

Historical Heritage

Issues

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

Historic heritage is broadly defined in the Resource Management Act 1991 (RMA) as '*natural and physical resources that contribute to an understanding and appreciation of New Zealand's social history and cultures*'. Historic heritage values are diverse, and may result from a range of qualities, including archaeological, cultural, historic, and natural factors. Included are historic sites, *structures*, places and areas, *archaeological sites*, sites of significance to Māori (including *wāhi tapu*), and associated surroundings.

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

Collectively, *historic heritage resources* provide:

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

Safeguarding *historic heritage* for future generations requires an appreciation of *historic heritage* values. The degree of relevance and significance of particular places, features, customs or traditions to local and wider community sectors determines their appropriate level of protection. Ensuring that

historic heritage remains well-maintained, structurally sound, and protected against natural hazards assists in sustainably managing the on-going needs of the District's present and future generations.

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

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

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

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

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

In identifying *historic heritage* for protection within the District, Council's emphasis is on historic heritage already listed by Heritage New Zealand; sites and areas of significance to Māori identified by iwi/hapū; and locally, regionally and potentially nationally significant items identified by Council as

part of a staged programme in conjunction with the Northland Regional Council. However, Council also envisages this formal process being off-set by additional, more modern approaches to recording, relating and celebrating the stories and events of the past, including non-statutory methods such as heritage trails and information plaques that have proved successful in Whangarei's Town Basin.

Note:

1. *Chapter HH (Historical Heritage) is designed to serve as a framework/overview for historic heritage issues generally, with subsection Built Heritage (BH) addressing specific provisions associated with built heritage (buildings, sites, objects and related surroundings). It is intended that a further subsection (Archaeological Sites and Sites and Areas of Significance to Māori) will be integrated into the chapter as the rolling review of the District Plan progresses.*
2. *Most trees classed as 'Heritage Trees' in the District Plan are regarded as notable more for their amenity or botanical values than heritage significance. Any review of those provisions (beyond those specifically assessed as being integral to the surrounds of a scheduled heritage building) are likely to concentrate on their contribution to the District's amenity, biodiversity and open space values and will not form part of the Historical Heritage chapter.*

Objectives

HH-01 Heritage Values

The diverse *historic heritage resources* that reflect *historical and cultural heritage values* at a local, regional and national level are identified, assessed, and protected for the well-being of existing communities and future generations.

HH-02 Tangata Whenua

The relationships of *tangata whenua* with sites and areas of spiritual, cultural or historical significance are recognised and provided for.

HH-03 Identification and Protection

Identification and protection of *historic heritage* is undertaken in consultation with statutory organisations with heritage interests, affected landowners, local communities and *tangata whenua*, while recognising:

1. Heritage New Zealand's advisory functions and overarching responsibility for the protection of *archaeological sites* within New Zealand and for identifying *historic heritage* for entry on the New Zealand Heritage List / Rārangi Kōrero.
2. Northland Regional Council policies and procedures relating to *historic heritage* in the coastal environment.
3. The role, obligations and contributions of owners of *historic heritage*.

4. *Tangata whenua*, as guardians (or *kaitiaki*) of the past, and relevant iwi planning documents.

HH-O4 Adverse Effects

The District's *historic heritage resources* are protected from adverse effects of *subdivision*, use and development including damage, destruction, decay, neglect, and unsympathetic additions or alterations, and (where possible) from natural hazards.

HH-O5 Information

Historic heritage information held by Council is regularly maintained, reviewed, updated, and accessible to the public except where disclosure could be prejudicial to privacy or the protection of the *historic heritage* resource.

HH-O6 Fostered and Enhance

Community awareness, appreciation and celebration of *historic heritage* and *sense of place* within the District is fostered and enhanced through a combination of regulatory and non-statutory initiatives.

Policies

HH-P1 Identification, Assessment and Scheduling of Built Heritage Items

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

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

- e. Any required plan change fees/deposits.

HH-P2 Internal and External Influences

To protect the context and *integrity of historic heritage resources* scheduled in the District Plan by:

1. Requiring careful design and location of *subdivision*, use and development in order to retain physical elements of *historic heritage*, and where practical enhance public use, visibility and access.
2. Restricting the demolition and relocation of *built heritage* resources and inappropriate modifications, additions or alterations.
3. Recognising the collective value of groups of heritage buildings, *structures* and/or places, (including *scheduled historic areas* and landscapes) particularly where these are representative of the district, region's or nation's historic settlements, architecture, periods in history, or district-wide heritage themes.
4. Discouraging activities that compromise important spiritual or cultural values held by Māori/ *Mana Whenua* and /or the wider community associated with particular *historic heritage* places or features.

HH-P3 Adverse Physical and Visual Effects

To protect *historic heritage* from adverse physical and visual effects of internal and adjacent *subdivision*, land use and *earthworks* particularly where:

1. Proposals are in proximity to *scheduled built heritage* resources, known *archaeological sites*, or sites of significance to Māori.
2. The presence of *archaeological sites* is likely, particularly adjacent to the coast, *rivers* and *streams*.
3. Subdivision or development would result in the loss, damage, fragmentation or separation of *historic heritage resources*.
4. Public views of the historic heritage resource, or public access would be lost or obstructed.

HH-P4 Different Forms of Historic Heritage

To acknowledge the relationships between different forms of *historic heritage* within *scheduled historic areas* by requiring that future *subdivision* and development within such areas consider:

1. Individual and cumulative effects on *historic heritage* values.
2. Themes or connections linking *historic heritage resources*.
3. The character, scale, form and intensity of existing and proposed built development.

4. Effects on the surrounding environment including landscapes and streetscapes.

HH-P5 Increase Public Awareness

To increase public awareness of the nature and location of *historic heritage resources* by ensuring regularly updated information maintained by Council is accessible to the public, including through means such as:

1. District Plan Heritage Schedules and District-Wide Matters maps.
2. Access to Heritage New Zealand Lists.
3. GIS mapping information based on data provided by Heritage New Zealand and the NZ Archaeological Association to satisfy statutory requirements associated with the issuing of Land Use Information Memoranda (LIMs) and Project Information Memoranda (PIMs), and in the assessment and monitoring of resource consent applications.
4. Conditions of resource consent.
5. Use of alert files, where disclosure of sensitive information could prejudice privacy or protection of the heritage resource.
6. Assistance in interpreting requirements for *seismic upgrading* of earthquake-prone heritage buildings in terms of Building Act 2004, related earthquake legislation and Council Policies.
7. Interpretation through an on-going programme of public education, e.g. signage information.

Note:

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

Built Heritage Provisions

Issues

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

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

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

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

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

Note:

1. *The following Chapter Historic Heritage and Built Heritage provisions form the basis of assessment for resource consent applications relating to scheduled built heritage throughout the District:*
 - a. *The overarching Historic Heritage objectives.*
 - b. *The overarching Historic Heritage policies.*
 - c. *The Built Heritage objectives and policies.*
 - d. *Activity status listed in HH-BH-R1 – HH-BH-R8.*
 - e. *Assessment criteria and implementation methods for discretionary activities specified in HH-BH-R9.*

Objectives

HH-BH-O1 Built Heritage Items

Examples of *built heritage* items or areas that individually or collectively represent the district's significant *historic heritage* values or themes, are identified, assessed and scheduled for protection in the District Plan.

HH-BH-O2 Vulnerability of Built Heritage

The vulnerability of *scheduled built heritage* resources to physical damage, unsympathetic additions or alterations and on-going *maintenance* costs is recognised and appropriately managed.

HH-BH-O3 Dry Stone Walls

Dry stone walls of historic, cultural, amenity and landscape value to the community are maintained and protected throughout the district.

HH-BH-O4 Adaptive Re-use and Alternative Management

Adaptive re-use and alternative management of *built heritage* resources are encouraged where these do not detract from their heritage values or significantly affect the adjacent environment.

HH-BH-O5 Non-Regulatory Measures

Formal protection of *built heritage* is complemented by non-regulatory measures such as local ‘*sense of place*’ initiatives.

Policies

HH-BH-P1 Levels of Significance

To identify and schedule in the District Plan *built heritage* items and historic areas of significance to the district in terms of listed criteria, while distinguishing between two levels of significance:

1. Group A: Comprising items of special or outstanding significance, including the most significant examples of their type in the District.
2. Group B: Comprising items of historical or cultural significance in the District.

HH-BH-P2 Assessment Criteria

To adopt a consistent and informed approach to sustainably managing *built heritage* within the district by satisfying at least one of the following criteria when identifying, assessing, and scheduling built heritage:

1. Archaeology: The resource has the potential to contribute significantly to our understanding of human history or archaeological research through investigation using archaeological methods.
2. Architecture: The resource is significant due to design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural elements.
3. Technology: The resource demonstrates innovative or important methods of design, construction materials or techniques, or has potential to contribute information on technical history.

4. Scientific: The resource has the potential to provide significant scientific information about the history of the district, region or nation.
5. Rarity: The resource is unique, uncommon or rare at a district, regional or national level.
6. Representativeness: The resource is an excellent example of its class in terms of design, type, use, technology, time period or other characteristic.
7. *Integrity*: The resource retains a high proportion of its original characteristics and *integrity* compared with other examples in the District.
8. Context: The resource forms part of an association of heritage sites or buildings which, when considered as a whole, become important at a district, regional or national scale.
9. Vulnerability: The resource is vulnerable to deterioration or destruction or is threatened by land use activities.
10. People: The resource is directly associated with the life or work of a well-known or important individual, group or organisation.
11. Events: The resource is associated with locally, regionally or nationally significant historic event or events.
12. Patterns: The resource is associated with important aspects, processes, themes or patterns of local, regional or national history.
13. Identity: The resource provides, or significantly contributes to, a *sense of place*, community identity or cultural or historical continuity.
14. Public esteem: The resource is held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other social or cultural sentiment.
15. Commemorative: The resource has symbolic or commemorative significance to past or present users or their descendants, resulting from its special interest, character, landmark, amenity or visual appeal.
16. Education: The resource contributes, through public education, to peoples awareness, understanding and appreciation of New Zealand's history and cultures.
17. *Tangata whenua*: The resource place or feature is important to *tangata whenua* for traditional, spiritual, cultural or historic reasons (with criteria for Sites of Significance to Māori to be determined by hapū).
18. Statutory: The resource is recognised nationally or internationally, including:
 - a. World Heritage Site status under the World Heritage Convention 1972.
 - b. Listing under the Heritage New Zealand Pouhere Taonga Act 2014.

- c. Recognition as having significant heritage value under a statutory acknowledgement (statement in Treaty of Waitangi settlements recognising the mana of *tangata whenua* groups in relation to identified sites and areas) or other legislation.

HH-BH-P3 Protection of Scheduled Built Heritage Items from Internal and/or External Influences

To avoid, remedy or mitigate potential adverse effects on *built heritage* resources and associated heritage values arising from:

1. Incompatible physical works to *scheduled built heritage* items.
2. Inappropriate subdivision use or development within the surrounds of a *scheduled built heritage* item or *scheduled historic area*.
3. Inappropriate subdivision or development on adjacent *sites* in proximity to *scheduled built heritage*.

HH-BH-P4 Demolition, Destruction or Significant Change to Scheduled Built Heritage Items

To restrict activities within *sites* containing *scheduled built heritage* items that would result in the demolition, destruction or significant change to:

1. The interiors of:
 - a. Scheduled Group A *built heritage* items.
 - b. Scheduled Group B *built heritage* items (where interiors are scheduled in HH-BH Appendix 1).
2. The exteriors of scheduled Group A and B *built heritage* items.
3. The surroundings of scheduled Group A and B *built heritage* items, particularly where surroundings are specifically scheduled in the District Plan.

HH-BH-P5 Repairs and Maintenance

To enhance the sustainability of *scheduled built heritage* items and recognise 'living heritage' by encouraging and enabling *repairs* and *maintenance* where:

1. *Repairs* retain historic *fabric* as far as possible, and make good deteriorated or damaged material using the same or similar materials, detail, finish, texture, form and design.
2. *Maintenance* and *repairs* do not result in a change to the form, detailing or scale of the *building* or structure.

3. Painting is not applied to previously unpainted surfaces or render applied to previously unplastered surfaces.
4. Cleaning does not use abrasive or high pressure cleaning such as sand or water blasting.

HH-BH-P6 Additions and Alterations

To preserve the *integrity* of scheduled heritage items and values when undertaking *additions and alterations*, particularly external works, by:

1. Retaining the predominant style, design and character features.
2. Recognising age, scale, character and locational context.
3. Maintaining compatibility in terms of form, materials and colour.
4. Minimising the loss of *fabric*, structural modifications or increases in *building and major structure coverage*.
5. Focusing on the *repair* of features rather than replacement.
6. Avoiding alterations to street frontage façades.
7. Avoiding constructing and locating *buildings* or *major structures* between the listed heritage item and the street/*road* or other *public place*.
8. Limiting the size, location and visibility of dish antenna and aerial *structures*.

HH-BH-P7 Seismic Upgrading

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

HH-BH-P8 Dish Antenna and Aerial Structures

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

HH-BH-P9 Adaptive Re-Use and Alternative Ownership/Management of Built Heritage

To encourage and facilitate on-going use or *adaptive re-use* of *built heritage* items (including through possible relaxation of underlying development controls such as parking requirements) where this will secure their long-term viability, *conservation* or protection without leading to significant adverse effects on the surrounding environment.

HH-BH-P10 Alternative Methods

To encourage alternative methods of management, ownership, guardianship, or sponsorship of *built heritage* resources, including public *buildings* and *major structures*, where:

1. Heritage values will not be compromised.
2. The long-term viability, protection or *conservation* of the heritage resource will be secured or enhanced.
3. Benefits such as improved access to funding can be achieved.

HH-BH-P11 Role of Owners

To acknowledge the role of owners of *scheduled built heritage* resources as guardians of the past, and to support their efforts to conserve, maintain and enhance their heritage assets, including through possible use of financial instruments such as rates relief, grants, and waiver of resource consent fees.

HH-BH-P12 Dry Stone Walls

To protect *dry stone walls* of historical, cultural and amenity value to the community through:

1. Blanket protection of *dry stone walls* throughout the District.
2. Providing information and advice to the public, including Geographic Information Systems information on the location of protected *dry stone walls*.
3. Discouraging planting close to *dry stone walls*.
4. Encouraging proactive *maintenance*, for example *repair* of capping stones.
5. Recommending consultation with Heritage New Zealand where *dry stone walls* are estimated to have been constructed prior to 1900 or their age is in doubt.
6. Limiting works affecting existing *dry stone walls*, other than:
 - a. *Repairs or maintenance* in situ using traditional methods, design and materials.
 - b. Removal of up to 6m length of wall for *accessway* purposes only, where no alternative *accessway* exists.

Rules

HH-BH-R1 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.

2. The activity is not prohibited under any rule of the District Plan.

HH-BH-R2 Dish Antenna

All Zones

Activity Status: Permitted

Where:

1. The dish antenna does not exceed a diameter of 0.9m on a scheduled built heritage item or within its surrounds when it is visible from a street or other *public place*.

Activity Status when compliance not achieved: Discretionary

HH-BH-R3 Works to Existing Dry Stone Walls

All Zones

Activity Status: Permitted

Where:

1. The works are for:
 - a. *Repairs or maintenance* in situ using traditional methods, design and materials.
 - b. Removal of up to a total 6m length of wall per *site* for *accessway* purposes only, where no alternative *accessway* exists.

Activity Status when compliance not achieved: Discretionary

HH-BH-R4 Works to Scheduled Built Heritage Items

Activity Status: Permitted

Where:

1. The works do not involve any of the following:
 - a. Demolition, destruction, or relocation (on-site or off-site) of a scheduled Group B built heritage item.
 - b. Internal or external additions or alterations (other than *repairs or maintenance*) to a scheduled Group A built heritage item.
 - c. Internal alterations (where interiors are scheduled in HH-BH Appendix 1 – Schedule of Built Heritage Items) or external additions or alterations (other than *repairs or maintenance*) to a scheduled Group B *built heritage* item.

- d. Structural upgrading of a scheduled Group A built heritage item for seismic reasons where works involve internal or external alterations.
- e. Structural upgrading of a scheduled Group B built heritage item for seismic reasons where works involve external alterations visible from a street/road or other *public place*.

Activity Status when compliance not achieved: Discretionary

HH-BH-R5 Construction or Alterations to Buildings and Major Structures Within a Site or Scheduled Historic Area in which a Scheduled Built Heritage Item is Located

Activity Status: Permitted

Where:

1. The site or *scheduled historic area* is not in a Residential Zone, Settlement Zone or Business Zone.
2. The proposed works are not within 20m of a *built heritage* item in any Zone (excluding a Residential Zone, Settlement Zone or Business Zone).
3. The proposed *buildings* and *major structures* are not located between a scheduled built heritage item and the street/road or other *public place*.

Activity Status when compliance not achieved: Discretionary

HH-BH-R6 Construction or Alterations of Buildings and Major Structures on Sites Immediately Adjoining the Site of a Scheduled Built Heritage Item

Activity Status: Permitted

Where:

1. The proposed works do not exceed bulk and location controls of the underlying Zone relating to height, *height in relation to boundary*, maximum coverage or density.
2. The proposed works (in a Residential Zone, Settlement Zone or Business Zone) are set back at least 5m from the common *boundary* except where a minimum separation of 20m is maintained between the proposed works and the scheduled built heritage item.
3. The proposed works are set back at least 20m from the *built heritage* item in any Zone (excluding a Residential Zone, Settlement Zone or Business Zone).

Activity Status when compliance not achieved: Discretionary

HH-BH-R7 Adaptive Re-Use of Scheduled Built Heritage Items

Activity Status: Permitted

Where:

1. *Adaptive re-use of built heritage* items does not infringe underlying Zone development controls.

Activity Status when compliance not achieved: Discretionary

HH-BH-R8 Demolition, Destruction, or Relocation (On-Site or Off-Site) of a Scheduled Group A Built Heritage Item

Activity Status: Non-Complying

HH-BH-R9 Subdivision and Historical Heritage

Activity Status: Discretionary

Where:

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

Matters of Discretion:

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

1. The significance of heritage values associated with the *built heritage* item and surroundings.
2. The extent to which the activity may adversely affect heritage values.
3. The effects of the activity on the locality and streetscape, including any loss or obstruction of visibility from the street or other public space.
4. The degree to which (i) the donor *site* contributes to the value of the *built heritage* item where relocation is sought, and (ii) the recipient *site* contains any heritage values of relevance.

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

Note:

1. *In addition to the preceding rules and assessment criteria, Council may also implement the following non-statutory methods in giving effect to the objectives and policies comprised in Chapter HH.*
 - a. *Non-statutory guidance to supplement statutory information requirements detailed in HH-P5, such as:*
 - i. *An overarching, district-wide Heritage Strategy consolidating statutory and non-statutory heritage issues and actions, and Council heritage policies, priorities and timeframes.*
 - ii. *A comprehensive non-statutory inventory of information on scheduled heritage items to supplement the details in the District Plan Historic Heritage Schedules.*
 - iii. *Guidelines for the public on the location, significance and history of scheduled historic heritage, including historic areas.*

- iv. *Guidelines for owners of heritage properties on repair, maintenance and painting (including appropriate colour schemes) of scheduled built heritage items.*
 - v. *Guidelines on obtaining access to heritage funding (internal and external sources).*
 - vi. *Advice on the sourcing of additional heritage information held by Council including library literary, photographic and genealogical services and collections, cemetery records, museums and art galleries.*
- b. *Adoption of less formal, non-regulatory approaches to recounting the District's stories of the past, in conjunction with traditional heritage protection, including:*
- i. *Design and funding of 'sense of place' initiatives (such as plaques, sign boards, heritage walks or trails, commemorative structures, and events).*
 - ii. *Promoting the Waterfront as a cultural/heritage precinct.*
 - iii. *Exploring and promoting the benefits of heritage tourism to the District.*
 - iv. *Supporting community groups managing and/or maintaining built heritage items, including public buildings and major structures.*
 - v. *Encouraging sponsorship of historic heritage where this does not adversely impact on heritage or amenity values.*
 - vi. *Identifying areas, items or themes of heritage interest through community engagement in structure plans.*
- c. *Possible use of economic instruments reflecting the role and demands of owners of historic heritage resources in conserving historic heritage for public benefit, such as:*
- i. *Heritage funding (such as maintenance grants).*
 - ii. *Resource consent fee reductions or waivers, particularly where consent is required solely for remedial or maintenance works to historic heritage.*
 - iii. *Rates relief.*

Note:

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

HH-BH Appendix 1 - Schedule of Built Heritage Items

The Schedule below contains details of *Built Heritage* Items (*buildings, major structures, sites and objects*) and historic areas indicated on the District Wide Matters Map series. Works to items included in this Schedule as well as *subdivision* or development proposals in proximity to these items, (including

adjacent *sites*), may be subject to the objectives, policies, rules and other provisions detailed in this Chapter.

Where individual *built heritage* items are also collectively scheduled as historic areas, these are recorded in HH-BH-SCHED3 – *Scheduled Historic Areas* (refer *Table HH 3*).

The second column in the Schedules (refer *Tables HH 1-4*) provides reference numbers of items also included in the New Zealand Heritage List (Rārangi Kōrero) administered by Heritage New Zealand. Applicants seeking to undertake works affecting items listed by both Heritage New Zealand and Whangarei District Council are encouraged to seek advice from Heritage New Zealand prior to seeking resource consent from Whangarei District Council (if required).

Where the interiors of Group B *built heritage* items are scheduled in HH-BH-SCHED2 – Group B *Scheduled Built Heritage* items (refer *Table HH 2*), they are annotated by an asterisk (*) in column 1 of the table.

Details of interiors of Group B buildings, where Scheduled, are included in HH-BH-SCHED4 – Details of Scheduled Group B Interiors of this Schedule.

HH-BH-SCHED1 - Group A Scheduled Built Heritage Items

Refer Heritage Item Overlay on the District-Wide Matters Maps.

Table HH 1: HH-BH-SCHED1 - Group A Scheduled Built Heritage items

Site ID	HNZPT List No	Built Heritage Item	Site Address	Legal Description	District Plan Map
1	3921	Glanville House	25 Manse Street, Whangārei	Lot 2 DP 396341 (RT 805399), North Auckland Land District	10, 62
2	-	Hanlon's House	46 Kamo Road, Whangarei	Lot 4 DP 53575	10, 63
3	3829	Kensington Park Grandstand	Park Avenue, Whangarei	Section 2 SO 515828	10,62
4	480	Reyburn House	17 Reyburn House Lane, Whangārei	Lot 2 DP 109637 (RT NA61C/998), North Auckland Land District	10, 67, 68
5	-	Home Point Battery	Bream Head Scenic Reserve, Ocean Beach Road, Whangarei	Lot 1 Allot 16 PSH OF Manaia	14, 39

HH-BH-SCHED2 - Group B Scheduled Built Heritage Items

Refer Heritage Item Overlay on the District-Wide Matters Maps.

Table HH 2: HH-BH-SCHED2 - Group B Scheduled Built Heritage Items

Site ID	HNZPT List No	Built Heritage Item	Site Address	Legal Description	District Plan Map
100	2588	Aubrey House	13 Norfolk Avenue, McLeod Bay, Whangarei	Lot 2 DP 75389	14, 38
101	3924	Barn Two-Storey, Wooden	321 Ngunguru Road, Glenbervie, Whangarei	Part Huanui Block	10, 56
102	-	BNZ Building	7 King Street, Hikurangi	Part Lot 23 DP 18252	7, 52
103	-	Carruth House	144 Puriri Park Road, Maunu, Whangarei	Lot 1 DP 351492	10, 72
104	-	Christ Church, Anglican	656 Ormandy Road, Mangapai	Part Lot 1 Sec 3 PSH OF Mangapai	13, 83
105	465	Church	Apotu Road, Kamo	Part Allot 23B PSH OF Whangarei	10, 53
106	464	Church	Stuart Road, McLeod Bay, Whangarei	Part Lot 6 DEEDS W 34	14, 38
107	478	Clarke Homestead	500 State Highway 14, Maunu	Pt Lot 3 DP 13587	10, 71
108	-	Colonial House	4 Domain Road, Onerahi, Whangarei	Part Allot 34 TN OF Grahamtown	13, 76
109	-	LU1500074 granted for demolition 6/07/15.	*	-	-
110	-	Cubitt's House	11 Mill Road, Whangarei	Lot 2 DP 43654	10, 63
111	-	Dalhousie (house)	113 Hatea Drive, Whangarei	Lot 59 DEEDS W 47/2	10, 63

Site ID	HNZPT List No	Built Heritage Item	Site Address	Legal Description	District Plan Map
112	-	Dobbies Fruit Tunnel	41A Lovatt Crescent, Whangarei	Allotment 138 PSH OF Whangarei	10, 63
113	3925	Douglas Stone Barn	264 Ngunguru Road, Whangarei	Lot 1 DP 488323	10, 56
114	-	Eureka (house)	12 Tanekaha Drive, Whangarei	Lot 2 DP 50027	10, 67
115	3929	Hutchinson Farmhouse (Former)	321 Ngunguru Road, Glenbervie, Whangarei	Part Huanui Block	10, 56
116	3919	Gorrie House	15 Cross Street, Whangārei	Lot 1 DP 175905 (RT NA105D/239), North Auckland Land District	10, 63
117	-	Hatea (house)	52 Hatea Drive, Whangarei	Lot 1 DP 470739	10, 63
118	-	Hikurangi Courthouse / Lockup	18 George Street, Hikurangi	Lot 1 DP 152623	7, 52
119	2589	Hikurangi Hotel	16-18 King Street, Hikurangi	Lot 22 DP 17558	7, 52
120	-	Hikurangi Library	10 King Street, Hikurangi	Lot 1 DP 123685	7, 52
121	-	House	1 View Road, Hikurangi	Lot 1 DP 84534	7, 52
122	3915	House	12 Aubrey Street, Whangarei	Lot 1 DP 101542	10, 67

Site ID	HNZPT List No	Built Heritage Item	Site Address	Legal Description	District Plan Map
123	3917	House	12 Cross Street, Whangārei	Pt Allot 1 Parish of Whangarei (RT NA521/246), North Auckland Land District	10, 63
124	3920	House	13 Manse Street, Whangarei	Lot 1 DP 31204	10, 63
125	3918	House	14 Cross Street and Gorrie Road, Whangārei	Lot 1 DP 189914 (RT NA119C/676), North Auckland Land District	10, 63
126	3916	House	19 Aubrey Street, Whangarei	Part Allot 1 PSH OF Whangarei	10, 67
127	-	House	16 Waro Drive, Hikurangi	Lot 2 DP 165305	7, 52
128	-	House	45 George Street, Hikurangi	Lot 1 DP 97088	7, 52
129	-	House	82A Valley Road, Hikurangi	Lot 3 DP 2104	7, 52
130	-	House	85 George Street, Hikurangi	Lot 1 DP 156426	7, 52
131	-	House	85 King Street, Hikurangi	Lot 32 DEEDS C 108	7, 52
132	-	House	35 King Street, Hikurangi	Part Lot 10 DEEDS W 42/1	7, 52
133	3922	Keyte's Barn	19 Aubrey Street, Whangarei	Part Allot 1 PSH of Whangarei	10, 67
134	-	King Street Bakeries	45 King Street Hikurangi	Lot 8 DEEDS W 42/1	7, 52
135	7539	Library	7 Rust Avenue, Whangarei	Lot 1 DP 95384	10, 66, 68

Site ID	HNZPT List No	Built Heritage Item	Site Address	Legal Description	District Plan Map
136	3923	Lupton House	555 Ngunguru Road, Whangarei	Lot 2 DP 95907	10
137	-	Mair's Blacksmith's Shop	Rurumoki Street, Whangarei	Lot 3 DP107859	10, 63
138	7003	Marsden Place Number 2 House	2 Marsden Place, Whangarei	Lot 21 DP45979	10, 63
139	3926	MacDonald House (Former)	388 Maunu Road and Pukenui Road, Maunu, Whangārei	Allot 5 Pukenui No 1 Blk (RT NA769/111), North Auckland Land District	10, 66
140	7288	Mitchell House	102 Vinegar Hill Road, Kamo, Whangarei	Lot 3 DP 172959	10, 60
141	-	Moehau (house)	7 Tuatara Drive, Kamo, Whangarei	Lot 5 DP 44343	10, 58, 59
142	479	Public Trust Office (former)	69 Bank Street, Whangarei	Part Allot 1 PSH OF Whangarei	10, 66, 68
143	3927	National Bank (former)	2 Nova Scotia Drive, Waipu	Lot 1 DP 46683	20, 48
144	3928	Nova Scotian Settlers Memorial	The Centre, Waipu	The road beside Lot 12 DP 17815	20, 48
145	-	Offices	140 Bank Street, Whangarei	Lot 1 DP 89147	10, 67
146	-	Offices	142 Bank Streety, Whangarei	Lot 6 DP 23815	10, 67

Site ID	HNZPT List No	Built Heritage Item	Site Address	Legal Description	District Plan Map
147	-	Old Flour Mill & Brewery	Millers Lane, Whangarei	Part Lot 2 DP 4903	10, 63
148	-	Old Municipal Chambers	71 Bank Street, Whangarei	Part DP 7544	10, 66, 68
149	-	Old Onerahi Post Office	9 Domain Road, Whangarei	Lot 1 DP 55292	13, 76
150	-	Old School House	23 Station Road, Kamo, Whangarei	Allotment 136 TN OF Kamo	10, 58, 59
151	-	Ornate Villa	17 Mair Street, Whangarei	Lot 3 DP 49981	10, 63
152	3291	Oruaiti Chapel	Northland Regional Museum, 500 State Highway 14, Maunu, Whangarei	Pt Lot 3 DP 13587	10, 71
153	3930	Cell Block	36 The Centre, Waipu	Lot 1 DP 42345	20, 48
154	3933	Fraser/McKenzie House	90 Glenmohr Road, The Braigh, Waipu	Lot 1 DP 125679	20
155	-	Springhead (House)	55 Russell Road, Whangarei	Lot 1 DP 126790	10, 62
156	-	Stone Bridge	A – 37 Tuatara Drive, Kamo, Whangarei	Lot 59 DP 44008	10, 58,59
157	3931	Stone Stable & Implement Shed	321 Ngunguru Road, Glenbervie	Part Huanui Block	10, 56
158	3932	Stuart House	23 Stuart Road, McLeods Bay, Whangarei	Lot 3 DP 320872	14, 38

Site ID	HNZPT List No	Built Heritage Item	Site Address	Legal Description	District Plan Map
159	-	Plunket Rooms (former)	Cafler Park, Water Street, Whangarei	Lot 11 DP 10925	10, 66, 68
160	3934	World War One Memorial	The Centre, Waipu	Adjacent to Lot 12 DP 17815	20, 48
162	3930	Police Station (former)	4-10 Cove Road, Waipu	Lot 1 DP 172235	20, 48
163	7473	Harding Army Hall	98-102 Walton Street, Whangarei	Lot 1 DP 199490	10, 67, 68
164	7003	Marsden Place House Number 4	4 Marsden Place, Whangarei	Lot 20 DP 38123	10, 63
165	7003	Marsden Place House Number 6	6 Marsden Place, Whangarei	Lot 19 DP 53676	10, 63
166	7003	Marsden Place House Number 8	8 Marsden Place, Whangarei	Lot 18 DP 53676	10, 63
167	7646	Whangarei Railway Station (former)	Railway Road, Whangarei	Lot 2 DP 510847	10, 67, 68
168	7744	Railway House (former)	4 Railway Terrace (Pvt), Morningside, Whangarei	Lot 16 DP 135362 Refer note under key above	10, 67
169	7745	Railway House (former)	6 Railway Terrace (Pvt), Morningside, Whangarei	Lot 17 DP 135362 Refer note under key above	10, 67
170	9671	Butter Factory (former)	84-88 Bank Street, Whangarei	Pt Lot 2 DP 22980	10, 67, 68

HH-BH-SCHED3 - Scheduled Historic Areas

Refer Heritage Area Overlay on the District-Wide Matters Maps.

Table HH 3: HH-BH-SCHED3 - Scheduled Historic Areas

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

HH-BH-SCHED4 - Details of Scheduled Group B Interiors

Table HH 4: HH-BH-SCHED4 - Details of Scheduled Group B Interiors

Site ID	HNZPT List No	Built Heritage Item	Site Address	Legal Description	District Plan Map
-	-	-	-	-	-