for handling the information short fall in Appendix 11 is to require archaeological surveys of land that has not been subject to archaeological survey. This work can be required as a part of a consent application. Assessment of affects as part of a consent application is consistent with RMA provisions. Cambridge Park, which was developed using a structure plan, was surveyed for archaeological sites prior to development. A site was identified, an authority obtained from NZHPT, and affects to archaeological features were mitigated.

Appendix 10, as noted previously is not a complete schedule of built heritage. The intent behind scheduling buildings and other heritage items is to preserve heritage resources that are considered significant. Updating Appendix 10 requires: review of Holman's 1997 inventory and site visits to determining if the buildings are still insitu, evaluation of their condition, identification of any additional information required, a commitment from museum staff to obtain any additional information they hold in their archives and records, and determining if the structures are still significant based on the District plan criteria. As was noted previously additional buildings, not identified in 1997, may also need to be considered for scheduling. Eris Parker, the Cambridge Museum Representative on the Waipa Heritage Committee, has prepared a list of buildings that should be researched and included on the district plan schedule (please see Appendix B).

Town growth has occurred through the use of structure plans for managing the effects of growth. Many of the structure plans are located in areas that have the potential for archaeological sites. Some of these areas may have been surveyed for sites, others may not have, in any case a structure plan consent should include an archaeological assessment, because of the potential for archaeological sites. Ohaupo South Rural Residential Policy Area, for example, is located in a settlement that was a military settlement, followed by a soldier-settler settlement. Cambridge Park Development area was surveyed for archaeological sites as part of the consent process. Maori borrow pits and garden areas were identified. Maori borrow pits and pa sites are also common on the land along the Waikato River near the Airport and on the plains adjacent to the Waikato River at Arapuni.

STRATEGIC OPPORTUNITIES & CONSTRAINTS

The heritage protection incentives in the 1997 Plan and PHPIS (Appendix A-3) will assist in sustaining heritage. For example the environmental and heritage protection lot incentive may be useful for managing affects of development pressures on archaeological sites and historic buildings. This incentive compensates for voluntary protection of heritage values by allowing the creation of additional titles. The intent is to protect landscapes (including archeological landscapes) and buildings that might otherwise have been compromised. Resource consent fee waivers are also provided for developments within heritage buildings.

Heritage advocacy and education is also part of the 2004 Implementation Strategy and provides an opportunity to preserve heritage in towns and settlements and rural areas through incentive. Heritage that is preserved through the incentives is a win for Council, the district, and the individual. Council provides awards annually that recognize heritage preservation work. Incentives in the form of rates relief could assist in the preservation of historic shop frontages in Cambridge, Te Awamutu, Pirongia, and Ohaupo.

The opportunity exists for the development of good Town Concept Plans, plans that incorporate design guidelines to preserve landmark streetscapes and allow new structures to be constructed that will provide for new uses. Town concept plans create an opportunity for usable public spaces and connections with civic structures that are isolated from the town centre. A demand for more retail space can provide the opportunity for Town planning that sustains the character and heritage features of Waipa towns while eliminating accretions. The urban design work necessary to accomplish this follows standard rules for mirroring existing building scale in sensitive areas; areas that contain historic streetscapes, while inserting infrastructure and linkage to new development sites.

Standard principals for increased retail development and managing larger format retail establishments include:

- Identifying, recognizing and protecting historic townscapes;
- Avoiding demolition or removal of historic buildings or structures to accommodate new retail development;
- Encourage adaptive reuse of existing buildings;
- Require new developments/ buildings to blend with the historic layout of the town (i.e. street networks, street frontages, and parking);
- Require new structures to be compatible with existing structures, i.e. match the scale, character, appearance of the surrounding buildings when viewed from the street;
- Landscape elements, significant trees and pedestrian thoroughfares should be preserved.

The towns and settlements of Waipa have retained their colonial plans. Cambridge, in particular, has strong colonial town features like a town square, with adjacent churches and civic buildings. The commercial district is a tightly grouped series of streets in both Cambridge and Te Awamutu. The townscapes are dominated by a main street or streets. Te Awamutu's growth is more linear and Cambridge includes shops near the iconic Anglican Church and outside the central commercial area. Heritage features are grouped on either side of the main highway in Ohaupo, Kihikihi, and Pirongia. The highway provides a commercial opportunity and a design constraint.

The significant streetscapes in Cambridge are already well defined in the Central Cambridge Heritage Character Area Guidelines. How effective these guidelines have been needs to be assessed in consultation with the community and planning department. Critical analysis of these guidelines will provide the basis for modification and development of guidelines for other towns in the district.

The character features of Te Awamutu, Kihikihi, Pirongia, and Ohaupo need to be identified and recorded on plans prior to developing Character Area Guidelines. Appendix D contains a list of character defining structures in Te Awamutu, Kihikihi, Pirongia, and Ohaupo, but does not include open spaces, monuments/ gardens, spatial links between public and commercial areas, etc.

Guidelines for Te Awamutu will need to provide for the commercial area and the historic area associated with St John's Church and the Mission House in Selwyn Park. Unfortunately the visual link between the Church and the Mission House is broken by the visitor centre and public toilets. When the visitor center and toilets become redundant the buildings could be demolished and new facilities built in a location that doesn't compromise the link between the Church and Mission House.

An archaeological assessment is a necessary part of a town concept plan. The purpose of the archaeological assessment is to identify the potential for pre-1900 archaeological remains. Alternatively, archaeological assessment can be done

piece meal when earthworks or new structures are proposed; this option is not best practice. Some of the work associated with archaeological overlay zones has already been done by WHC (Garrett 2008).

Archaeological overlays for the towns and villages ensures that the archaeological remains of pre-1900 sites are identified, landowners are aware of potential obligations and constraints, and the affects from development are remedied or mitigated. This prevents discovery of pre-1900 deposits during construction. Destruction of several sites has occurred during commercial development in Cambridge and Te Awamutu over the years, in most cases this has resulted in heritage loss.

There is an opportunity to recognize and promote the historic archaeological landscapes of Waipa District and the link between archaeological sites. Preservation of heritage landscapes provides for preservation of groupings of cultural and heritage resources and the rural landscapes, both are a hallmark of the District. Unfortunately, no specific work has been done on archaeological landscapes in Waipa District. The sites that might be considered landscape sites are generally listed in the district plan as one site or several individual sites. Some of the Maori and European military sites associated with the land war (such as Orakau, Rangiaowhia, and Paterangi) consist of many Maori and European military features located on farm blocks.

Some of Waipa's landscapes are iconic. Rangiaowhia (ridge) for example, is included in historic photographs, the songs of tangata whenua, and was recently one of the places that Bishop Pompalliers remains were taken when they returned to New Zealand. Rangiaowhia has links to Maori in the District and is the site of St Paul's Anglican Church and the Catholic Mission of the Holy Angels. Preservation of the rural character of Rangiaowhia through planning mechanisms that include incentives for the adjacent land owners should be considered.

Matakitaki Pa, another iconic site in the history of Waipa District, represents an opportunity for preservation of an archaeological landscape. Matakitaki Pa Reserve is largely owned by Council. The site is composed of three adjacent pa sites, encompassing most of the land included in the pa. Some of the site is still in private ownership and contains farm buildings. The views around the site are open and rural, because of the golf course on one side and the Council land on the other.

The ratepayers should be consulted so they can identify landscapes they feel are icons that reflect the unique character of Waipa District. This could be done through a newspaper article with an email and postal address. The District museums could be asked to take on this project as part of their annual work plan.

The relationship between sites was strategically important during the land war and prior. Alexandra East Redoubt is linked to Alexandra West Redoubt. Both redoubts were established at the same time on opposite sides of the Waipa River, their purpose, among others was to guard the water way which was a major transportation corridor. Alexandra East is a WDC property. Alexandra West is in private ownership. The connection is indicated by signage at Alexandra East. Some pa sites located near Maori garden sites are also obviously linked.

Identification of heritage landscapes and use of incentives, like transferable building rights, Council awards, and covenants could assist in the preservation of heritage landscapes and associated sites for future generations.

Archaeological landscapes can also consist of view shafts that were of importance as links between a pa, or redoubts, to another place. These lines of sight or view shafts provide an opportunity for preservation of sites and district cultural history. The link between pa sites and the volcanic cones needs to be discussed with the Iwi and hapu to determine if there are view shafts they feel are significant. View shafts can be preserved through plan provisions that control the height of buildings or shelter belts.

BASE CASE CONCLUSIONS

The following are a brief summary of the main conclusions drawn through the review. The conclusions are followed by a list of recommendations for further work.

- The District Plan, and Heritage Policy and Implementation Strategy provide good working provisions for managing heritage, but application of many of the plan provisions are hampered by incomplete data in Appendix 10 and 11.
- Protection and management of effects to historic structures using the existing planning rules is possible if Appendix 10 is updated.
- Protection and management of effects to archaeological sites is problematic. While updating the existing inventory of recorded sites will increase the management of effects to those sites unrecorded sites will continue to be affected. Carrying out a complete or even partial physical survey of the District to identify archaeological sites would be extremely expensive, because of the number of hours required for a walk over survey by archaeologists. Therefore a plan rule that requires archaeological assessment of land proposed for development prior to obtaining a consent is required.

- The Cambridge Character Area Guidelines need to be reviewed in consultation with the community and planning department to determine if they have performed and are cost effective.
- There is no protection for unsympathetic development on the main street(s) of Te Awamutu's, Kihikihi, Ohaupo, or Pirongia. The affects of commercial growth in the historic towns and villages in the district could rapidly erode the heritage character of the townscapes. Town concept plans with design guidelines should be used to manage commercial growth in Cambridge, Te Awamutu, Kihikihi, Ohaupo, and Pirongia.
- Heritage landscapes exist in the District but have been given minimal attention. Some of Waipa Districts landscapes are iconic, both locally and nationally. The identification and scheduling of heritage landscapes provides for the preservation of archaeological sites, buildings, and rural land.
- The creation of view shafts provides an opportunity to connect one heritage place with another and link a visitor to the site's history.

RECOMMENDATIONS FOR FURTHER WORK

- Require archaeological assessments prior to land development.
- Hold hui with local Iwi and discuss additions to the schedule of cultural heritage items, landscapes, view shafts, and management.
- Review the buildings, civic structures and items of cultural heritage value schedule.
- Review the criteria for determining significance of cultural heritage resources.
- Prepare Town and Village Concept Plans for Cambridge, Te Awamutu, Kihikihi, Pirongia, and Ohaupo.
- Review the Central Cambridge Character Area Guidelines in dialogue with the Cambridge Community.
- Prepare Central Te Awamutu Character Area Guidelines, and guidelines for Pirongia, Kihikihi, and Ohaupo.
- Request NZAA alert WDC to any archaeological landscapes that are apparent in their update of the Districts archaeological data base.

- Request public comments on iconic landscapes in Waipa District.
- Prepare a schedule of historic archaeological landscapes.
- Record any heritage links between listed trees and adjacent buildings or archaeological sites.

REFERENCES

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Environment Waikato

2000 Operative Regional Policy Statement.

<http://www.ew.govt.nz/policyandplans/rpsintro/rps/RPS3.15.1.htm>

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2004 Proposed Heritage Policy & Implementation Strategy, 22 October-15 November 2004. On file Waipa District Council.

2004 Heritage Policy And Implementation Strategy, 21 December 2004. On file Waipa District Council.

2006 Draft Waipa Urban Growth Strategy; Commercial Land, June 2006. On file Waipa District Council.

2007 Waipa District Growth Strategy and Implementation Plan, December 2007. On file Waipa District Council.

Note: * Susan Brennan, Senior Policy Planner WDC, noted that these members of the Waipa Heritage Committee wished to speak with me about the based case issues.

APPENDIX A-1 WAIPA DISTRICT COUNCIL HERITAGE OBJECTIVES AND POLICIES

Objective HG1

To identify in the District Plan all heritage objects and areas of architectural, historical, cultural, spiritual, scientific or ecological significance.

Objective HG2

To develop an effective process for consultation with the Historic Places Trust and other Heritage Protection Authorities established to ensure that any proposed activity (whether permitted or where a consent is required) will not have a detrimental effect on any heritage item or areas.

Objective HG3

To ensure that the most appropriate and sensitive consultation process is established with the Iwi Authorities and the tangata whenua.

Objective HG4

To protect heritage objects and areas from adverse effects of incompatible uses and activities.

Objective HG5

To develop incentives and inducements to ensure the retention and enhancement of heritage items.

Policy HG1

To clearly identify in the District Plan all heritage objects and areas that have high conservation or heritage status.

Policy HG2

To respect the sensitivity of Iwi in identifying the location of places which are waahi tapu or have some aspect of taonga associated with them.

Policy HG3

To require notification of proposed developments involving identified Heritage Objects and Areas.

Policy HG4

To identify significant stands of bush or trees and significant specimen trees in the District Plan, and devise a variety of methods to ensure their protection.

Policy SU 15A

To provide for the subdivision of Environmental or Heritage Protection Lots to encourage the legal protection of areas and sites of recognized value to the District and communities, and ensure ongoing management to maintain or enhance their environmental quality.

APPENDIX A-2 WAIPA DISTRICT COUNCIL HERITAGE RULES

2-101
Heritage Rules

11. HERITAGE

11.1 GENERAL

The following Rules are designed to protect significant buildings and other structures, archaeological sites, cultural sites and selected individual trees. These Rules are only one mechanism for preserving the District's heritage - other Council initiatives are programmed through the Annual Plan and Budget process.

Sites of particular heritage significance are scheduled in Appendices 10, 11, 12, 13 and 14 and the approximate locations are marked on the Planning Maps.

(Refer to Objectives HG1, HG4, Policies AD4, HG1-HG4, RU41-RU43, RS59)

11.1.1 RULE - Heritage Orders

Where a Heritage Order as provided for under the Resource Management Act has been confirmed for something, this shall be noted in the District Plan without the need for a Plan Change. No work on any item subject to a Heritage Order may be carried out if contrary to the terms of that Order.

11.1.2 RULE - Heritage Resources

Heritage resources which are the subject of a Section 188 application (heritage protection authority status) shall be subject to the Rules in this Section applicable to Appendix 10.

NOTE: At the time of public notification of this Plan, no Heritage Orders had been confirmed.

11.2 PRESERVATION & CONSERVATION OF BUILDINGS & OTHER OBJECTS IN APPENDIX 10

11.2.1 RULE - Work Prohibited

Until the appropriate resource consent is obtained under Rule 11.2.3 or Rule 11.2.4, except as provided in Rule 11.2.2, no person or body shall carry out any excavation, construction, demolition or other work in or on any building, wahi tapu, toonga, object or area as listed in Appendix 10, which is likely to endanger, damage, remove, alter or otherwise detract from the architectural, historical or scientific features or other interest or visual appeal of the building, object, or area listed as protected in Appendix 10.

(Refer to Policy HG1)

11.2.2 RULE - Permitted Activities; Redecoration, Restoration, Minor Alterations or Minor Additions

Notwithstanding Rule 11.2.1, the redecoration and restoration of any original fabric or detailing and minor works of alterations or addition shall be a Permitted Activity, provided that it is carried out in the same manner and design and with similar materials to those originally used and does not detract from any architectural, historical, scientific or other feature of the building or object as protected in Appendix 10.

(Refer to Policy CO5)

11.2.3 RULE - Discretionary Activities; Alterations or Additions

Except as provided in Rule 11.2.2, any alteration or addition to a building or an object listed in Appendix 10 is a Discretionary Activity and shall be considered in accordance with Rule 11.2.5. The application should include detailed drawings to scale of the proposed alteration or addition and the existing item as well as photographic material and an appropriate assessment of effects in accordance with Rule 1.5.2.

(Refer to Part 1 Section 1.9.5.4, Policy CO5)

11.2.4 RULE - Discretionary Activities; Relocation or Demolition

a) The relocation or demolition of a building or an object listed in Appendix 10 is a Discretionary Activity and shall be considered in accordance with Rule 11.2.5 and subject to the following procedure:

- The Council may publicly notify the proposal and shall serve notice of the proposal on the New Zealand Historic Places Trust and on such other interested groups or bodies as the Council thinks fit.
- Prior to giving any effect to the proposal, such plans, photographs and other information as the Council may require shall be supplied by the owner to enable an adequate record to be made.

(Refer to Part 1 Section 1.9.5.4, Part 3 Section 6)

11.2.5 RULE - Discretionary Activity Assessment Criteria

Council shall have regard to the following matters in respect of any application relating to a heritage resource listed in Appendix 10:

- the category in which the resource is listed and the reasons why it has been listed;
- the nature, form and extent of the proposed development, the effect of these factors on the character of the listed feature;
- any conservation plan or assessment of environmental effects submitted with the application;
- whether the application is in accordance with any relevant iwi management plan;
- whether the consent of the Historic Places Trust has been obtained; and
- the written consent, where necessary, of the relevant Heritage Protection Authority where the feature is the subject of a Heritage Order.

An applicant for a resource consent should have regard to the 'ICOMOS New Zealand Charter for the Conservation of Cultural Heritage Value - 1993' a copy of which is reproduced in Appendix 19.

(Refer to Policies C05, HG1, HG3)

11.3 PRESERVATION OF ARCHAEOLOGICAL SITES INCLUDING THOSE IN APPENDIX 11

NOTE: Under the Historic Places Act 1993 sites associated with human activity that occurred before 1900 are protected whether or not they are registered by the Trust and authority to destroy or modify any archaeological evidence is required from the Trust. Known archaeological sites are scheduled in Appendix 11 and shown on the Planning Maps for information. Persons finding other evidence of pre-European occupation of sites within the District are asked to contact the Council or the Historic Places Trust.

(Refer to Rule 11.4.1)

11.4 PROTECTION OF ARCHAEOLOGICAL SITES AND CULTURAL HERITAGE SITES IN APPENDICES 11 AND 12

11.4.1 RULE - General

No alteration shall be made to landform, trees, bush or any other physical feature or structure on

any heritage site included in Appendices 11 and 12 or any *whāriki* or *wahi tapu* and other *taonga* sites identified in any consultative process except with the consent of the Council and/or the appropriate Heritage Authority where it is necessary to do so for the preservation of the heritage values of the site or for matters of public safety.

Provided that this Rule shall not apply to:

- a) Any land included in an Open Space Covenant under Section 22 of the Queen Elizabeth the Second National Trust Act 1977.

Activities which do not comply with Rule 11.4.1 shall be Discretionary Activities in relation to this matter and shall be considered under 11.4.2.

(Refer to Policies RU63-2.3.4.1, RU41-43, RS73, HG1-HG3, Appendix 19)

11.4.2 RULE - Discretionary Activity Assessment Criteria

Council shall have regard to the following matters in respect of any application relating to a heritage resource listed in Appendices 11 and 12:

- the category in which the resource is listed and the reasons why it has been listed;
- the nature, form and extent of the proposed development, the effect of these factors on the character of the listed feature;
- any conservation plan or assessment of environmental effects submitted with the application;
- whether the application is in accordance with any relevant iwi management plan;
- whether the consent of the Historic Places Trust has been obtained; and
- the written consent, where necessary, of the relevant Heritage Protection Authority where the feature is the subject of a Heritage Order.

An applicant for a resource consent should have regard to the 'ICOMOS New Zealand Charter for the Conservation of Cultural Heritage Value - 1993' a copy of which is reproduced in Appendix 19.

(Refer to Policies, HG1, HG2)

**11.5 PRESERVATION OF SELECTED TREES
IN APPENDIX 13**

11.5.1 RULE - General

No person or body shall destroy, remove, damage or otherwise adversely affect any tree listed in Appendix 13 without Council consent as a **Discretionary Activity**.

(Refer to Policy MG4)

NOTE: Trees located on Council owned land will not be scheduled within Appendix 13 but will be administered under separate Council policy.

**11.5.2 RULE - Discretionary Activity Application
Procedures and Assessment Criteria**

- a) Applications to destroy, remove, damage or otherwise adversely affect any tree listed in Appendix 13 shall include an explanation of the perceived necessity for this action.
- b) The Council may grant consent as a Discretionary Activity where it is satisfied that one or more of the following circumstances exist:
 - the tree or trees are dead, dying, severely diseased, or have lost the qualities for which they were identified;
 - the tree or trees have become a danger to human life;
 - the tree or trees are causing or will cause serious damage to buildings or other property, or are likely to do so;
 - the tree or trees interfere with an existing or planned utility structure or a watercourse for which no alternative route or location is available; and/or
 - the tree or trees are subject to a Court Order in terms of the Property Law Act 1952 (S.129(C)(5)(a)), or other legislation.

Where consent is given for the removal of trees, the Council may require replacement planting as a condition of consent.

(Refer to Policy MG4, Part 1 Section 12.4.4)

**APPENDIX A-3HERITAGE POLICY AND IMPLEMENTATION STRATEGY;
WAIPA DISTRICT COUNCIL DECEMBER 2004**

TABLE OF ADDITIONAL HERITAGE OBJECTIVES;

Policy Areas	Key Outcomes & Objectives	Key Tasks
Heritage Database	<ol style="list-style-type: none"> 1. Accurate & Informative Heritage database 	<ul style="list-style-type: none"> • Review & update of Plan Appendices • Develop and maintain a 'buildings at risk' register • Classification & title check of Council properties.
Regulation & Protection	<ol style="list-style-type: none"> 1. Effective and enforceable regulations. 2. Development and promotion of non-regulatory protection mechanisms. 	<ul style="list-style-type: none"> • Continued administration and review of the District Plan heritage provisions. • Enforcement of breaches to heritage regulations. • Liaison with property owners to encourage use of protective covenants.
Advocacy & Education	<ol style="list-style-type: none"> 1. Increased awareness through promotion of heritage trails and associated publications 2. Access to educational & informative museum collections. 	<ul style="list-style-type: none"> • Liaison with heritage stakeholder groups to identify promotional opportunities. • Facilitate or fund publications as appropriate. • Continued support for Te Awamutu and Cambridge Museums.
Proposed Additional Policy	To encourage heritage trails as a means of promoting heritage education and awareness.	

Policy Areas	Key Outcomes & Objectives	Key Tasks
Heritage Protection Incentives	<ol style="list-style-type: none"> 1. Voluntary protection of heritage values. 2. Heritage protection is perceived as a rewarding and worthwhile initiative, rather than unwanted intervention. 	<ul style="list-style-type: none"> • Development and promotion of incentives. • Successful initiatives are rewarded and recognised. • Judicious use of 'environmental protection lots' and 'transferable development lots'. • Waiving of fees for heritage-based resource consents.
Policy Areas	Key Outcomes & Objectives	Key Tasks
Heritage Partnerships	<ol style="list-style-type: none"> 1. Meaningful and productive partnerships are established with heritage stakeholder groups. 2. WDC is recognised as an informed and knowledgeable heritage stakeholder. 	<ul style="list-style-type: none"> • Maintain consultation protocols with NZHPT, WHC, DOC, MEIT and NITOW. • Maintain staff representation on WHC, MRC and NITOW. • Maintain Council representation on the Te Awamutu Museum Trust Board. • Negotiate Council representation on the Cambridge Museum's governing body. • Development of options to assist with operational needs of the District museums. • Heritage successes are publicised beyond Waipa District.

APPENDIX B
LIST OF BUILDINGS AND BUILDING TYPES RECOMMENDED FOR
INCLUSION IN THE HERITAGE SCHEDULE; Received from Eris Parker,
Cambridge Museum Representative on the Waipa Heritage Committee

(Note: many of the items noted are in addition to the structures included in the 1997 Heritage Inventory Prepared by Dinnah Holman)

Cambridge Club Rooms - Corner Dick & Alpha Streets (*Holman inventory*)
Cambridge Domain - Memorial Gates (*Holman inventory Thomas Wells Memorial Gates*)
Camp Cambridge - Ten Star Redoubt
Dairy Factories (*Holman inventory- 3643 Cambridge Road and Frencourt Dairy Factory*)
Fencourt Church (*Holman Inventory*)
Gasworks (*Holman inventory- Cambridge*)
Hitching Rail
Houses (*note specific houses were not listed*)
Intermediate / Middle School (*Holman inventory, Cambridge intermediate*)
Kaipaki School (*Holman inventory*)
Kaipaki Church (*Holman inventory*)
Power Board Building (*Holman inventory Empire St Cambridge scheduled on District Plan #36*)
Roman Catholic Church - St Peters (*Holman inventory*)
Victoria Street Facades - North Side
Farmers' Meat Co (Cambridge Travel)
W Cubis (Wine Cellar)
Easters (Fashion & Health)
Mrs Watson (Model Shop)
Nixon (Gifts / Waynes / Edmeades)
George Calverts Chambers (Link to Article)
(New Centreway)
E H Leigh Chemist
(Veale) Bookshop
Chemist
Sports Shop
The Triangle
Priestleys Building 1913 (South Victoria Street) (*Holman inventory*)
Central Hotel
Veale Buildings
'Whitiora' Nursing Home

Note: Several of the commercial buildings may have also been included in the Holman inventory)

Consultation with the Waipa Heritage Committee is recommended prior to compiling a revised Appendix of Buildings and civic structures and items of cultural heritage value.

**APPENDIX C
ENVIRONMENT WAIKATO CRITERIA FOR DETERMINING SIGNIFICANCE OF
CULTURAL HERITAGE RESOURCES**

Appendix 4:

Criteria for Determining Significance of Cultural Heritage Resources

1. The significance of cultural heritage resources in the Region shall be determined using criteria including the following:
 - i) the extent to which the place reflects important or representative aspects of Waikato or New Zealand history;
 - ii) the association of the place with the events, persons, or ideas of importance in Waikato or New Zealand history;
 - iii) the potential of the place to provide knowledge of Waikato or New Zealand history;
 - iv) the importance of the place to tangata whenua;
 - v) the community association with, or public esteem for, the place;
 - vi) the potential of the place for public education;
 - vii) the technical accomplishment or value, or design of the place;
 - viii) the symbolic or commemorative value of the place;
 - ix) the importance of historic places which date from periods of early settlement in Waikato;
 - x) rare types of historic place;
 - xi) the extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape; or
 - xii) the integrity and state of preservation.

APPENDIX D HERITAGE BUILDINGS IN THE COMMERCIAL AREAS OF TE AWAMUTU, KIHIKIHI, PIRONGIA, AND OHAUPO

The buildings listed below should be considered in town concept plans and when developing architecture guidelines for character areas. The lists are drawn from the 1997 Holman Inventory and have not been rechecked through a site visit to assess their current condition. Nor has a new survey of buildings, archaeological sites, and reserves been carried out to identify other buildings and heritage elements that might contribute to a character area.

TE AWAMUTU

Location: Alexander Street and corner of Bank Street

Burchell's Buildings
Burns House
Post Office
Tesdaile Building
Thompson Brothers Building

Location: Alexander Street

Alexandra Building
Gifford's Building
Regent Theatre
Spinley's Building

Location: Sloan Street

Empire Theatre

KIHIKIHI

Location: Leslie Street

Christchurch Anglican Church
Kihikihi Town Hall

Location: Lyon Street

Alpha Hotel
Former Police House
Kihikihi War Memorial
Temple Cottage
Former Teachers Residence
(Star Hotel is proposed for demolition)

PIRONGIA

Location: Franklin Street

Pirongia Playcentre
Pirongia Public Library
Alexander Hotel
Pirongia Memorial Hall

OHAUPO

Location: Great South Road

Ohaupo Bakery
Ohaupo Memorial Hall
K Cees Place