

FAR NORTH DISTRICT PLAN REVIEW  
HISTORIC HERITAGE  
STAGE TWO RAPID ASSESSMENT REPORTS  
PREPARED FOR FAR NORTH DISTRICT COUNCIL  
FINAL JUNE 2020



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CONTROLLED DOCUMENT

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Cover image: Rawene c.19<sup>th</sup> century. Unknown photographer,  
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## EXECUTIVE SUMMARY

Far North District Council is reviewing the 2009 District Plan and as part of this process has commissioned Plan.Heritage Ltd to undertake a review of 'Historic Heritage Areas' in the District, comprising the Heritage Precincts, Heritage Areas and the Waimate North Special Zone.

This *Historic Heritage: Stage Two Rapid Area Assessments report* collates and sets out the existing baseline information for each of the Historic Heritage Areas, which varies greatly in terms of our existing understanding. However, the following clear themes emerge:

- There is a disconnect in the recognition of pre-European settlement and histories, and their importance in shaping the early historical development of the Far North;
- This is apparent despite the high proportion of sites of cultural significance and recorded archaeological sites of Māori origin in the area;
- In most instances, there is a continuum of historical development which relies upon the historical, contextual and spatial relationship between historical sites of Maori origin and early European settlement;
- There is also typically a strong spatial relationship between historical township development and identified areas of outstanding natural beauty and natural landscape features – the value of this amenity in defining context should also be recognised;
- Viewed holistically in this manner, 'Historic Heritage Areas' reflect a 'sense of place and identity' for both local communities and visitors to the Far North;
- Therefore they should be defined not just on the survival of groups of old buildings, but based on a range of historic heritage values;
- This should be undertaken through systematic assessment of place-based evidence in a manner similar to the identification of individual places; and,
- Adopting a similar method for assessment of historic heritage values allows both for consistency, and spatial scaling of Historic Heritage Places and Historic Heritage Areas

On this basis, and for consistency, Rapid Historic Heritage Area Assessments have been undertaken using the historic heritage assessment methodology recently established in the Northland Regional Plan 2016.

For each Historic Heritage Area the following is presented:

- Planning context for the area;
- Identification of key individual sites;
- Evaluation of historic heritage values, based on the findings of additional research and fieldwork;
- Statement of historic heritage significance;
- Policy (schedule) and extent of place (mapping) recommendations; and,
- High level management/ risk information, which requires further ground truthing and stakeholder engagement.

These assessments have led to recommendations for boundary adjustments within all of the Historic Heritage Areas, except for the existing Kohukohu Heritage Precinct. The following high-level recommendations are identified for each area assessed:

## Paihia:

- The key area of heritage value is defined more holistically by including the sites of Maori origin along the foreshore and within scenic reserves, and the important historic sites located near the Horotutu Creek, which is itself an important historical landscape feature.
- The archaeological potential for sites within the former low-lying field systems, from numerous historical images and currently recorded archaeological sites. The forested high ground to the Southwest of MacMurray Road is included as an area of archaeological potential associated with the recorded location of Te Koke's Pa.

## Rangihoua:

- It is recommended that Rangihoua is formally identified in the plan as a historic heritage area;
- the boundary identified in the FNDP mapping is adopted formally on the landward side, to provide consistency with the Northland Regional Plan and Coastal Plan.

## Russell:

- The historical precincts should be incorporated into one heritage area, which may be further identified as having different townscape characteristics through accompanying design guidance;
- The visual buffer zone should be incorporated into the heritage area encompasses the original street layout and subdivisions pattern, which is recorded on 19th century maps and historical images. Archaeological sites indicate that within this area, there is a relatively high sensitivity and risk of revealing archaeological deposits relating to earlier Maori and European occupation;
- The heritage area should also recognise the significant visual, cultural and archaeological landscape provided by the two headlands north and south of the beach, both of which appear prominently in early representations of the place;
- That part of the visual buffer area west of Florence Avenue lies outside the historical boundary of the township and could be partially reduced, but Matauwhi Bay should be acknowledged as an area of earlier Maori activity and some European settlement contemporary with Kororāreka

## Pouerua:

- A more holistic management approach recognises the wider context, role of significant landscape components (rivers lakes Maunga) and cultural and historical interactions which have taken place in the past (early settler locations);
- It is proposed to expand the existing heritage area and reclassify as a Historic Heritage area;
- Arguably there is a strong heritage landscape continuum with the area to the west around Lake Omapere and Te Ahuahu volcanic cone, then north into the Waimate valley, with numerous highly visible pa sites and early field systems;
- These areas might also be managed as separate entities (e.g. Te Waimate Historic Heritage Area; Te Ahuahu Historic Heritage Area), and so are not included in the proposed overlay for Pouerua at this stage.

## Rawene:

- The proposed heritage area boundary follows those lots which fall within the early township that are of a distinctly different (earlier) subdivision form, and which are shown in historical aerial topography to have been generally developed by 1942;
- A number of these sites retain examples of villa, bungalow and state house construction;
- The area reflects surviving historical boundaries, commercial, residential and public buildings, and areas of higher archaeological potential for early settlement along the ridgeline either side of Parnell Street

## Te Waimate and Waimate North:

- While there is a wider landscape context within the valley to the north, the proposed area covers the more relevant historical context associated with the early road systems, including the Waimate North Special zone;
- It is recommended that the Historic Heritage Area overlay takes over the 'role' of the special zone in providing for specific assessment criterion for development. The Waimate North special zone then reverts to an underlying rural production zone.
- Note that while there is a visual relationship, Te Ahuahu is not proposed for inclusion as this sits outside the valley and is apparently geologically related to several volcanic cones in arc east of Lake Omapere

## Kerikeri:

- The visual buffer is incorporated into the Heritage Area;
- Some modifications are proposed north to boundaries along Waipapa Road and Mission Road, and southeast to recognise surviving early orchard subdivisions which support the identity of Kerikeri; predominantly these are located along the Kerikeri Inlet Road ridgeline;
- The western boundary is also modified to reflect a change of building development from the more urban core;
- The proposed historic heritage area captures the archaeologically sensitive areas of the slopes surrounding Kororipo Pa and the CMS mission settlement.

## Kohukohu:

- The least change from the existing Heritage Precinct;
- Recommended to retain the Heritage Precinct area as is, but reclassify as Historic Heritage Area;

## Mongonui:

- The biggest change from the existing FNDP Heritage Precinct;
- Reclassify as a Historic Heritage Area – 'Mangonui and Rangitoto Peninsula'
- The Historic Heritage area is expanded to recognise the historical township subdivisions, the headland including Rangikapiti Pa and Mill Bay;
- The Rangitoto Peninsula is also included as non-contiguous part of the heritage area, because of its significant pre-European archaeology and early settler sites which are strongly associated with the development of the township itself.

Finally, this report identifies possible methods for further assessment of Historic Heritage Areas (methodology review, fieldwork and stakeholder engagement).

Overall, the recommendations in this report aim to increase the policy effectiveness of the historic heritage area provisions of the FNDP as they relate to specific areas. There is still a lot of work to be done to build on these Rapid Historic Heritage Area Assessments, particularly to improve ground-truthing, stakeholder engagement and develop effective management through a rethink of Management/ Design Guides (which currently only exist for some areas, and in inconsistent formats).



## INTRODUCTION

### Background

This Historic Heritage: Stage Two Rapid Assessment report has been commissioned by the Far North District Council as part of a review of the operative Far North District Plan 2009 (FNDP).

The FNDP is a planning document that manages land use and subdivision in the district. The District Plan review process is a once-in-a decade opportunity to improve outcomes for historic heritage and the communities that value these places. Historic heritage is central to the Far North's sense of identity and is a resource that should be sustained for the benefit of present and future generations.

As part of this plan making process Plan.Heritage Ltd has undertaken a review of existing planning policy provisions and baseline information on the heritage and heritage precinct provisions of the FNDP, including Heritage Areas and the Waimate North Special Zone (collectively referred to in this document as 'Historic Heritage Areas').

This is a living document and will be updated as the Project progresses.

### Purpose

The purpose of this Historic Heritage: Stage Two Rapid Assessment report is to provide an understanding of the historic heritage values of the existing Historic Heritage Areas. This is intended to inform decision-making around gathering evidence base; structuring/ organising the Heritage sections of the plan; writing provisions for the plan; consultation for plan development; and, the Section 32 report.

In brief, this Stage Two Rapid Assessment report:

- sets out the existing baseline information for historic heritage areas;
- includes rapid assessment reports for the historic heritage areas based on the Stage One recommended methodology and initial high-level site visits,
- identifies possible methods for further assessment of Historic Heritage Areas (methodology review, fieldwork and stakeholder engagement); and,
- sets out recommendations for increasing the policy effectiveness of the historic heritage area provisions of the FNDP as they relate to specific areas.

The scope of the commission is focused on Historic Heritage Areas, however consideration of the more general Heritage provisions and other sections, was necessary to determine policy compatibility across the plan.

## Methodology

This report was compiled on the basis of desk-top research and a brief visual inspection of the historic heritage areas. The following main sources of information were examined, which relate to the understanding of the site:

- Northland Regional Plan and mapping data;
- Geological and topographical maps
- New Zealand Heritage List Rārangi / Kōrero;
- New Zealand Archaeological Association ArchSite database;
- Far North District Council FNDP and mapping;
- Far North District Plan Design Guidelines for Heritage Precincts
- Historic survey plans held at Land Information NZ (LINZ);
- Historical images and other resources from digital archives
- Readily available published literature and reports relevant to the area (see Bibliography).

The rapid assessment methodology has been guided by:

- *Brown. A. and J. Brown., Final June 2020. Far North District Plan Review: Historic Heritage Stage One Background Research Report. Plan Heritage Ltd Report Prepared for Far North District Council.*

In accordance with this methodology, the assessments have been generally structured to incorporate an identification of the place; brief historical background; physical description; assessment of heritage significance and conservation policies. Some high-level recommendations for future management or development opportunities are included, however this requires further refinement.

The assessment of heritage significance uses the criteria for the evaluation of historic heritage resources in the Operative Regional Policy Statement (2016, updated 2018: Section 4.5.3 Policy – assessing, identifying and recording historic heritage).

## Constraints

Access to the public realm was unrestricted, but private land was not visited as part of the survey, except where visible from the public realm. No subsurface testing for archaeological features or invasive investigation of standing sites or objects was undertaken.

This report is based on the information available at the time of writing. Historical and contextual research was undertaken to an extent that enables the history of the place and its contribution to the locality to be understood and an evaluation of the place against historic heritage criteria to be undertaken. It is important to note that additional research may yield new information.

This report does not represent the views of iwi regarding the significance of the place to them. Cultural significance of the place to iwi can only be assessed by tangata whenua.

The historic heritage significance of any individual historic heritage resource is not specifically assessed or documented in this report, which is concerned with looking at existing heritage precincts or areas defined in the plan. Similarly new heritage areas are not identified or assessed for inclusion in the Far North District Plan at this stage.

## Acknowledgements

This report has been prepared with the assistance of a number of stakeholders concerned with the long-term management of historic heritage in the Far North. In particular, we would like to acknowledge the assistance of:

- Tammy Wooster (Senior Policy Planner, Far North District Council);
- Theresa Burkhardt (Policy Planner, Far North District Council); and,
- Bill Edwards (Area Manager Northland, Heritage New Zealand Pouhere Taonga 'HNZPT').

[to be updated following consultation].

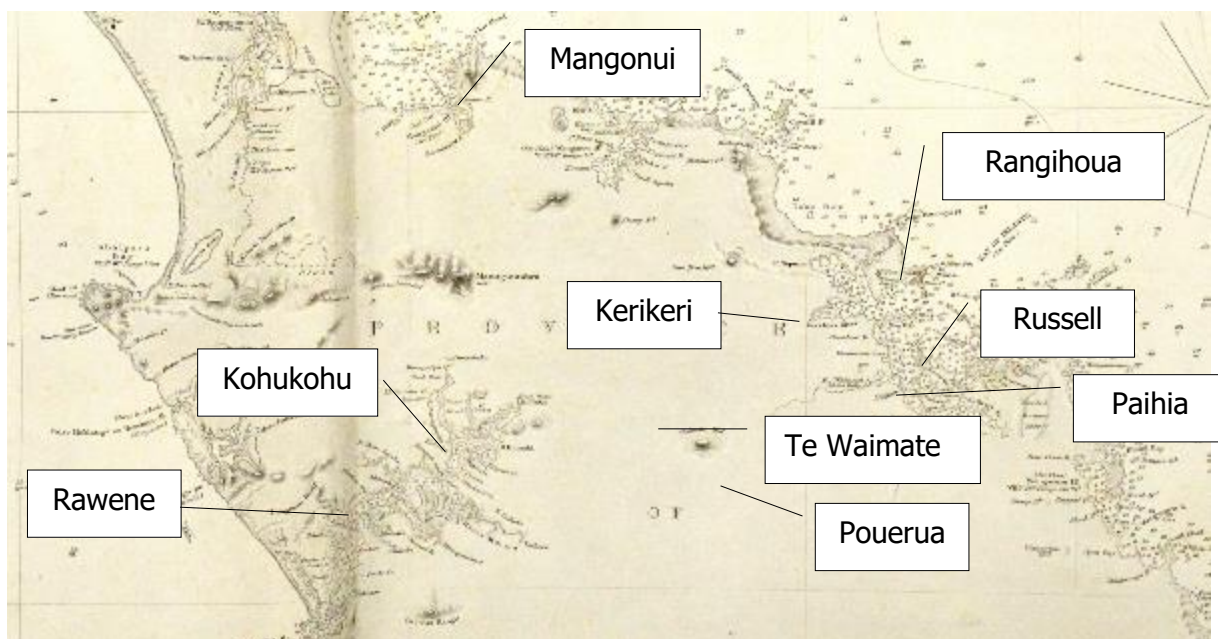
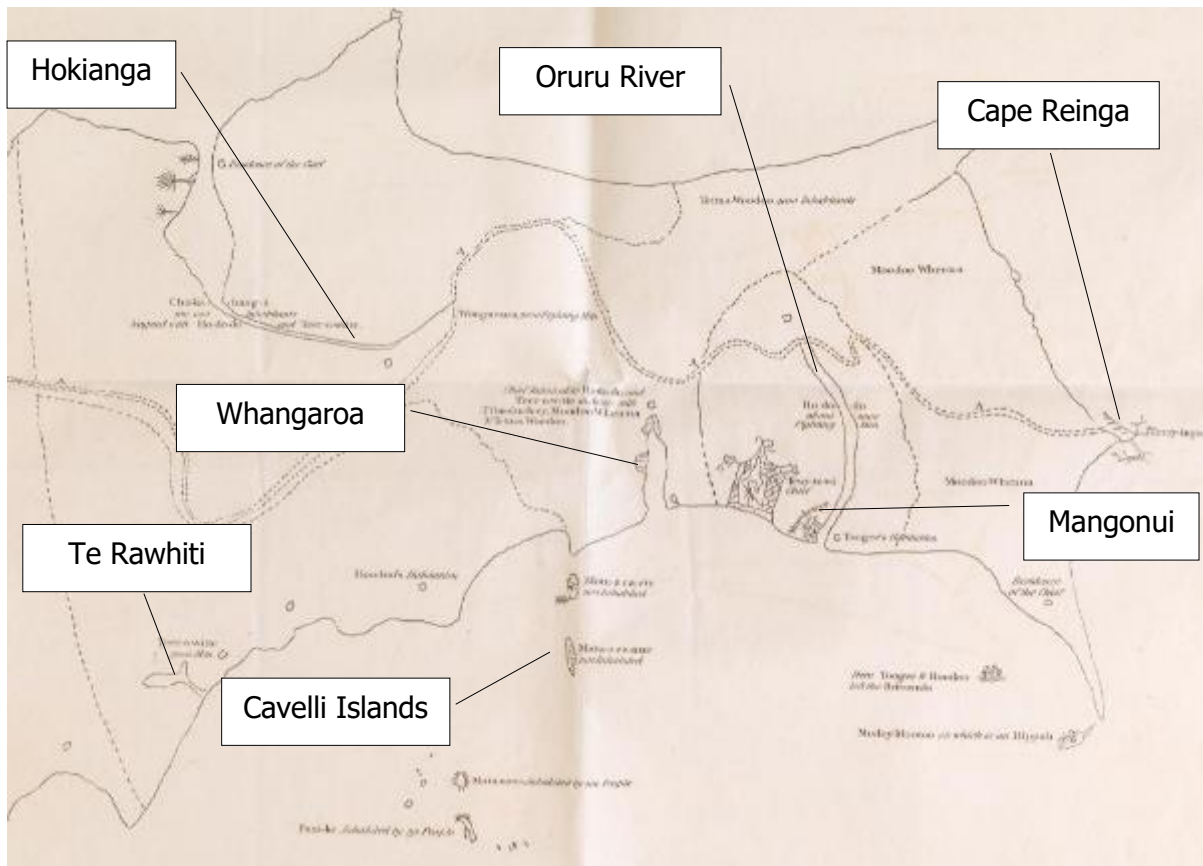


Figure 1. Top – A Maori World-view – Detail from the earliest surviving Maori map of Aotearoa by Tuki-Te Terenui Whare Pira<sup>1</sup>. Bottom - Historic Heritage areas – as shown on 1849-1855 'Chart of the Northern Coast surveyed by Capt. J.J. Stokes, Commander of the Drury, and the Officers of HMA Acheron and Pandora'.

<sup>1</sup> Account of the English colony in New South Wales from its first settlement in January 1788 to August 1801[London]: Cadell & Davies, 1804.

## **HISTORIC HERITAGE AREA EXISTING EVIDENCE BASE**

Historic Heritage Areas have been added to the FNDP over time, involving differing levels of community or stakeholder involvement. Information is lacking as to how all areas were specifically assessed for inclusion in the District Plan, but the following Heritage Precincts/ Areas have been included, which appear to be based on Heritage Areas assessed by Heritage New Zealand Pouhere Taonga:

- Kerikeri Basin Heritage Precinct
- Rangihoua Heritage Area
- Pouerua Heritage Precinct
- Te Waimate Heritage Precinct

The following places are identified as Heritage Precincts, with no clear reference to assessment documents or a plan change process. They are understood to be included from earlier legacy local authority planning documents:

- Mangonui Heritage Precinct
- Kohukohu Heritage Precinct
- Rawene Heritage Precinct

The Paihia Mission Station Heritage Area included in the FNDP as part of Plan change 12. It was established by an Environment Court Consent order in 2006, and was recently subject to Environment Court Appeal (T Wooster pers. Comm 2019).

The Waimate North Special Zone was included as part of the Proposed FNDP 2009 plan change process, with consultation from local residents. It replaced a larger area identified in an earlier (1990s) proposed version of the FNDP known colloquially as 'Can The Plan' (T Wooster pers. Comm 2019).

The existing information for Historic Heritage Areas and maps contained in the FNDP is presented below.

## Heritage Area – Paihia Mission Station

The Paihia Mission Station Heritage Area was added to the FNDC following an Environment court consent order in 2006, which required FNDC to look at an area between School Road and Kings Road generally by Plan Change, excluding 40 Marsden Road<sup>2</sup>. Following a long period of consultation and assessment, Plan change 12 was notified which proposed a heritage area be established over Marsden Road and Kings Road. Following appeals this area was reduced to the current boundaries. District Plan Text describes the Paihia Mission Station Heritage Area as follows (12.5B):

One Heritage Area has been identified in the District as having several resources of historic importance located within a setting that is distinguished from the wider commercial waterfront environment of Paihia.

These resources have heritage values related to the "mission settlement" established by Henry Williams and the Church Missionary Society (CMS) in 1823. The area identified does not cover all the sites and places of heritage importance but is an integral component of a network of heritage resources contained within the Bay of Islands and identified in the Plan, including the Waitangi Treaty Grounds and the Russell Township. These combine to contribute to the appreciation and understanding of the places and events associated with a nationally significant period of Paihia's heritage.

Paihia has a long history associated with early European contact with Maori and early Missionary life. For example, the "Church Missionary Society" (CMS) mission at Paihia played a central part in the development of a range of activities in early colonial New Zealand, including the first ship building, printing (Colenso's press), schools and pre-Treaty interaction and negotiations with Maori leaders, and was also a site visited by many prominent Europeans in the 1820's and 30's.

The Paihia Mission Heritage Area contains the following registered Historic Sites heritage resources:

- (a) St Paul's Church, the third church on the site since 1823;
- (b) the oldest consecrated cemetery in New Zealand;
- (c) the Maori people's memorial dedicated to Henry Williams;
- (d) the ruins of the stone house built by William Williams, brother of Henry first bishop of Waiapu; and

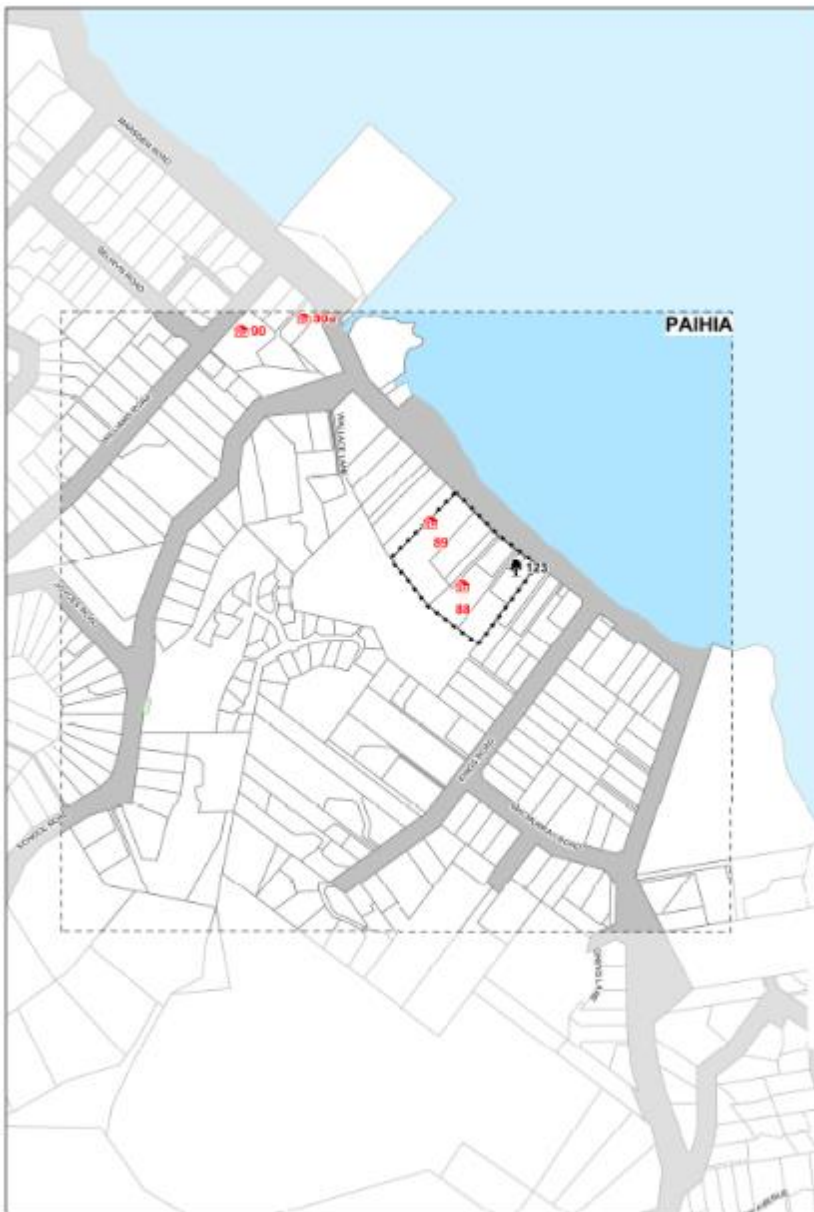
In addition there are several large trees, including the Norfolk Pine (refer to Appendix 1D, Site #123) planted by the Williams family in the 1870's to mark the site of "the beehive", Henry Williams' first house built in the 1820's.

While many of the physical remnants of this era are no longer present, the area still retains a strong historic association with this period. Since this time, Paihia generally has developed from a 'family bach' community into a thriving tourist destination.

<sup>2</sup> RMA 610/03 Paihia Heritage Support Society v Far North District Council; RMA 669/03 The Paihia and District Citizens Association v Far North District Council. Dated 16 Jan 2006

The Paihia Mission Heritage Area applies to commercially zoned land within Paihia that has retained a unique combination of spatial, built, coastal landscape and amenity characteristics throughout that evolution, and overlying or containing the heritage resources within the Area. It recognises and provides for appropriate commercial development and subdivision, while protecting these resources and sustaining the opportunities for their continued understanding and appreciation. No one heritage era is the sole focus of the Heritage Area, which is a current reflection of a number of past and remaining practices that have created the unique and special place it is today. The identified area contains development that is well spaced, residential in character with expansive lawned areas, retaining some of the character of the early mission station. These surroundings are further complemented by views to the bush clad hills of the Paihia Scenic Reserve, which forms a backdrop to the Heritage Area, and their overall place within a coastal environment setting.

Paihia Map (HP5):



Paihia Mission Heritage Area contains the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 1. FNDP cultural, landscape and heritage sites within the existing precinct/area

Appendix 1a: Schedule Of Outstanding Natural Features	0
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	1
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	2
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	
Appendix 1g: Registered Archaeological Sites	0



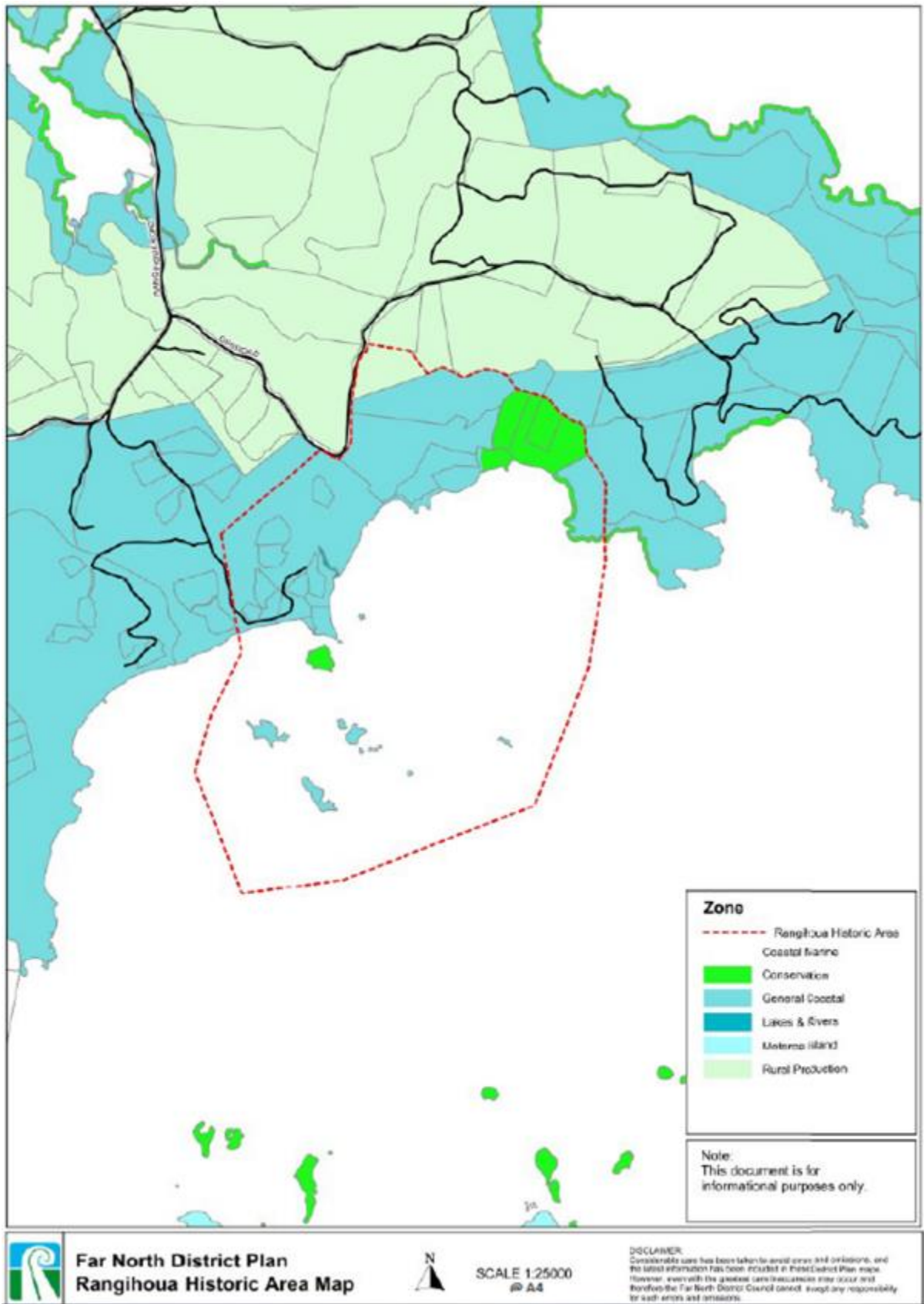
## Heritage Area - Rangihoua

Rangihoua Heritage Area was defined by Heritage New Zealand Pouhere Taonga (HNZPT) following research into the area for the purpose of adding it to the New Zealand Heritage List / Rārangī Kōrero (The NZ heritage List; previously the 'Register'). Although entered onto the List on 23rd November 2007, Rangihoua is not a formally protected heritage area in the FNDP. The area is included, through submission to the 2009 FNDP, as a map for reference only, with the following District Plan Text (12.5.8):

Rangihoua is a significant area in the history of Aotearoa New Zealand, providing evidence of Maori settlement and early interaction with European settlers. It is located at Rangihoua Bay, on the eastern coast of New Zealand. The Rangihoua historic area is included as a historic area on the New Zealand Heritage List / Rārangī Kōrero (HNZ ref 7724).

Rangihoua Heritage Area contains no sites of any category formally scheduled in the FNDP. However, the area itself is recognised at a national level by HNZPT. The seaward side of the area, including the Te Pahi Island group, is included in the schedule of historic heritage areas for the proposed Northland Regional Plan (Appeals Version July 2019). There are numerous archaeological sites (as defined by the HNZPTA 2014) recorded on the New Zealand Archaeological Association (NZAA) Archsite database, which are afforded a general level of protection under the HNZPT Act 2014. Further detail on these sites is included in the assessment section.

Rangihoua Map:



## Heritage Precinct – Russell (And Russell Township Special Zone)

Russell currently is separated into three separate Heritage Precincts described in the FNDP (Section 12.5.A). In addition to this, The Heritage Precincts overly a special zone for the Russell Township, which applies additional spatial controls on development relating to amenity and heritage. A section of the township is also covered by a visual buffer zone, which is intended to control more generally scale, massing and appearance of new developments that form part of the setting of the precincts at higher ground. The FNDP text for the three Heritage Precincts is as follows:

### The Strand:

The historic character of Russell derives principally from its exceptional buildings of great quality and known historic interest, for example, the Bungalow and Pompallier House. The maintenance of the special character within The Strand Heritage Precinct is essential to the protection of the heritage values of Russell as a whole. In addition, the entire area is an archaeological site in terms of the Historic Places Act 1993, and therefore it is important to ensure that valuable information on New Zealand's earliest historic period of European settlement is not lost. The Strand Heritage Precinct's commercial focus is on The Strand and Cass Street, and their extension onto the wharf and beach. This is the scene of most activity. The Strand has a strong association with the waterfront and is characterised by the massing of larger, older buildings and the strong identity at intersections that gives a distinct "corner quality". The residential component at the north end of The Strand Heritage Precinct is characterised by closely aligned buildings of generally older single storey style of modest scale, with a few two storey buildings evident. While the buildings differ in style, scale, form and proportion, there is considerable use of veranda, roof forms and materials that reflect an earlier architectural style.

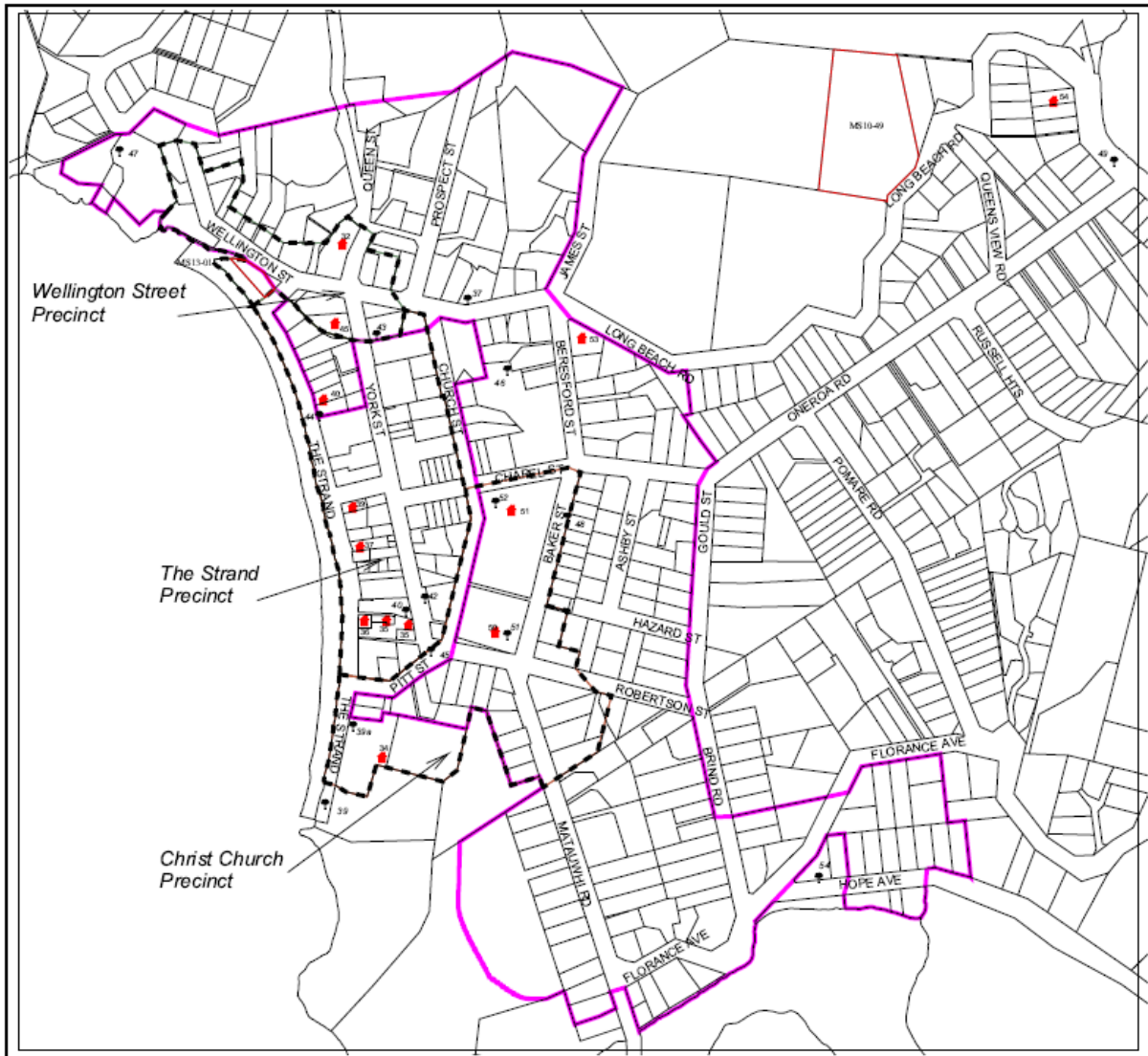
### Wellington Street:

The maintenance of the special character within the Wellington Street Heritage Precinct is essential to the protection of the heritage values of Russell as a whole. The Wellington Street Heritage Precinct's focus is the Wellington-York Street intersection, the principal feature of which is the Kororareka Domain, giving the area an open space quality. The residential character of the Wellington Street Precinct is low key with informal siting of buildings. The style is predominantly villas or bungalows that have an historic value and contribute to the distinctive character of the area. A bush backdrop extends around to the coastal edge of the Precinct, where the cottages located within it have a feeling of detachment from the Russell Village proper.

### Christ Church:

The maintenance of the special character within the Christ Church Heritage Precinct is essential to the protection of the heritage values of Russell as a whole. The Christ Church Precinct's focus is, of course, the Christ Church itself, being the oldest church in New Zealand. The open space of the church yard provides a valuable foreground and informal area on entry into the Russell village.

Russell Maps (Map HP4 in Part 5):



The Russell Heritage Precincts contain the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 2. FNDP cultural, landscape and heritage sites within the existing precinct/area (including buffer)

Appendix 1a: Schedule Of Outstanding Natural Features	0
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	13
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	12
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	1
Appendix 1g: Registered Archaeological Sites	0

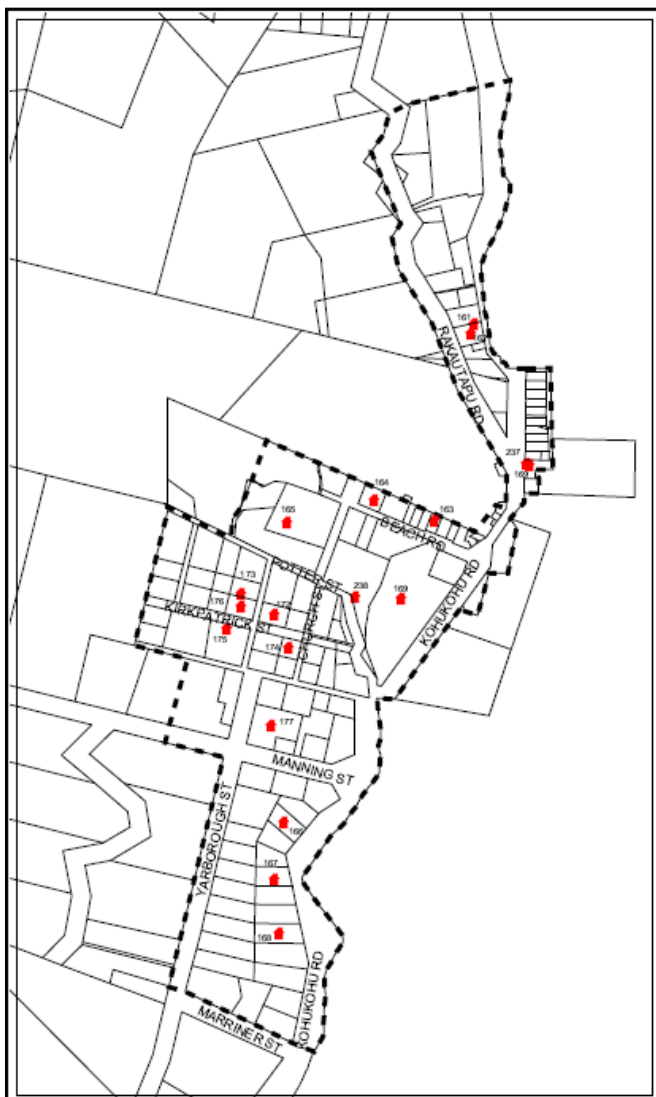
In addition to this there are numerous archaeological sites recorded on the NZAA Archsite database which are afforded protection generally under the HNZPTA2014. These are described in more detail in the Assessment section.

## Heritage Precinct – Kohukohu

The Kohukohu Heritage Precinct was 'rolled over' into the FNDP from pre-existing conservation areas identified in legacy town planning documents prior to the first RMA-based district plan. The FNDP includes the following text (12.5A):

Like Mangonui, the Kohukohu Township is a physical link with the early days of the District's development when shipping was the main form of transport. The special heritage character of the Kohukohu Heritage Precinct derives from the external appearance of the historic buildings, and their association with the waterfront. The main residential area of Kohukohu is of colonial architectural significance, the buildings being of varied colonial style.

Kohukohu Map (Map HP3 in Part 5):



Kohukohu Precinct contains the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 3. FNDP cultural, landscape and heritage sites within the existing precinct/area

Appendix 1a: Schedule Of Outstanding Natural Features	0
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	0
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	18
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	0
Appendix 1g: Registered Archaeological Sites	0

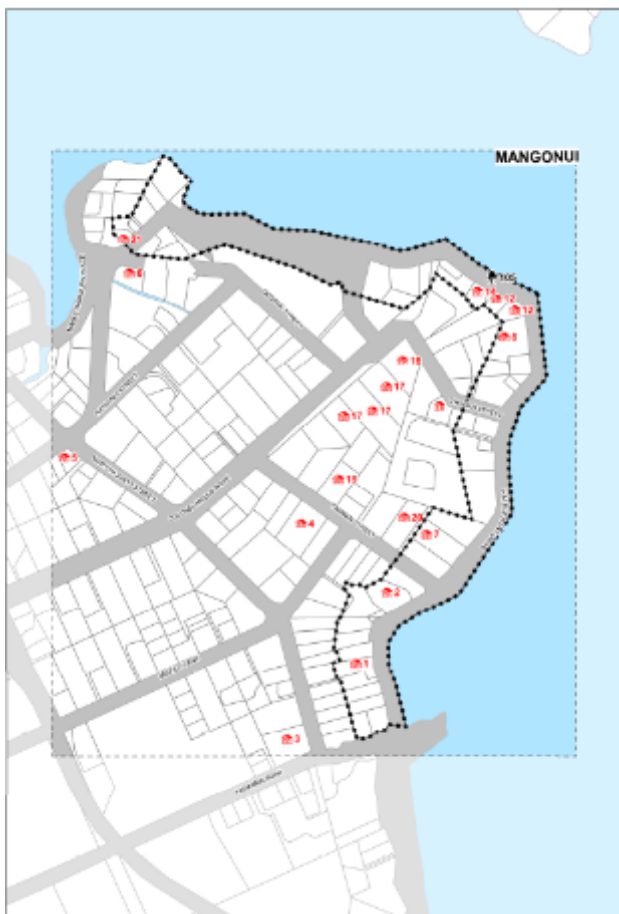
In addition to this there are two sites proposed for heritage protection within the Northland PRP CMA jurisdiction. There are also numerous archaeological sites recorded on the NZAA Archsite database which are afforded protection generally under the HNZPTA2014. These are described in more detail in the Assessment section.

## Heritage Precinct – Mangonui

Mangonui Heritage Precinct was 'rolled over' into the FNDP from pre-existing conservation areas identified in legacy town planning documents prior to the first RMA-based district plan. The following description is provided in the FNDP text (12.5A):

The township of Mangonui, with its historical past, is a physical link with the early days of the District's development when shipping was the main form of transport. This is expressed in a number of buildings or groups of buildings with historical significance and visual character. The special heritage character of the Mangonui Heritage Precinct derives from the external appearance of the historic buildings, and their association with the waterfront. The Mangonui Precinct covers the old business area of Mangonui in which worthwhile examples of the township's early commercial and public buildings remain, such as the courthouse, the Post Office, and the Store. Today, the Mangonui waterfront is a mix of busy commercial, tourist orientated ventures and residential uses.

Mangonui Map (HP5 in Part 5):





The existing Heritage Precinct contains the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 4. FNDP cultural, landscape and heritage sites within the existing precinct/area

Appendix 1a: Schedule Of Outstanding Natural Features	0
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	1
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	8
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	0
Appendix 1g: Registered Archaeological Sites	0

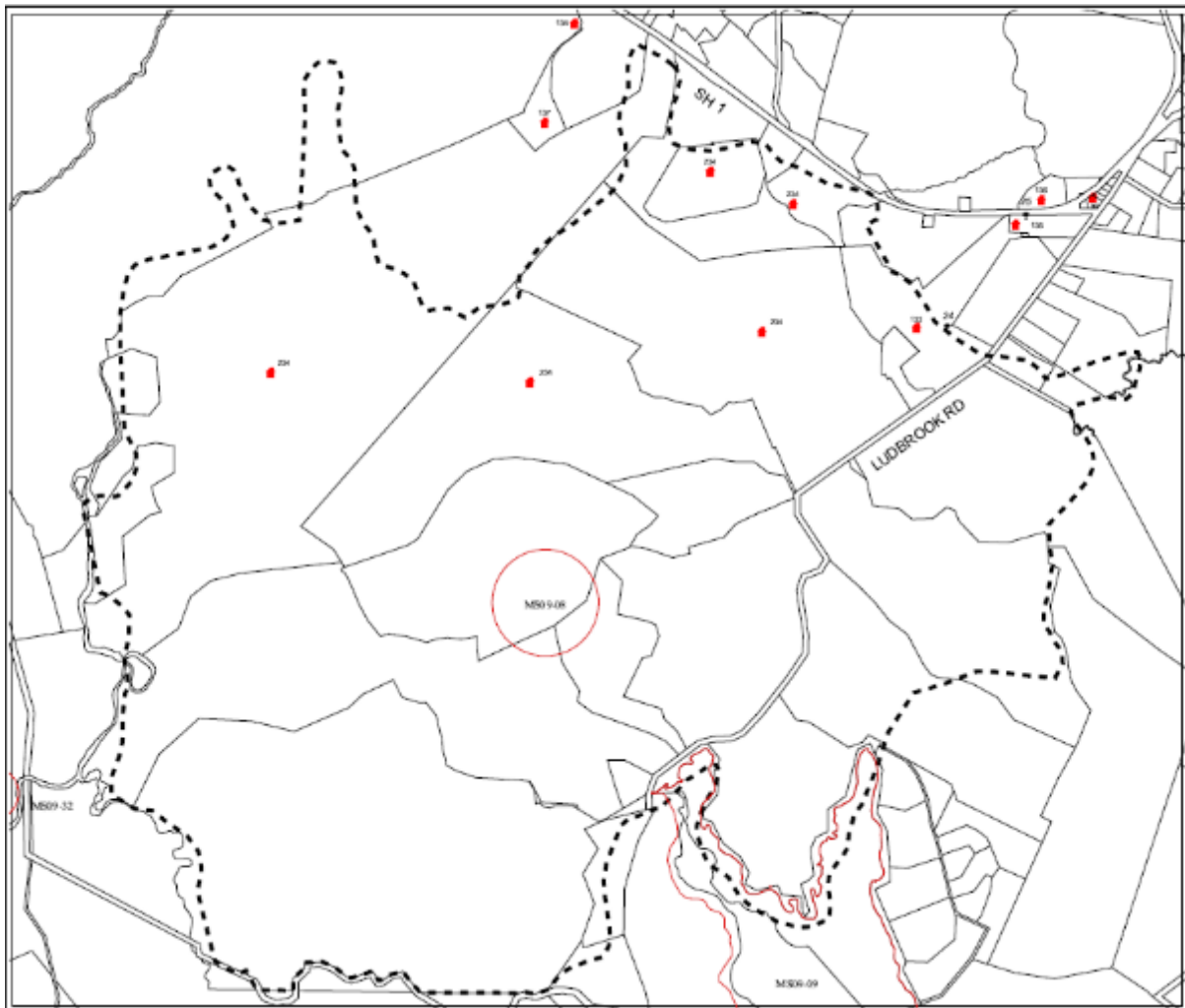
In addition to this there several archaeological sites recorded on the NZAA Archsite database which are afforded protection generally under the HNZPTA2014. These are described in more detail in the Assessment section.

## Heritage Precinct – Pouerua

District Plan Text (12.5A):

The Pouerua Heritage Precinct is distinguished from other New Zealand historic landscapes and waahi tapu by the number and diversity of heritage values that are attached to it, by its size and by the degree of its integrity. It embodies the mana of Ngapuhi, the historic engagements of Maori and Pakeha in war and peace, and has been preserved to date by the separate and collective effects of iwi and others. There are major Maori fortifications on the rim of the Pouerua volcanic cone, hundreds of terraces on the flanks, and intensive evidence of pre-European and 19th century gardens and settlements on the lava field. The Pouerua Precinct is considered to contain the best remaining example of a large group of field systems, settlements and fortifications surviving as an integrated whole. All archaeological evidence within the Pouerua volcanic system, therefore, gains significance through association with the total complex, and merits recognition.

Pouerua (Pakaraka) Plan (Map HP1 in Part 5):



The existing Heritage Precinct contains the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 5. FNDP cultural, landscape and heritage sites within the existing precinct/area

Appendix 1a: Schedule Of Outstanding Natural Features	2
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	1
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	2
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	2
Appendix 1g: Registered Archaeological Sites	0

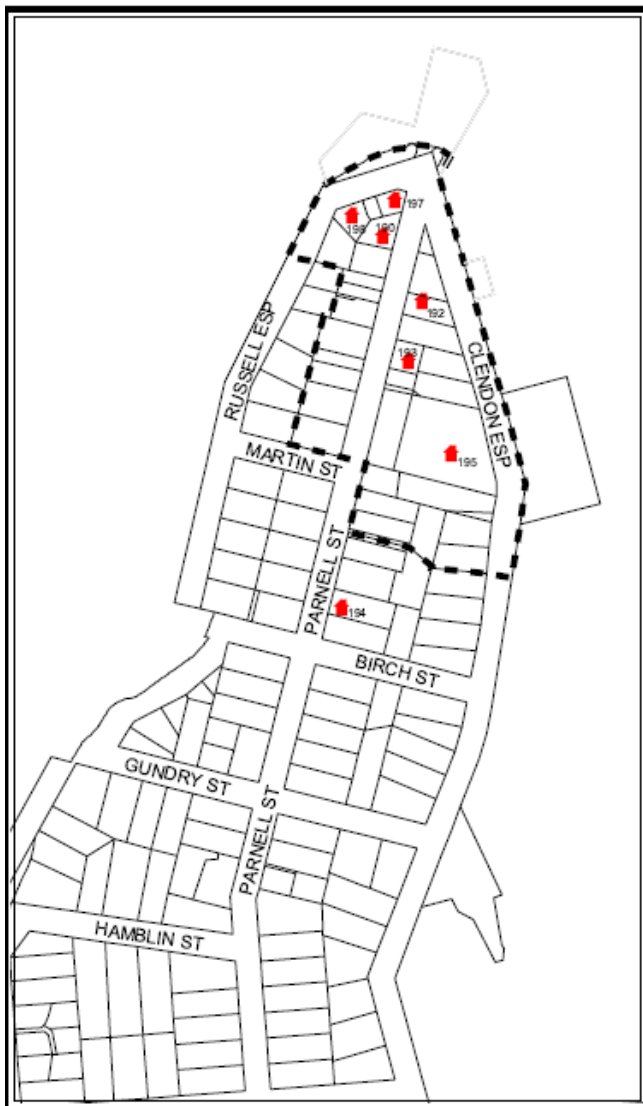
The Pouerua volcanic cone and lava fields are both identified in the PRP as outstanding Natural Features. In addition to this there significant numbers of archaeological sites recorded on the NZAA Archsite database which are afforded protection generally under the HNZPTA2014. These are described in more detail in the Assessment section.

## Heritage Precinct – Rawene

The Rawene Heritage Precinct was also 'rolled over' into the FNDP from pre-existing conservation areas identified in legacy town planning documents prior to the first RMA-based district plan. The FNDP includes the following text (12.5A):

Again, Rawene is a physical link to the early days when shipping was the main form of transport. Like Kohukohu, the special heritage character of the Rawene Heritage Precinct derives from the external appearance of the historic buildings, and their association with the waterfront. The Rawene Precinct covers the old business area of Rawene in which worthwhile examples of the township's early commercial and public buildings remain, such as the Masonic Hotel and Clendon House.

Rawene Map (Map HP3 in Part 5):



The Rawene Heritage Precincts contain the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 6. FNDP cultural, landscape and heritage sites within the existing precinct/area

Appendix 1a: Schedule Of Outstanding Natural Features	0
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	0
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	5
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	0
Appendix 1g: Registered Archaeological Sites	0

In addition to this there are three historical buildings within the CMA protected in the Proposed Regional Plan. There are also several archaeological sites recorded on the NZAA Archsite database which are afforded protection generally under the HNZPTA2014. These are described in more detail in the Assessment section.

## Heritage Precinct – Te Waimate (And Waimate North Special Zone)

From a historical and landscape perspective, the Te Waimate Heritage Precinct forms a subset of the larger Waimate North Special Zone. However, it is treated separately in planning terms.

The origins of the Special Zone are based in the identification of Waimate North as part of a much broader 'cultural heritage landscape' identified by LA4 Landscape Architects while assessing significant landscapes for the 1994 proposed DP. This classification was not adopted. Subsequently the Waimate North Special Zone was adopted as a result of submissions to the current district plan.

The following information on the Te Waimate Heritage Precinct is provided in the FNDP Text (12.5A):

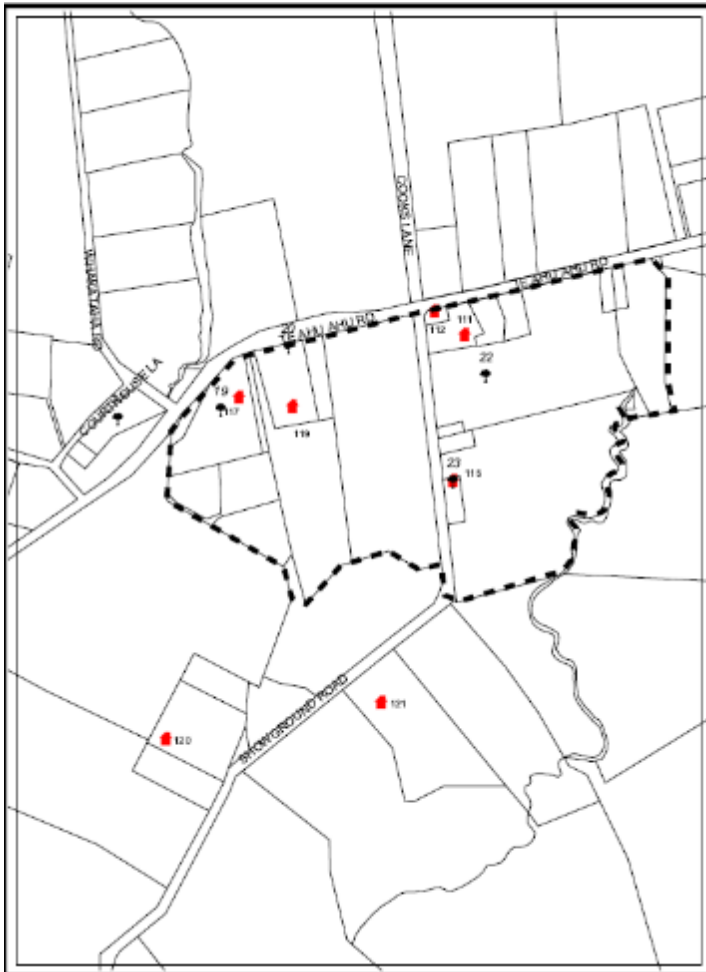
Te Waimate Heritage Precinct is a pre-eminent historic landscape of national significance. It is the core area of a visual entity of historic buildings, archaeological sites and historic trees, being the Te Waimate Mission Village of the 1830's and later. The most significant buildings are the Church of St John the Baptist, the Mission House, the Sunday School, the Bedggood Cottage and the Blacksmith Shop. The King Paddock is also significant because of its intrinsic value as an unploughed archaeological site in the central part of the Mission Village. The wider Waimate North area is recognised for its landscape, heritage and visual amenity by special provisions designed to complement and reinforce the uniqueness of Te Waimate Heritage Precinct (refer to **Section 18.3**).

The following information on the Waimate North Special zone is provided in the FNDP Text (18.3):

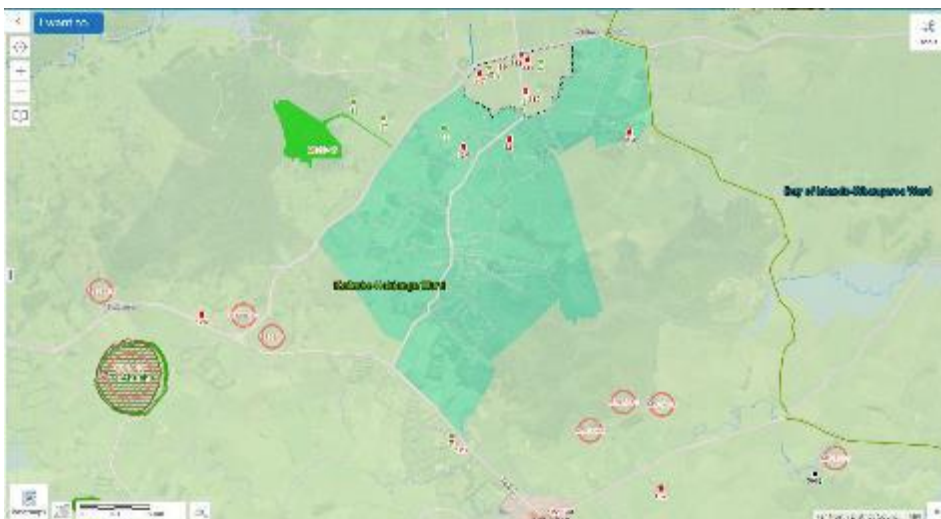
Whilst rural in nature, the Waimate North Zone (refer to Appendix 6C and Zone Maps) is unique. It is an area with both distinctive physical features and a legacy of Maori and European settlement. The result of human occupation of the land, particularly since the mid 1800's, has been the development of a landscape that has heritage value and outstanding visual qualities. This is expressed in the present day roading pattern, the buildings and other historic and cultural elements, the settlement pattern, characterized by low density lifestyle blocks, and the park-like rural character in which puriri and other indigenous and exotic specimen trees are a significant part.

The visual quality of the existing environment of Waimate North Zone has been developed over many years by landowners in the area. Their efforts have benefited the whole District and need to be supported if the outstanding character of the landscape is to be retained or enhanced. For this reason, while retaining some consistency with the standards applying to the Rural Production Zone, special zone provisions have been inserted in the Plan that contain specific measures designed to assist landowners to protect and enhance the historic and visual character of the area.

Te Waimate Map (Map HP2 in Part 5):



Waimate North Special Zone (planning Maps online – darker green area)



The Te Waimate Heritage Precinct contains the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 7. FNDP cultural, landscape and heritage sites within the existing Te Waimate precinct/area

Appendix 1a: Schedule Of Outstanding Natural Features	0
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	4
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	5
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	0
Appendix 1g: Registered Archaeological Sites	0

The Waimate North Zone contains the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 8. FNDP - cultural, landscape and heritage sites within the Waimate North Zone

Appendix 1a: Schedule Of Outstanding Natural Features	0
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	1
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	4
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	0
Appendix 1g: Registered Archaeological Sites	0

In addition to these scheduled places, there are numerous archaeological sites recorded on the NZAA Archsite database which are afforded protection generally under the HNZPTA 2014. These are described in more detail in the Assessment section.



## Heritage Precinct – Kerikeri Basin

The Kerikeri Heritage Precinct was apparently established as a consequence of the preparation of a Sustainable Development Plan for the Kororipo-Kerikeri Basin Prepared in October 2005 and adopted in June 2007<sup>3</sup>.

The Kerikeri Heritage Precinct and visual buffer were established following appeals to the Plan Change for the 2009 FNDP. In appeal, Submissions to the Far North District Council's Proposed District Plan by the Director-General of Conservation (DoC) sought a Heritage Precinct of 171.6ha which largely coincides with Kerikeri visual buffer zone established in the 2009 FNDP. It therefore appears that a compromise was reached where a spatially smaller area was established as the Precinct, and the remaining area defined as the visual buffer. Uniquely, part of the Heritage Precinct also includes the Kerikeri inlet headwaters, which administratively sits outside of District Plan controls, but is recognised in the Northland Regional Plan. Other Heritage Precincts are restricted to landward elements only, though in several cases there are historical structures which contribute to these areas that do extend into the CMA. Although Rangihoua is identified as extending into the CMA in the FNDP, it is included for reference only and there are no statutory controls attached.

The following information is provided in the FNDP text (12.5A):

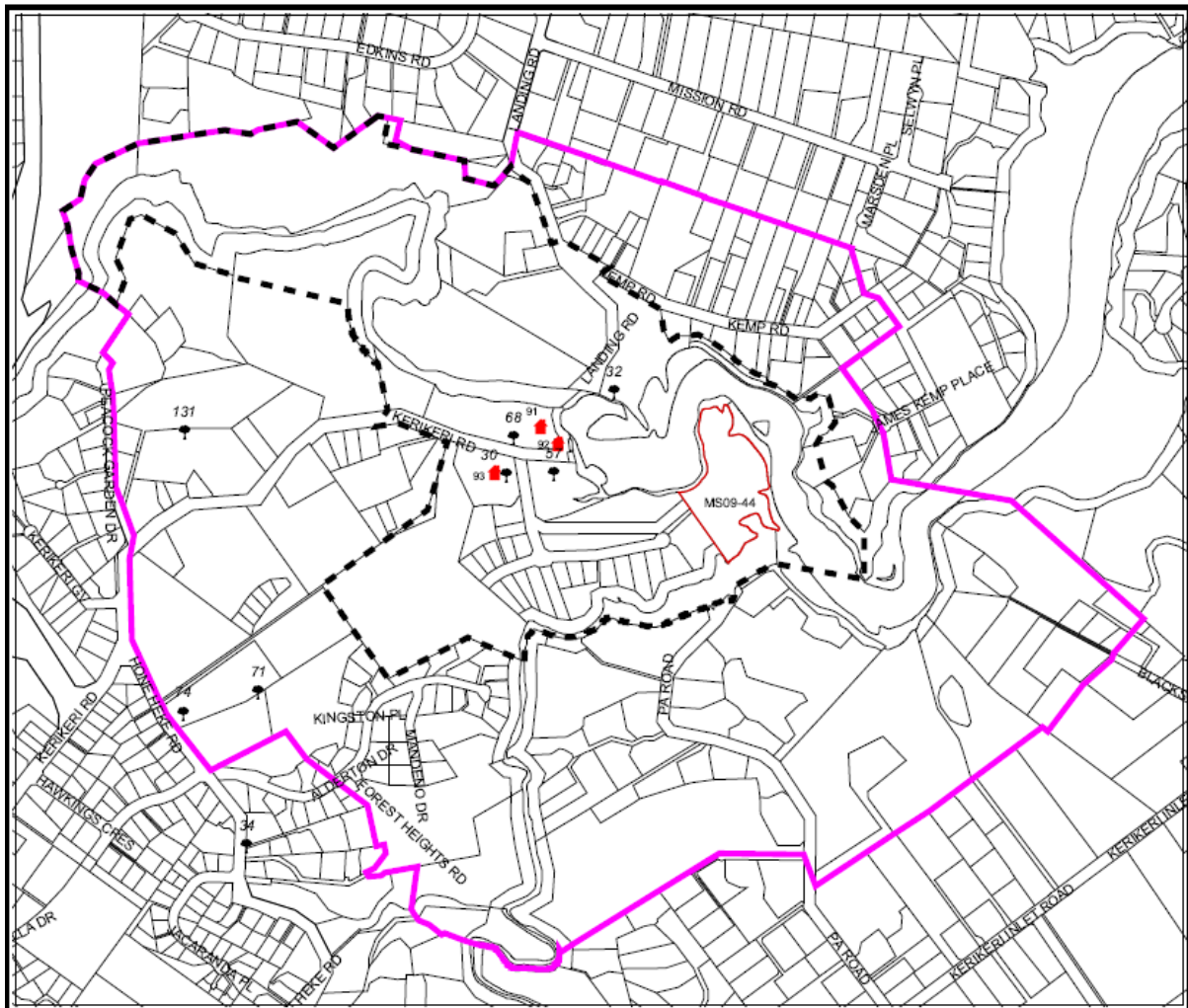
The Kerikeri Basin Heritage Precinct is a Registered Historic Area with the Historic Places Trust. The historic character of the Kerikeri Basin derives from its outstanding historic significance as one of the first areas in New Zealand characterised by contact between Maori and European colonial settlement. The Kerikeri Basin Precinct contains several Category 1 historic buildings and features, an historic pa site, and is located in a largely undeveloped landscape setting, with most land in the Precinct being in public ownership. The area contains archaeological and historic sites of critical importance to the nation's heritage.

Historic values of the Kerikeri Basin Heritage Precinct can be adversely affected by the nature and scale of development within the visual buffer around this precinct. The Kerikeri Basin Heritage Precinct Visual Buffer is therefore identified and a rule applying to any buildings within this zone included in the Plan to provide the ability to control the form, colour and location of development in order to avoid visual dominance in relation to the Kerikeri Mission Station buildings and to Kororipo Pa.

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<sup>3</sup> DoC, HNZPT, FNDP 2007 Sustainable Development Plan for the Kororipo-Kerikeri Basin

## Kerikeri Basin Map (Map HP2 in Part 5):



The Kerikeri Heritage Precinct and visual buffer area contains the following separately scheduled historic buildings or places, sites of cultural significance, notable trees, archaeological sites or landscape features (FNDP Section 12; Appendix 1):

Table 9. FNDP cultural, landscape and heritage sites within the existing precinct/area (including visual buffer)

Appendix 1a: Schedule Of Outstanding Natural Features	0
Appendix 1b: Schedule Of Outstanding Landscape Features	0
Appendix 1c: Schedule Of Lakes	0
Appendix 1d: Schedule Of Notable Trees	7
Appendix 1e: Schedule Of Historic Sites, Buildings And Objects	3
Appendix 1f: Schedule Of Sites Of Cultural Significance To Maori	1
Appendix 1g: Registered Archaeological Sites	0

In addition to this there are riparian areas within the CMA protected in the Proposed Regional Plan. There are also several archaeological sites recorded on the NZAA Archsite database which are afforded protection generally under the HNZPTA 2014. These are described in more detail in the Assessment section.

## **HISTORIC HERITAGE AREA PRELIMINARY ASSESSMENTS**

As part of the FNDP review, rapid Historic Heritage Area Assessments have been undertaken and these are presented below. The methodology is based on the assessment template recently established in the Northland Regional Plan 2016 for consistency.


For each Historic Heritage Area the following is presented:

- Planning context for the area
- Identification of key individual sites
- Evaluation of historic heritage values, based on the findings of additional research and fieldwork
- Statement of historic heritage significance
- Policy (schedule) and extent of place (mapping) recommendations
- High level management/ risk Information, which requires further ground-truthing and stakeholder engagement

These rapid assessments do not purport to include detailed description and analysis of all recorded heritage places, histories and records of events within each area. They are intended to support a summary statement of significance for each area, demonstrating why these places have been considered for retention, modification, or inclusion in the proposed District Plan as historic heritage areas. These statements are not exhaustive, and it is anticipated that with additional research and consultation, these places might be refined further.

## Heritage Area – Paihia Mission Station

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>PAIHIA HISTORIC HERITAGE AREA</b>
<b>Image:</b>	
<b>Site Address:</b>	Paihia Township
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Physical Description:</b>	The proposed historic heritage area includes the foreshore and headlands at either end of Paihia Beach. It is bounded to the southeast by Seaview Road, to the northwest by Williams Road, and to the southwest by Island View Close.
<b>FNDP historic heritage Site Types:</b>	Heritage Area, and individual scheduled buildings, scheduled archaeological site, site of significance to Maori
<b>FNDP Zoning:</b>	Commercial, Road, Conservation, Coastal Living, Recreation

<b>Approx. date (or range)</b>	Pre-European Maori settlement (c.1300-1769); Early European Contact (1769-1814) Pre-Waitangi European Settlement (1814-1839); Colonial settlement (1840-1900); Modern (1900-1940)			
<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within the Heritage Area. Sites highlighted in grey are not within existing heritage precinct, but within the proposed heritage area.			
<b>Name</b>	District Plan Schedule	Regional Plan Schedule	NZ Heritage List Cat / ref	NZAA Site Nos  (*Site Pending)
<b>Sites of Cultural Significance to Maori</b>	Note - None formally identified in DP schedules			
Maiki o Manukaihuia	N/A	N/A	Wahi tapu (#)	Q05/814 Q05/783
Motu o Rangi / Motuarahi	N/A	N/A	Wahi tapu (#7561)	Q05/1355 terraces/ pa
Motu Maire	N/A	N/A	Wahi tapu (#7560)	Q05/12 pa/terraces Q05/4 PA
Kuia Rongouru / Taylors Island	N/A	N/A	Wahi tapu (#7600)	
<b>Historic buildings</b>				
Marsden Road, Paihia Ruins- William Williams House & Colenso Printing Workshop Lot 5 DP38287, Blk IV Kawakawa SD	Scheduled building 88	N/A	II (#403) II (#404)	Q05/1078
Marsden Road, Paihia	Scheduled building 89	N/A	I (#3824) II (#3836)	Q05/1475

Church of St Paul; & Henry Williams Memorial. Lot 8 Blk I DP1217				
Williams Road, Paihia Canon Percy Temple Williams (Mary Williams) House & Gardens; Ruins of Hugh Carleton's house Lot 1 DP57340	Scheduled building 90	N/A	II (#3830) II (#7278) II (#3938)	Q05/1294
Marsden Road, Paihia Village Green Lots 2-5 DP57340, Lot 1 & Pt Lot 27 DP11040	Scheduled building 90a	N/A	N/A	
<b>Notable Trees</b>				
123 Marsden Rd, Paihia Araucaria heterophylla (Norfolk Pine) Lot 3 DP38287, Blk	Notable Tree 123			

<b>Outstanding Natural Features / Landscapes</b>	Islands Of The Bay Of Islands			
Motu o Rangi / Motuarahi	N/A	N/A	Wahi tapu (#7561)	Q05/1355 terraces/ pa
Motu Maire	N/A	N/A	Wahi tapu (#7560)	Q05/12 pa/terraces Q05/4 PA
Kuia Rongouru / Taylors Island	N/A	N/A	Wahi tapu (#7600)	
<b>Archaeological Sites</b>				
403 Williams House ruins	Scheduled Archaeological site id 403  Scheduled building 88	N/A	II (#403) II (#404)	
Q05/1294 Carleton House, paths, outbuilding	Scheduled building 90	N/A	II (#3830) II (#7278) II (#3938)	Pre-1900 Building Q05/1294
Q05/870 Midden exposures. Possible terraces	N/A	N/A	N/A	Q05/870
Q05/1078 Ruins- William Williams House Lot 5 DP38287, Blk IV Kawakawa SD	Scheduled building 88	N/A	II (#403) II (#404)	Q05/1078
Q05/889 Te koke Paa (reported site of)	N/A	N/A	N/A	Q05/889



Q05/1510 Ship building site for the 'Herald'	N/A	N/A	N/A	Q05/1510
Q05/783 Midden Flagstaff Hill	N/A	N/A	N/A	Q05/783
Q05/814 Shell midden (including cockle and pipi) and two small kumara pits	N/A	N/A	N/A	Q05/814

## PART TWO: HISTORIC HERITAGE EVALUATION

Criterion	Comments	Value*
<b>(a) Archaeological and/ or scientific importance</b>	The entire area can be identified as a place of pre-1900 occupation with the potential for archaeological sites or features to be present. Several discrete sites have been identified, but comparison with historical photography indicates the potential for more sites to be present. Several sites of Maori origin are also recorded, indicating potential for pre-contact or early contact sites to be present. Maiki o Manukaihuia, also known as Flagstaff Hill, is a headland in Paihia which was used as the maiki for the larger Manukaihuia Pa. The area includes scheduled archaeological site (DP id 403) the ruins of the stone house built by William Williams, brother of Henry first bishop of Waiapu.	High 3
<b>(b) Architecture and technology</b>	The Paihia Mission historic heritage area includes a range of sites and buildings which reflect the historical events and development of this coastal township over time. These range from the surviving earthworks of headland pa sites, residential buildings, church and monumental architecture, such as the Maori people's memorial dedicated to Henry Williams and St Paul's cemetery.	Moderate 2

<b>(c) Rarity</b>	The Paihia Cemetery is the oldest consecrated cemetery in New Zealand. Surviving historical buildings provide early examples of construction technology in stone which are not common in this region. Other site types are relatively or very common, such as pa sites and midden sites. Collectively the recorded sites of historical interest	Moderate 2
<b>(d) Representative-ness</b>	The Paihia Mission Station heritage area is representative of early contact settlement and interaction between Maori and Pakeha. It includes several historical buildings and monuments of different forms such as St Paul's Church, the third church on the site since 1823; and the Maori Peoples memorial to Henry Williams. Though not scheduled, the area includes some examples of early –mid 20 <sup>th</sup> century dwellings which reflect the period of 'bach' holiday development that occurred during this time.	Moderate 2
<b>(e) Integrity</b>	The central core of the heritage area contains development that is reflective of historical residential subdivisions, further complemented by views to the bush clad hills of the Paihia Scenic Reserve, which forms a backdrop to the Heritage Area, and the coastal environment. While there has been more intensive development on higher ground, the foreshore between the two headlands recognisably retains the character of the early mission station.	High 3

<b>(f) Context</b>	<p>The Paihia Mission Heritage Area applies historically to the river valley and beach frontage defined by two headlands, the Horotutu Creek, and rising land behind (Paihia Scenic Reserve). This area has seen some development since the 1950s in particular, but nether-the-less has retained a combination of spatial, built, coastal landscape and amenity characteristics throughout that evolution, and overlying or containing the heritage resources within the Area.</p> <p>The Paihia historic heritage area also includes the location of the settlement of Te Haumi, home to the influential Rangatira and Tohunga Tohitapu, and the group of wahi tapu islands collectively known as the Waitangi Islands opposite Paihia and Horotutu beaches.</p> <p>The area has high context value as an integral component of a network of heritage resources contained within the Bay of Islands, including the Waitangi Treaty Grounds and the Russell Township. These combine to contribute to the appreciation and understanding of the places and events associated with a nationally significant period of Paihia's heritage</p>	High 3
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<p><b>(g) People and events</b></p>	<p>Paihia has a long history associated with early European contact with Maori and early Missionary life. In 1769 the Bay was visited by Cook and in 1772 the French Expedition under Marion Dufresne stayed. Initially a friendly contact, this expedition ended in conflict. Marion Dufresne and 26 of his crew were killed and cannibalised. It is said that the important Rangatira Tohitapu, who is remembered in the name Tohitapu Road, was involved in this incident<sup>4</sup>. Later Tohitapu interacted on many occasions with the missionaries at Paihia, in particular with Henry Williams. His settlement was at Te Haumi, now a suburb on the south side of the eponymous river.</p> <p>In 1823 at the invitation of Chief Te Koki, Samuel Marsden and the Church Missionary Society brought in two young families, Henry and Marianne Williams with three small children, and William and Sarah Fairburn, also with three small children. They lived in a large four bedroomed whare on Paihia beach.</p> <p>In 1824 Tohitapu and Williams quarrelled, and Tohitapu placed a curse on Williams. When the curse had no effect, Williams gained mana. Tohitapu then blesses the settlement.</p> <p>The Church Missionary Society (CMS) mission at Paihia played a central part in the development of a range of activities in early colonial New Zealand, including the first ship building (The launching of the <i>Herald</i> reportedly attracted 'thousands' of people eager to participate in or witness the event), printing (Colenso's press), and schools. In 1831 Paihia Mission was the site of arrival of the 'first British Resident' James Busby, who arrived following pre-Treaty interaction and negotiations with Maori leaders. Paihia was also a site visited by many prominent Europeans in the 1820's and 30's.</p> <p>Horotutu Beach is recorded as the location of the first cricket match in NZ, in 1833.</p>	<p>Outstanding 4</p>
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<sup>4</sup> <http://teahou.natlib.govt.nz/journals/teahou/issue/Mao51TeA/c7.html>

<b>(h) Identity</b>	<p>The name etymology is uncertain. Popular belief is that when selecting the locality for the mission station, the Reverend Henry Williams exclaimed in a mixture of Maori and English 'Pai Here!' ('Good here!'), and the name stuck. Williams formally named the area Marsden's Vale<sup>5</sup>, but Paihia is the name today. Horotutu Beach is recorded as the location of the first cricket match played in NZ.</p> <p>While many of the physical built remnants of this era are no longer present, the area still retains a strong historic association with this period. Since this time, Paihia generally has developed from a 'family bach' community into a thriving tourist destination. The Paihia historic heritage area reflects a number of past and remaining practices that have created the unique and special Today the township is popular for tourism given its proximity to SH1 and the ferry connection to Russell. For locals and other visitors Paihia has an important role as a place of recreation, with the harbour edge nightlife and commercial strip, including something of a reputation as the 'place to be' for New Year's Celebrations.</p>	High 3
<b>(i) Tangata whenua</b>	<p>This category is not formally assessed, as this needs to be determined by tangata whenua.</p> <p>It is noted that the proposed heritage area includes several a wahi tapu sites – for example Maiki o Manukaihuia (Flagstaff Hill). Additionally, though not on the landward side, the islands of Motu Maire, Motu o Rangī, Motu Arahi and Kuia Rongouru (Taylors Island) are all wahi tapu and have a strong visual and contextual relationship with the Mission Settlement. As well as these places, several archaeological sites of Maori origin are recorded in the vicinity.</p>	U – Unassessed  Likely high

<sup>5</sup> Reed 1975, 314; Reed is unconvinced by the explanation for 'Paihia'.

<b>(j) Statutory</b>	<p>The Paihia Mission Heritage Area contains the following registered Historic Sites heritage resources:</p> <p>(a) St Paul’s Church, the third church on the site since 1823;</p> <p>(b) the oldest consecrated cemetery in New Zealand;</p> <p>(c) the Maori people’s memorial dedicated to Henry Williams;</p> <p>(d) the ruins of the stone house built by William Williams, brother of Henry first bishop of Waiapu; and</p> <p>In addition there are several large trees, including the Norfolk Pine (refer to Appendix 1D, Site #123) planted by the Williams family in the 1870’s to mark the site of “the beehive”, Henry Williams’ first house built in the 1820’s</p>	High 3
<b>Threshold for Scheduling</b>	Minimum of 4/Outstanding in two criteria:	Yes
	Minimum of 3/High in two criteria:	Yes

\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed - U.

**PART THREE: STATEMENT OF SIGNIFICANCE**

<b>Statement of Significance:</b>	<p>The Paihia historic heritage area has outstanding heritage values related to the historical events surrounding the establishment of the "mission settlement" by Henry Williams and the Church Missionary Society (CMS) in 1823, and early 'pre-treaty' negotiations with British representative James Busby, and Maori leaders seeking the protection of Britain.</p> <p>The area has high context value as an integral component of a network of heritage resources contained within the Bay of Islands, including the Waitangi Treaty Grounds and the Russell Township. These combine to contribute to the appreciation and understanding of the places and events associated with a nationally significant period of Paihia's heritage.</p> <p>Paihia historic heritage area retains a moderate level of integrity when compared to historical records. This is primarily due to the topography of the place, with the foreshore surrounded by scenic reserves located on higher ground and on the headlands at either end of the beach. The general layout and subdivision pattern remains clear. Although early buildings do not survive in significant numbers, the historical development of the place is augmented by a number of important archaeological sites. Seaward, the Waitangi Island group maintain a high integrity, with several recorded archaeological pa and terrace sites present.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (b), (c), (d), (e), (f), (g), (h), (i), (j)
<b>Overall Value*</b>	Outstanding
<b>Overall Score*</b>	3
<b>Overall Context</b>	National
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes [Refer to diagram in Part 6]
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	Yes –.site of early interaction, wahi tapu sites, pa sites and other archaeological sites of Maori origin.

<p><b>Pre-1900 or gazetted archaeological site:</b></p>	<p>Several separately recorded pre-1900 sites or historic buildings are noted and protected under the Heritage New Zealand Pouhere Taonga Act 2014. The area from the foreshore back to the Paihia Scenic Reserve is assessed as having moderate to high archaeological sensitivity.</p>
<p>* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category 1).</p> <p>High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category 2).</p> <p>Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.</p> <p>Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.</p> <p>NA/None/ Score 0: none identified.</p> <p>** Overall Context: the geographical significance at a local, regional or higher scale, should also be given.</p>	



**PART FIVE: MANAGEMENT/ RISK INFORMATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Occupancy/ Use:	Multiple ownerships, primarily commercial and coastal living uses, few apparently vacant sites based on aerial photography and site visit.	1
Management	Multiple sites under multiple ownerships. Some overall management of recorded sites through precinct controls and separate management regimes for scheduled buildings/recorded archaeological sites.	2
Condition	Visible sites/historic buildings generally fair condition. Not all sites visited and condition of subsurface archaeological sites not confirmed.	1
Fragility/ Vulnerability	Several archaeological sites recorded on conservation land which are potentially subject to erosion from visitors or from vegetation growth. Other sites may exist but not visible within foreshore/CMA interface. Mission area has been developed more substantially than most other historic heritage places and is relatively more vulnerable to future development as a result.	3
Threats	<p>Moderate to high risk of insensitive redevelopment over time, particularly hillside/ridgeline lots with coastal views. Potential archaeological sites not well identified and potentially at risk from future development activities. Key sites are generally protected, but through variety of mechanisms.</p> <p>Development, climactic changes (sea level rise, drought, and erosion) may affect archaeological potential and historic buildings e.g. Church. Subdivision and sensitivity to tourist trade for certain sites</p>	3
Overall risk factor	Moderate	2

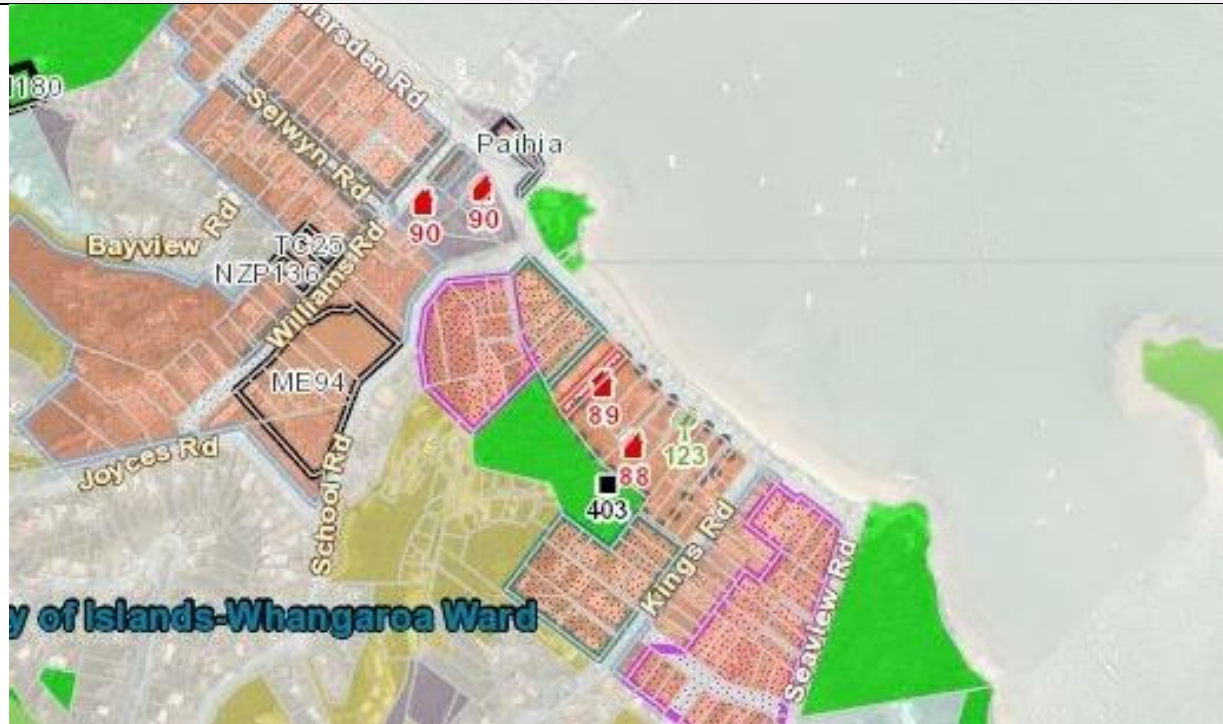
\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

Criterion	Comments	Value*
Opportunities:	Plenty of opportunity for heritage tourist visitation, and potential to build on some of the 'quirkier' elements of place history – e.g. early printing press, launching of the 'Hazard', First cricket game etc. Based on these elements build annual events calendar to support identity, such as e.g. 'boat building competition, 'national 'cricket day' etc. Opportunities for commercial and residential development to recognise the reversal of both Paihia and Russell in terms of the nature of activities. Paihia historically feted as a quiet and peaceful place, now lots of entertainment and recreational activity; Russell – once 'the hell hole' now much more genteel environment.	High - 3

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

**PART SIX- EXTENT OF PLACE**

**Existing Extents in the FNDP**



**Source: Far North District Plan Paihia Heritage Area**

**Boundary Notes:**

The existing Paihia Mission Station Area is limited to private lots surrounding St Paul’s Church, which remain broadly residential in terms of development character. The area does not recognise the non-contiguous relationship with the grouping of important heritage places along the Horotutu Stream Edge (Williams Road), or the significant topography of the foreshore itself, and the scenic reserves, which include archaeological sites related to both Maori and Pakeha settlement.

**Recommended Extent of place based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics**



**Boundary  
Notes:**

The key area of heritage value on the landward side is defined more holistically by including The sites of Maori origin along the foreshore and within scenic reserves, and the important historic sites located near the Horotutu Creek, which is itself an important historical landscape feature. The archaeological potential for sites within the former low-lying field systems, from numerous historical images and currently recorded archaeological sites. The forested high ground to the Southwest of MacMurray Road is included as an area of archaeological potential associated with the recorded location of Te Koke's Pa. this may be revised with future investigation.

Not shown in this figure but also recommended for inclusion are the Waitangi Islands – Motu o Rangi, Motuarahi. Motu Maire and Kuia Rongouru / Taylors Island, because of their historical, contextual and spatial relationship. South of the River Haumi, the settlement of Tohitapu is historically recorded and is also an area of historical interest. However it is not included here as it may potentially be identified as a separate historic heritage area.

**ADMINISTRATION**

<b>Desktop Date:</b>	17/01/2020	<b>Site Visit Date:</b>	19-09-2019
<b>Site Accessibility:</b>	Partial Access		
<b>Evaluated by:</b>	John Brown	<b>Date:</b>	24/01/2020
<b>Reviewed by:</b>	Adina Brown	<b>Date:</b>	24/01/2020
<b>Approved by:</b>	Tammy Wooster	<b>Draft:</b>	<b>Final:</b> YES

**APPENDIX 1 Supporting Research**






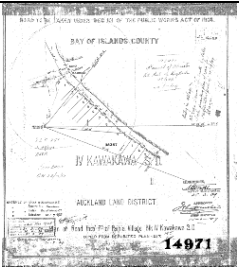
<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Far North District Plan schedule	Y
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections	N
Whites Aviation Archive National Library	Y
Retrolens	Y
Papers Past	N
Te Ara Encyclopaedia	Y
Wikipedia	Y
National Library Online	Y
NZ History Online	Y
Archives NZ	N
Digital NZ archive search engine	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	N
<b>Other sources are included in the NZ Heritage List Entry Forms (see bibliography)</b>	

**Bibliography:**

<b>Author(s)</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Location</b>
Heritage New Zealand Pouhere Taonga	-	Williams House  3830  Online Listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3830">https://www.heritage.org.nz/the-list/details/3830</a>
Heritage New Zealand Pouhere Taonga	-	Ruins (Hugh Carlton's House)  Williams Road, Paihia  Online Listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3938">https://www.heritage.org.nz/the-list/details/3938</a>
Heritage New Zealand Pouhere Taonga	-	Mary Williams Garden  4 Williams Road, Paihia Online Listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/7278">https://www.heritage.org.nz/the-list/details/7278</a>
Heritage New Zealand Pouhere Taonga	-	Maiki o Manukaihuia  Flagstaff Hill, Marsden Road, Paihia  Online Listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/7602">https://www.heritage.org.nz/the-list/details/7602</a>
Heritage New Zealand Pouhere Taonga	-	Henry Williams Memorial  36 Marsden Rd, Paihia  Online Listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3836">https://www.heritage.org.nz/the-list/details/3836</a>
Heritage New Zealand Pouhere Taonga		Williams Memorial Church of St Paul (Anglican)  36 Marsden Road, Paihia Online Listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3824">https://www.heritage.org.nz/the-list/details/3824</a>
Heritage New Zealand Pouhere Taonga	-	William Williams House Ruins  Marsden Road, Paihia	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/403">https://www.heritage.org.nz/the-list/details/403</a>

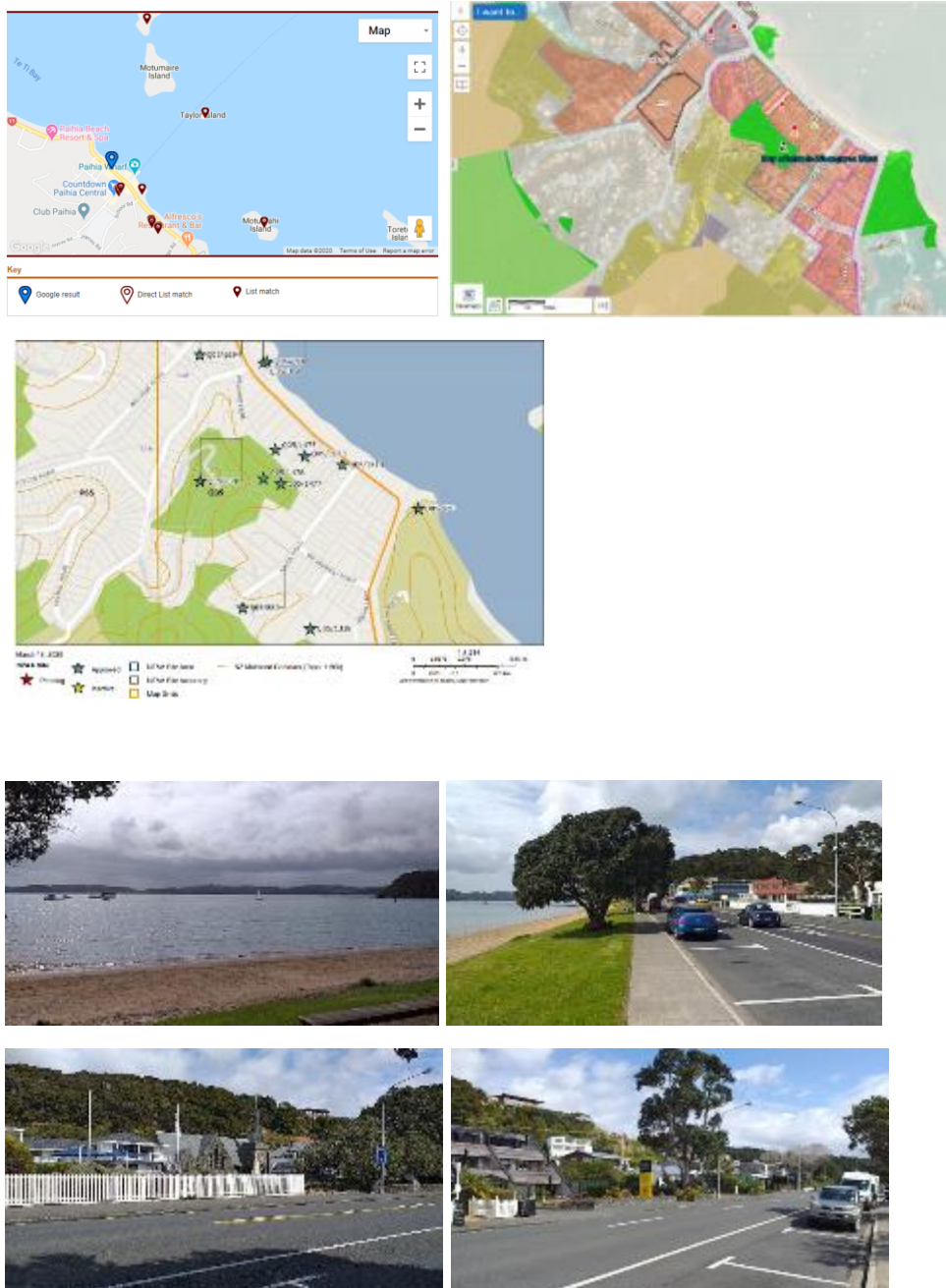
		Online Listing Summary		
Heritage New Zealand Pouhere Taonga	-	Colenso's Printing Workshop Ruins Marsden Road, Paihia Online Listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/404">https://www.heritage.org.nz/the-list/details/404</a>
Motu o Rangi / Motuarahi		Wahi tapu (#7561)		<a href="https://www.heritage.org.nz/the-list/details/7561">https://www.heritage.org.nz/the-list/details/7561</a>
Motu Maire		Wahi tapu (#7560)		<a href="https://www.heritage.org.nz/the-list/details/7560">https://www.heritage.org.nz/the-list/details/7560</a>
Kuia Rongouru / Taylors Island		Wahi tapu (#7600)		<a href="https://www.heritage.org.nz/the-list/details/7600">https://www.heritage.org.nz/the-list/details/7600</a>

## Historical Land Development - Overview

		
<p>Geologically similar to Russell and Rangihoua, with alluvium/colluvium deposits overlying Waipapa formation rocks.</p>	<p>1827 view (1833 engraving) by Louis Auguste de Sainson) of the Paihia Mission Station</p>	<p>1834 Sketch of the CMS Mission Station by Fairburn, noting the location of 'the first game of cricket played in NZ' by the headland between Waitangi Beach and Horotutu Beach. A sandbar connecting the beach to 'Motu Maire' is also noted.</p>
<p>Edbrooke, SW; Brook, F.I (compilers) 2009. Geology of the Whangarei area. Ins. GNS 1:250,000 Geological Map 2</p>	<p>Alexander Turnbull Library B-052-019</p>	<p>Auckland Libraries Heritage Collections NZ Map 3033</p>
		
<p>Detail of Bay of Islands, surveyed by G. H. Richards and P. W. Oke, under the direction of Captn. J. L. Stokes, H.M.S. Acheron, 1849. Showing Mission Station, and sand bar to Motumaire</p>	<p>1860s view of Mission Station, showing plots which survive as title boundaries today. There are approximately 2x the number of buildings shown in the earlier sketches and maps.</p>	<p>In 1909 The beachfront road was established, based on map data. This influenced the subsequent development of Paihia during the 20<sup>th</sup> century as a holiday township of baches and beaches.</p>
<p>Auckland Libraries Heritage Collections Map 3920</p>	<p>PH-CNEG-C6471 Auckland War Memorial Museum</p>	<p>Ak-SO14971-S1</p>

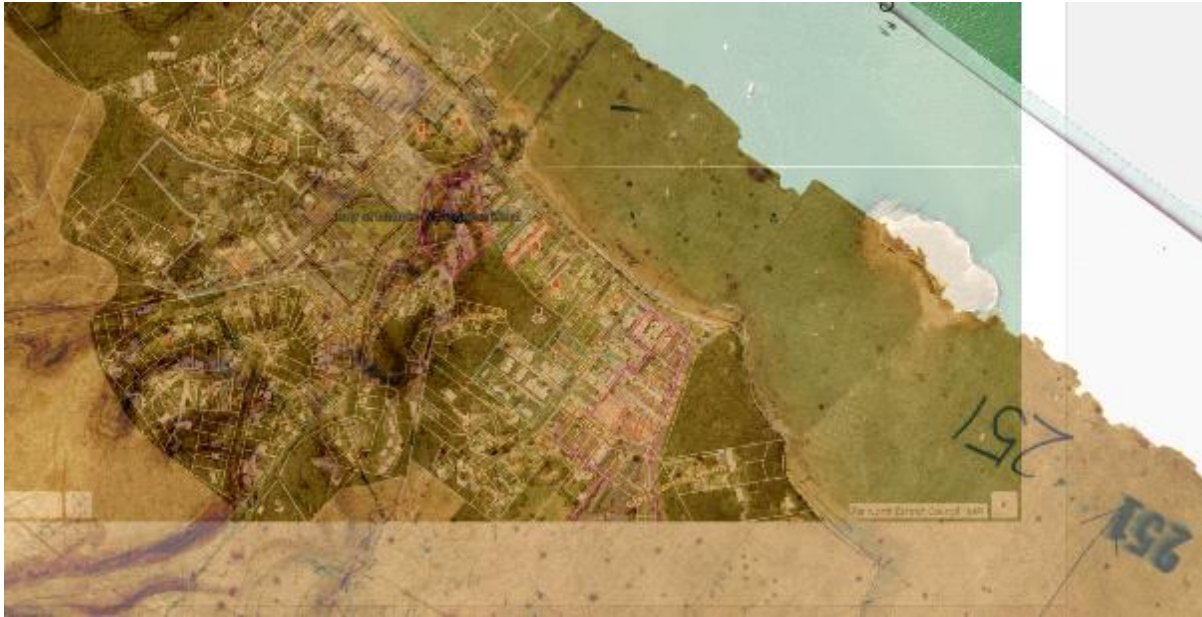


## Statutory and Landscape



Top left – HNZ Sites; Top Right – District Plan sites; Centre left – NZAA archaeological sites

Approximately half of the existing recorded heritage sites (scheduled or listed buildings, archaeological sites) within the vicinity are currently excluded from the heritage area. The dominant landscape expression is the beachfront and developed sections below a green ridgeline, bisected by the SH1 route. The bottom right image shows the potential for visual impact of modern development on the ridgeline, when compared with the scenic reserve adjacent.



1871 survey of Paihia, showing area of CMS land holdings overlain with existing Heritage Precinct. The CMS land encompassed the whole of the township at this time; the 'Horututu' Creek, and two headlands are shown. Subdivision along Paihia Beach frontage reflects original plot boundaries (Quickmaps AkC - OLC 251-S1)




1952 Aerial photography showing the gradual development of the CMS Mission Station area. The high ground away from the beach is regenerating forest replacing scrubland (WA-30698-F Alexander Turnbull Library)



Modern aerial photography showing some survival of historical subdivision pattern but with a relatively high degree of new development concentrated behind the seafront either within the stream valley to the southeast or on higher ground to the southwest (<https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/>)

## Heritage Area - Rangihoua

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>RANGIHOUA HISTORIC AREA</b>
<b>Image:</b>	 <p>©Plan.Heritage Ltd 2019</p>
<b>Site Address:</b>	Purerua Peninsula; to seaward the area incorporates the whole of Rangihoua Bay, the eastern end of Wairoa Bay and a cluster of small islands (collectively known as the Te Pahi Islands), and the seabed in the northern parts of Rangihoua and Wairoa Bays. It forms a contiguous area measuring approximately 2000m east-west x 2500m north-south.
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Physical Description:</b>	The landward boundary of the Historic Area runs along the top of a steep ridgeline at the eastern end of Rangihoua Bay, encompassing part of the headland at this end. Heading north-westwards, it continues along the northern ridge of the Oihi Valley before joining a westward track at the head of the valley. At the northern apex of the area, the boundary connects with a more substantial roadway running southwards between two belts of trees. Towards the southern limit of the track, the boundary extends westwards across the Te Puna valley, over the ridge on its western side, to the Wairoa Stream. The stream marks the western boundary of the area.

	The seaward boundary of the historic area runs southwards from the western landward boundary to incorporate all of the Te Pahi Islands (including Motuapo Island), located between 50m and approximately 1000m from the headland at the western end of Rangihoua Bay. The boundary runs along the seabed 100m to the west and south of the islands before extending north-eastwards until it reaches the eastern landward boundary at the headland at the eastern end of Rangihoua Bay.			
<b>FNDP historic heritage Site Types:</b>	Historic Area			
<b>FNDP Zoning:</b>	Conservation, General coastal			
<b>Approx. date (or range)</b>	Main periods of interest – Pre-European Maori Settlement; Early European pre-colonial period, colonial period 1840-1860			
<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within the Rangihoua Heritage Area. Sites highlighted in grey are not within current heritage precincts, but adjacent to them or within the visual catchment.			
<b>Name</b>	District Plan Schedule	Regional Plan Schedule	NZ Heritage List Cat / ref	NZAA Site Nos (*Site Pending)
<b>Sites of Cultural Significance to Maori</b>	Note: None formerly identified in DP	N/A		
			Wahi Tapu (#9988) te Pahi Islands	
<b>Historic buildings</b>	None Surviving			
<b>Notable Trees</b>	None identified			
<b>Archaeological Sites</b>	Note – too many NZAA sites to list individually	Key Sites include:		

		(Seaward Side) Heritage Area, Regional Plan	Historic Area 7724	P05/2; P05/854; P05/915; P05/855; P05/853; P05/26; P05/856; P05/892; P05/906; P05/25; P05/893; P05/890; P05/897; P05/24; P05/891; P05/889; P05/896; P05/899; P05/872; Q05/34; Q05/1319; Q05/1317; Q05/33; Q05/11; Q05/31; Q05/32; Q05/10; Q05/5; Q05/6; Q05/8; Q05/7; Q05/9; Q05/35; Q05/25; Q05/24; Q05/30; P05/851
Rangihoua Pa	N/A	Regional plan heritage area	Historic Area 7724	Q05/3
<b>Outstanding Natural / Landscape Feature</b>				
Outstanding Natural feature	Poraenui Point To Black Rocks		Historic Area 7724  Wahi Tapu (#9988) Te Pahi Islands.	
Outstanding Landscape	[Coastal edge]			
<b>Regional or District Plan Schedule</b>	Far North District Council. Note - The Rangihoua Historic Area – Information document has been incorporated in the District Plan for information purposes only. The seaward side (within the CMA) is scheduled as a heritage area in the Regional Coastal Plan.			

**PART TWO: HISTORIC HERITAGE EVALUATION**

Criterion	Comments	Value*
<b>(a) Archaeological and/or scientific importance</b>	<p>The Rangihoua Historic Area has archaeological value of national significance, incorporating a considerable variety of important archaeological sites. Surviving archaeological features demonstrate that Maori had occupied the Rangihoua and Wairoa Bays for a considerable length of time before such contact began in the late eighteenth and early nineteenth centuries. The landscape contains many features pre-dating European arrival, including pa sites, terraces, cultivation lines, shell middens and hangi. These elements reflect a variety of activities, such as settlement, food production and processing, and consumption, probably representing periods of occupation over many centuries. The area contains one of only three currently known 'archaic' period sites in the Bay of Islands, the remains of Te Pahi's entrepot, Oihi and Te Puna mission stations, and Ruatara's stronghold at Rangihoua Pa. Archaeological excavation and monitoring at both Wairoa Bay and the Te Puna mission station has recently revealed the high level of potential for such archaeological information. Other remnants, visible and otherwise, range from cultivation areas to 19th century farmstead sites. Together they represent a remarkably intact archaeological landscape spanning much of the timeframe of human settlement in New Zealand. The area is scientifically significant for its potential to examine issues such as ecological change and early human impact on the environment.</p>	Outstanding 4
<b>(b) Architecture and technology</b>	<p>The historic area does not have any particular architectural or technological values associated with it. The surviving earthworks of Rangihoua Pa provide a physical remainder of Maori engineering and architecture. Otherwise there are no built structures surviving from the period of interest. The site includes the Marsden Cross, which is a masonry memorial in the form of a Celtic cross, to the first recorded Christian Sermon given on land in New Zealand. The recently constructed visitor lookout and interpretation area is designed by Pip Cheshire, a well-established contemporary NZ Architect.</p>	Moderate 2

<b>c) Rarity</b>	The area encompasses a considerable number of archaeological sites across a wide variety of type sites. The concentration of archaeological sites, the presence of Archaic sites, and sites relating to early Maori-European interaction makes this Historic Area nationally rare and highly significant.	Outstanding 4
<b>(d) Representative-ness</b>	The area is also highly significant as a representative historic farming landscape, both through its long association with Maori agricultural practices, to very early European-style farms, and small-scale settler farming patterns in the later 19th century. The area is aesthetically significant for its attractive and largely unspoilt nature, incorporating pasture, coastal cliffs and beaches, and a group of offshore islands, which have particular associations with historic events and activities in the region. As such it is representative of the coastal landscape of Northland.	High 3
<b>(e) Integrity</b>	The area has avoided significant development, and has remained rural in character. Because of this, a significant number of archaeological sites survive with several of these reported to be in a fair/good state of preservation. The Te Pahi Islands are largely untouched since the early 19 <sup>th</sup> century	High 3



<b>(f) Context</b>	<p>The area is historically significant for the long period of Maori occupation of the land prior to European arrival, extending back to at least the fourteenth century A.D. Onsite interpretation tells us that Matakā on the north headland forms one of the pou or boundaries for the Ngāpuhi. As the area of prolonged early contact between Maori and Pakeha prior to British colonisation, Rangihoua was the location of the earliest major Maori trading post, the earliest land-based church service, the first mission station, the earliest formal land transfer and the first European school in New Zealand. Archaeological remains of most of these activities survive, creating a significant archaeological landscape, including interrelated coastal sites. While many of these sites are not necessarily visible above ground, the landscape in which they sit is relatively unaltered and their relationship to each other can be readily appreciated, particularly from vantage points such as Rangihoua Pa site and the headlands of the bay. The islands within the Historic Area are key components of this context. The maritime context and the nature of events that took place on sea as well as land can be experienced here. The group value of these places is outstanding as the wide variety of site types and periods represented reflects the long occupation of the area.</p>	Outstanding 4
<b>(g) People and events</b>	<p>The area has major connections with individuals of importance in New Zealand's history, including Te Pahi, Ruatara, Samuel Marsden and early missionaries such as John King. It is linked with significant institutions, notably the Church Missionary Society, as well as events such as the sacking of Te Pahi's island in 1810 - a prominent example of early Maori-Pakeha conflict. It is intimately linked with ideas of importance in New Zealand's historical development, including trade, education, Christianity, racial interaction, maritime exploration and maritime conflict (by both Maori and Pakeha).</p>	Outstanding 4

<b>(h) Identity</b>	The Rangihoua Historic Area has historical value of national importance, and can be considered as one of the foundation places of modern bicultural New Zealand. The importance of the Area in contributing to the identity locally, regionally and nationally, has been acknowledged historically. By 1907 the commemorative significance of the mission site at Oihi, in particular, had been recognised with the unveiling by the Governor-General, Lord Plunket, of the Marsden Cross. More recently the Department of Conservation has purchased parts of the area as scenic and historic reserves, while Rangihoua Pa and the Te Pahi Islands remain Maori reserves. It is described as the first place in the country where Pakeha settled in accord and under the protection of Maori. It is also the place where the first Pakeha child was born in New Zealand.	Outstanding 4
<b>(i) Tangata whenua</b>	The scale of this value is not assessed as part of this report, as this is for Tangata Whenua to decide. The NZ Heritage List/Rārangī Kōrero entry states that Rangihoua has very strong spiritual significance for its many wahi tapu, including the Te Pahi Islands, and for its connections with the first Christian service and mission station on New Zealand soil. It has important traditional value for tangata whenua, accumulated in some cases over many centuries. The cultural significance of the area is also very high, having strong commemorative associations with early interaction between Maori and Pakeha. Onsite interpretation tells us that Matakā on the north headland forms one of the pou or boundaries for the Ngāpuhi.	U - Unassessed
<b>(j) Statutory</b>	The NZ Heritage List/Rārangī Kōrero identifies the area as a place of national importance, as one of the foundation places of modern bicultural New Zealand. The Te Pahi Islands are also listed as a Wahi Tapu.	Outstanding 4
<b>Threshold for Scheduling</b>	Minimum of 4/Outstanding in two criteria:	<b>Yes</b>
	Minimum of 3/High in two criteria:	

\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed – U.

**PART THREE: STATEMENT OF SIGNIFICANCE**

<p><b>Statement of Significance:</b></p>	<p>Rangihoua has outstanding archaeological significance for the long period of Maori occupation of the land prior to European arrival, extending back to at least the 14th century AD, early contact sites and early European settlement sites. Matakā on the north headland is one of five hills that are identified as pou (boundary markers) for the Ngāpuhi.</p> <p>The Rangihoua Historic Area has historic heritage value of national importance. As a site of prolonged early contact between Maori and Pakeha, prior to British colonisation, Rangihoua is considered to have outstanding identity value as one of the foundation places of modern bicultural New Zealand. It is recognised as one of the key historic meeting places of two cultures, and as such is of outstanding significance in relation to people and events of national importance. It was the location of Rangihoua Pa, and the earliest major Maori trading post in NZ, controlled by the influential chief Te Pahi whose name remains in the landscape. The earliest land-based church service was performed here, by the missionary Samuel Marsden. It is the location of the first mission station, the earliest formal land transfer and the first European school in New Zealand. These sites collectively have outstanding contextual value as a group of related places on the land and across the sea to the Te Pahi Islands. Rangihoua has outstanding representative value as a Maori and early European farming landscape of high integrity. While Tangata Whenua values are not assessed as part of this report, the NZ Heritage List/Rārangi Kōrero entry states that Rangihoua has very strong spiritual significance for its many wahi tapu, and is traditionally important. Overall, the Rangihoua Historic Area is of outstanding national historic heritage significance.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (c), (d), (e), (f), (g), (h), (i), (j)
<b>Overall Value*</b>	Outstanding
<b>Overall Score*</b>	4
<b>Overall Context**</b>	National
<b>Eligibility for scheduling:</b>	Schedule 1
<b>Extent of Place:</b>	Y [Refer to diagram in Part 6]
<b>Interior protected:</b>	N
<b>Potential Tangata Whenua value:</b>	Y
<b>Pre-1900 or gazetted archaeological site:</b>	Yes, includes many pre-1900 sites protected under the Heritage New Zealand Pouhere Taonga Act 2014

\* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category A).

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category B).

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

\*\* Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

**PART FIVE: MANAGEMENT/ RISK INFORMATION**

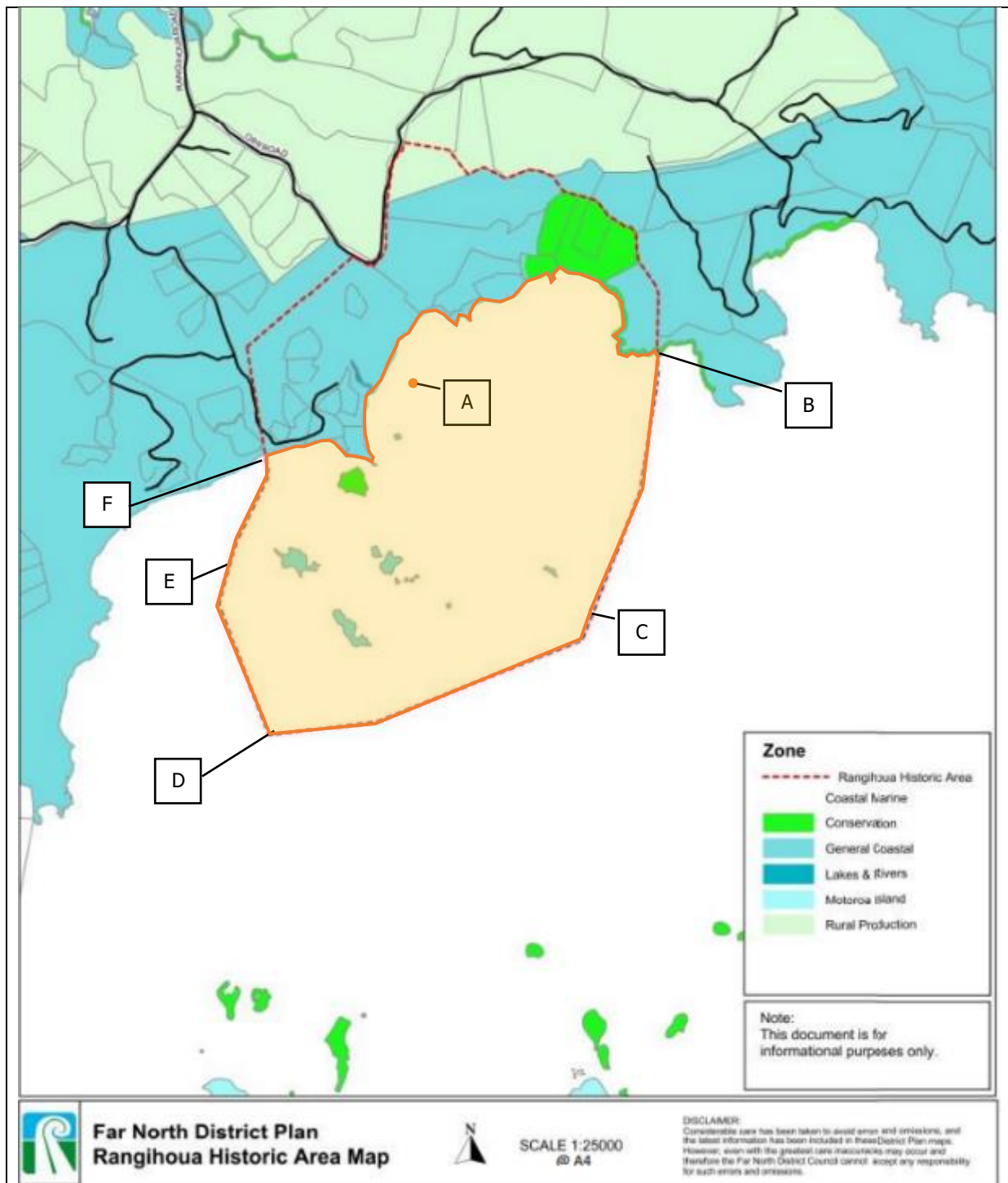
<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
<b>Occupancy/ Use</b>	Some areas are unused and are maintained as reserve. Other areas have an intermittent use /partial use.	3
<b>Management</b>	Particular sites are protected as reserve, while other parts of the area are in private ownership and under potential pressure form development. For some areas, management plans and/or a draft hapu environment management plan have been prepared. Part of the area is operated by the Marsden Trust as a historic heritage park. The Area overall has fragmented ownership and management. The landward component has no statutory recognition as historic heritage area in the district plan	3
<b>Condition:</b>	Unassessed, assumed to be moderate overall	2
<b>Fragility/ Vulnerability</b>	Specific locations within the area are vulnerable to coastal erosion, farming activities or potential development.	3
<b>Threats</b>	Perceived threats included coastal erosion; flooding; tidal exposure/scour. Farming activities, new development in privately owned areas.	3
<b>Overall risk:</b>	<b>High</b>	<b>3</b>

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Opportunities:	Part of the Area has been established as the Rangihoua Heritage Park, administered by the Marsden Cross Trust Board Te Ripeka o Te Matenga. Part of the Mission Station has been excavated and there is public interpretation of the site and its history.	<b>High -3</b>

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

**PART SIX- PROPOSED EXTENT OF PLACE**

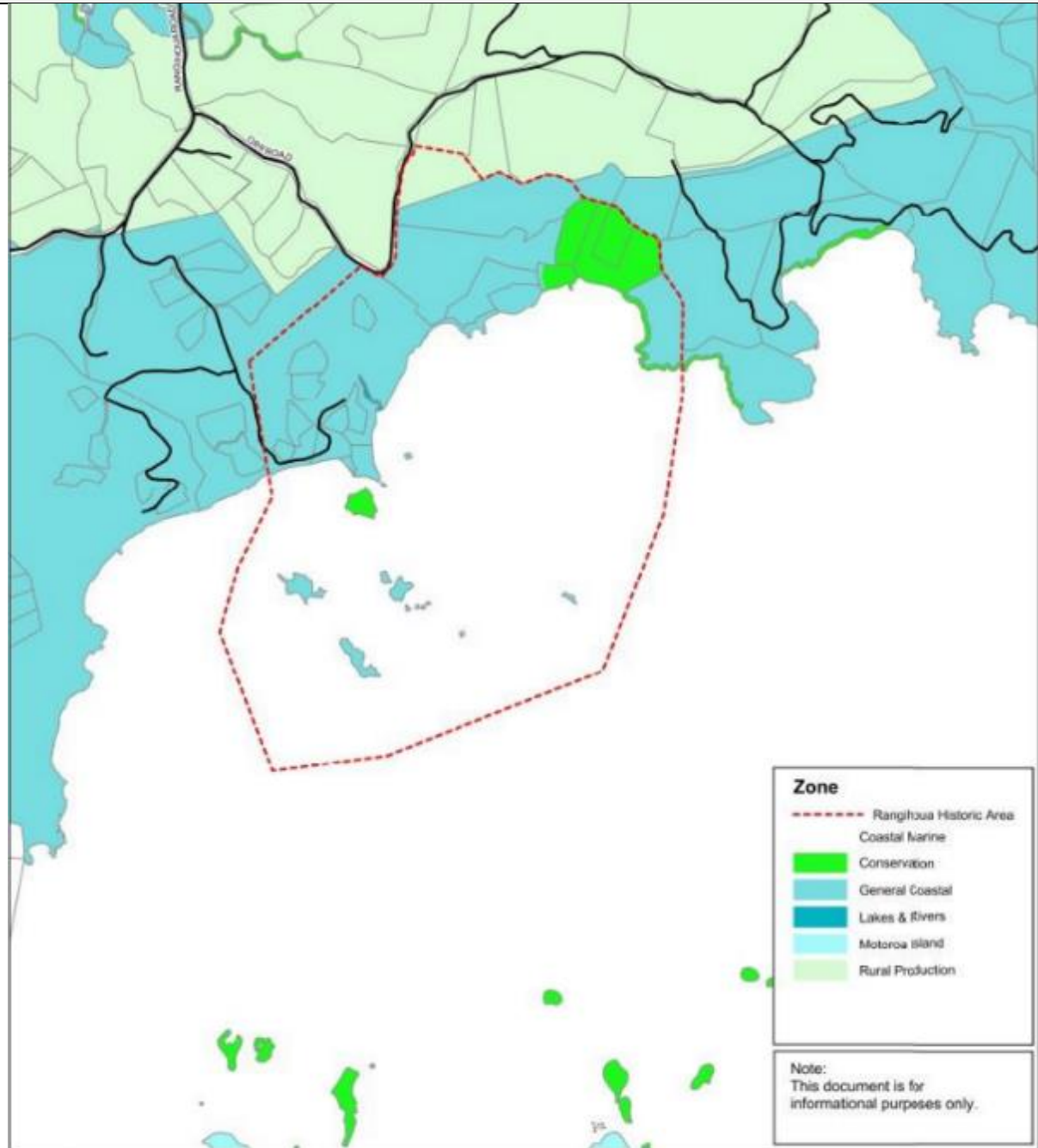


**Boundary Notes:**

Heritage New Zealand has identified the extent of place for the Rangihoua Historic Area. This has been incorporated into the FNDP for information only and provides no formal protection through the FNDP. Only the area that falls within NRC jurisdiction (the coastal/ riparian stretches) is proposed for

scheduling on the Regional Plan. This approximate extent of place is outlined in orange and includes the seabed and Te Pahi Islands

**Recommended Extent of place based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics**



**Far North District Plan**  
**Rangihoua Historic Area Map**

SCALE 1:25000  
 @ A4

**DISCLAIMER:**  
 Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

**Boundary Notes:**

It is recommended that the boundary identified in the District plan is adopted formally on the landward side, to provide consistency with the Northland Regional Plan





**ADMINISTRATION**

<b>Desktop Date:</b>	22/03/2016	<b>Site Visit Date:</b>	Not visited
<b>Site Accessibility:</b>	N/A		
<b>Evaluated by:</b>	Adina Brown	<b>Date:</b>	22/09/2019
<b>Reviewed by:</b>	Tammy Wooster	<b>Date:</b>	30/03/2019
<b>Approved by:</b>		<b>Draft:</b>	
		<b>Final:</b>	YES

**APPENDIX 1 Supporting Research**







<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Kaipara District Plan schedule	
Far North District Plan schedule	Y
Whangarei District Plan schedule	
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	
Whites Aviation Archive National Library	
Papers Past	
Te Ara Encyclopaedia	Y
NZ History Online	
Archives NZ	
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	
Rangihoua Heritage Park <a href="http://www.rangihouaheritage.co.nz/">http://www.rangihouaheritage.co.nz/</a>	Y
<a href="http://www.doc.govt.nz/parks-and-recreation/places-to-go/northland/places/kerikeri-area/heritage-sites/marsden-cross-historic-reserve/">http://www.doc.govt.nz/parks-and-recreation/places-to-go/northland/places/kerikeri-area/heritage-sites/marsden-cross-historic-reserve/</a>	Y

Marsden Cross Historic Reserve	
<a href="http://www.doc.govt.nz/marsdencrossdig">http://www.doc.govt.nz/marsdencrossdig</a>	Y
Oihi Bay Mission site excavations	

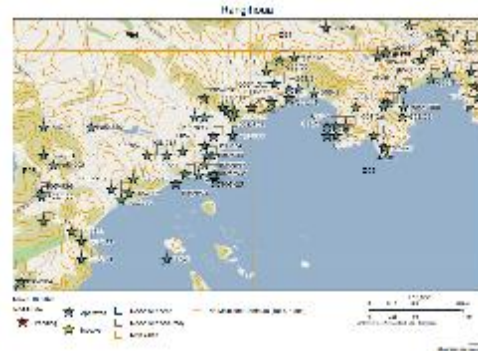
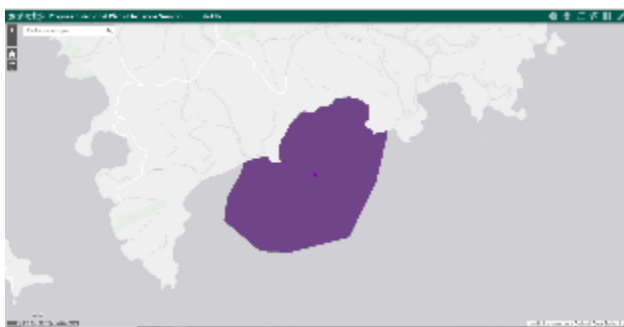
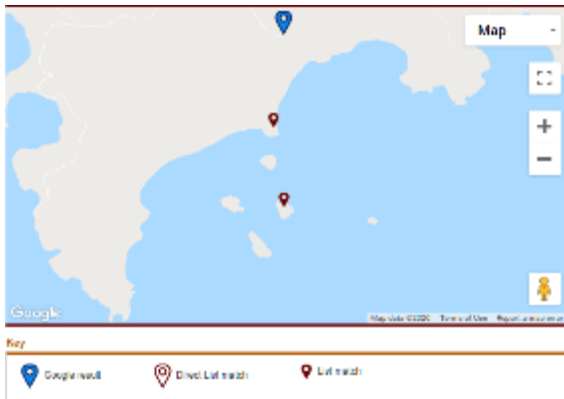
**Bibliography:**

Author(s)	Year	Title	Publisher	Location
Heritage New Zealand Pouhere Taonga	-	Rangihoua List Entry 7724 Rangihoua Historic Area	Unpublished	<a href="http://www.heritage.org.nz/the-list">http://www.heritage.org.nz/the-list</a>
Heritage New Zealand Pouhere Taonga	-	Rangihoua List Entry 9988 Te Pahi Islands	Unpublished	<a href="http://www.heritage.org.nz/the-list">http://www.heritage.org.nz/the-list</a>

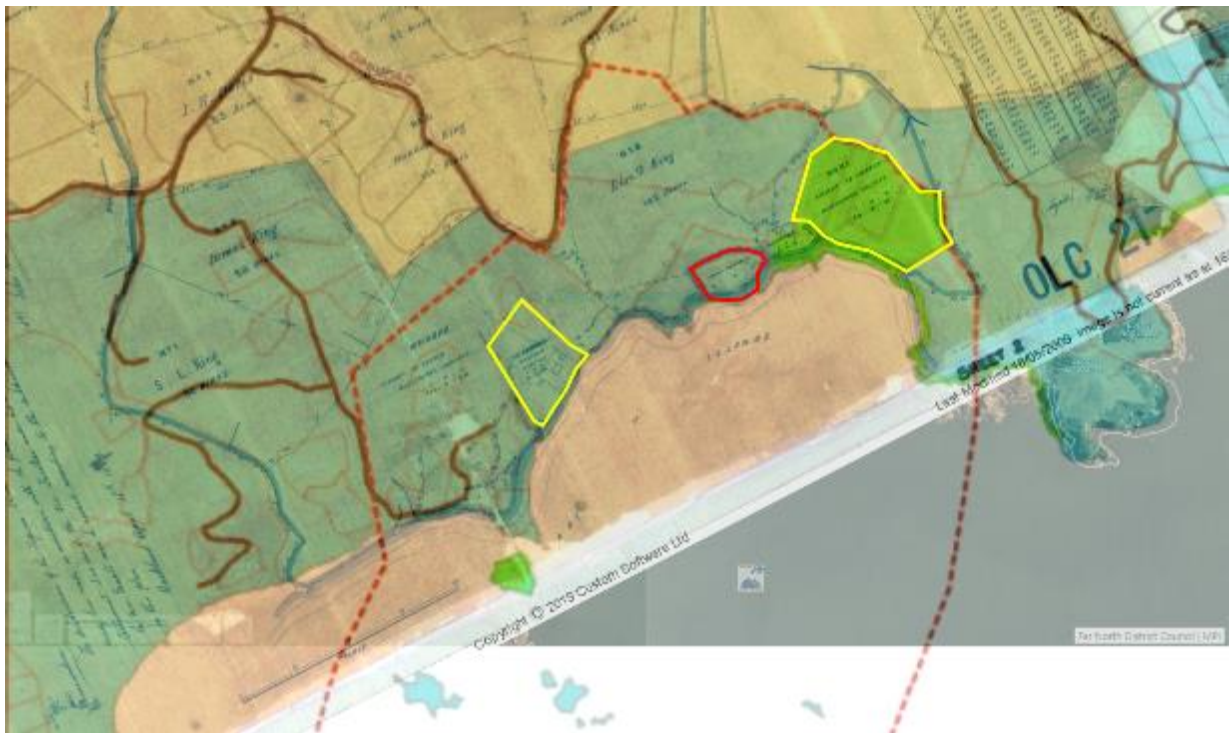
## Historical Land Development - Overview

		
<p>Shows fertile quaternary alluvial /colluvium deposits above Waipapa formation in the river valley base surrounding Rangihoua Pa. Similar to Russell, Kerikeri and Onewhero Bay. The wider context emphasises the 'seaborne' nature of travel between these places.</p>	<p>Earle, Augustus (1827). A tabood store-house at Rangihoua [i.e. Rangihoua] Bay of Islands, New Zealand. The importance of the ridgeline as a landscape marker is apparent</p>	<p>c.1830 – shows the early organisation of fields and hedgerows, contrasting with Maori gardening on the pa itself. Mission to the left of the pa.</p>
<p>Edbrooke, SW; Brook, F.I (compilers) 2009. Geology of the Whangarei area. Ins. GNS 1:250,000 Geological Map 2</p>	<p>Rex Nan Kivell Collection NK12/69, National Library of Australia, 2820808</p>	<p>Alexander Turnbull Library, National Library of New Zealand, Te Puna Mātauranga o Aotearoa, Reference: Curios-021-008</p>
		
<p>1834 sketch of 'Marsden Cross' shows Rangihoua and mission station with bush-clad hills behind. Possibly more 'naturalistic' than earlier image.</p>	<p>1843 survey -Plan of land at Kororarika and Tepuna belonging to the Church Missionary Society, showing arrangements of buildings at the CMS Mission Station</p>	<p>1859 plan showing early field boundaries and the Mission settlement at Tepuna is clearly shown. The headland is indicated between the two bays, and a 'maori reserve' to the east (Rangihoua pa). Early settler and CMS plots are recorded</p>
<p>Whangarei Archives ref 1493</p>	<p>Akc OLC57 - Quickmaps</p>	<p>Akc OLC 21-sh2</p>

## Statutory and Landscape



HNZ listed Sites (Top left); District Plan Sites (Top right), Regional plan (Centre Left) and Recorded archaeological sites (Centre Right). Despite the density of archaeological sites and sites of Maori origin, there are no specific places included on the DP Schedule. Archaeologically, historically and from a cultural landscape perspective there is a diluted, but still apparent visual and contextual relationship with recorded archaeological sites and the c mid-19<sup>th</sup> century farming landscape (field boundaries, wind breaks etc.) Early attempts at crop-based agriculture and Maori gardening terraces shown in historical illustrations have given way to 'lifestyle' farming blocks and pasture for animal husbandry. The remnants of the agricultural field systems introduced through interactions with the CMS and other early settlers mainly survive in the form of title boundaries and associated hedgerows, occasional standard trees, and drainage ditches.



1859 NZ Map AkC-OLC21-S2 overlain with existing heritage area (dashed line). The Te Puna Mission station and Hoho CMS settlement areas are highlighted in yellow. Rangihoua Pa is highlighted in red




Detail from 1951 photograph showing high integrity of undeveloped landscape surrounding Rangihoua Pa (arrowed) and Te Puna Mission Station. The Mission Station remains are clearly indicated by a series of ditches/earthworks (circled) and archaeological terraces are visible on the ridgeline between the two bays (Retrolens SN209\_Crown\_209\_540\_94)



Modern aerial photography showing rural subdivision pattern with the Rangihoua Pa site (circled) and CMS Hohi Mission site (arrowed) clearly visible as earthworks on the managed farmland. The landward setting is strongly defined by the ridgelines and headlands encircling Rangihoua Bay (dashed line). (<https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/>)

## Heritage Precinct – Russell (And Russell Township Special Zone)

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>KORORĀREKA RUSSELL HERITAGE PRECINCT (HERITAGE AREA)</b>
<b>Image:</b>	
<b>Site Address:</b>	Russell Township
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Physical Description:</b>	The Kororāreka Russell Heritage Area includes the land between the foreshore and the ridgeline of St James Road and Long Beach Road to the west. To the north and south The heritage area incorporates historic buildings, archaeological sites, boundary treatments, street furniture and historic plantings, and open space. A wider visual buffer area captures part of the hillside and western portion of the town. it includes parts of the headlands with recorded pa sites near Wellington Street and Matauwhi Bay Reserve, and part of Florence Ave towards the Matauwhi Bay foreshore.
<b>Site Type (DP):</b>	Heritage Precinct(s) and visual buffer zone; individual scheduled historic buildings, sites of cultural significance; notable trees



<b>FNDC District Plan Zoning</b>	Special Purpose Russell Township; Conservation; Recreational, Commercial, Road				
<b>Approx. date (or range)</b>	Pre-European Maori settlement (c.1300-1769); Early European Contact (1769-1814) Pre-Waitangi European Settlement (1814-1839); Colonial settlement (1840-1900); Modern (1900-1940)				
<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within Historic Heritage Area. Sites highlighted in grey are not within existing heritage precincts, but are within the proposed Historic Heritage Area				
<b>Name</b>	District Plan Schedule	Plan	Regional Plan Schedule	NZ Heritage List Cat / ref	NZAA Site Nos  (*Site Pending)
<b>Sites of Cultural Significance to Maori</b>					
Te Hikuwai Urupa Allot 12, Sec 1, Town of Russell, Kororareka  Domain Rec Reserve,  Gaz 190 p6	MS13-01		N/A	Wahi Tapu  (#6714)	N/A
<b>Historic buildings</b>					
House (including picket fence)  Pt Lot 1 of OLC 288A, Lot 3 DP25710	Historic Building 32		N/A	II (#408)	
Pompallier (printery & Clendon Cottage)	Historic Building 34		N/A	I (#4)	

Allot 13 Sec 13 Town of Russell SD,  Historic Gazette 84/4890				
Clendon Cottage	Historic Building 34	N/A	II (#420)	
Stephenson Crane N/A Lots 1 & 2 DP63474	Historic Building 35	N/A	N/A	
The Moorings (dwelling) (formerly Phoebe Brown)  Pt Allot 23, Sec 9, Town of Russell	Historic Building 36	N/A	II (#422)	
The Gables (restaurant & dwelling)  Lot 25, DP21359, Allot 12 Town of Russell Section 9	Historic Building 37	N/A	II (#421)	
General Store Allot 2 Sec 9 Russell Town	Historic Building 39	N/A	N/A	N/A
Police Station (former custom house)  Lots 7, 8, 17, 18, Blk V, Russell Township	Historic Building 40	N/A	I (#67)	
Williams Cottage Lot 2 DP52592	Historic Building 45	N/A	II (#5106)	

Christ Church (Anglican) & Church Yard  Allot 3, Sec 12, Russell Township	Historic Building 50	N/A	I (#1)	Q05/1287
Russell Primary School  Allot 15 Sec 11 Town of Russell	Historic Building 51	N/A	II (#418)	
King House Lot 1 DP56681	Historic Building 53	N/A	II (#410)	
<b>Archaeological Sites</b>	N/A	N/A	N/A	
Pa Site  22 Wellington St	N/A	N/A	N/A	Q05/821
Midden  35 Wellington St	N/A	N/A	N/A	Q05/1303
Middens  35 Wellington St	N/A	N/A	N/A	Q05/1304
Midden  35 Wellington S	N/A	N/A	N/A	Q05/1305
Customhouse (site of)  16 Wellington St	N/A	N/A	N/A	Q05/1161
8 Hazard St	N/A	N/A	N/A	Q05/1390
49 The Strand  James Mill's House (site of)	N/A	N/A	N/A	Q05/1539*
Cricketers Arms Hotel, home of John Bernard	N/A	N/A	N/A	Q05/1470

Williams and Family from 1859.				
Settlers cottage, Mrs Stephenson's house, shed, old stable and Stephenson's store.	N/A	N/A	N/A	Q05/1163
35 The Strand The Duke of Marlborough Hotel. Historic hotel site	N/A	N/A	N/A	Q05/1508*
31 The Strand Site of the old BNZ building, built in 1865 and demolished in 1965. It was the second branch, built after the original was sacked by Hōne Heke and his allies in 1845.	N/A	N/A	N/A	Q05/1468
24 York Street Historic house.	N/A	N/A	N/A	Q05/1164
Cass Street Rubbish Pits	N/A	N/A	N/A	Q05/1289
20 York Street Historic Workshop	N/A	N/A	N/A	Q05/1166
Cass Street/York Street Historic cottage (site of)	N/A	N/A	N/A	Q05/1165
Foreshore the Strand	N/A	N/A	N/A	Q05/1487

Historic wharf, recorded from documentary sources.				
10 York Street Site of Henry Stephenson's store, residence and United States Agency.	N/A	N/A	N/A	Q05/1185
Strand Foreshore Find spot. Coin: Shilling – George IV, minted 1826 (English).	N/A	N/A	N/A	Q05/1515
York Street A layer 30cm below the present surface of charcoal, bottle sherds and broken ceramic	N/A	N/A	N/A	Q05/1480*
Walker Passage Bank site	N/A	N/A	N/A	Q05/1184
4 York Street Tamati Waka Nene's Well	N/A	N/A	N/A	Q05/1499
4 York Street House site	N/A	N/A	N/A	Q05/1167*
Brodie Passage Historic Midden	N/A	N/A	N/A	Q05/1506
4-6 York Street/Strand Recorded suspected Pa site	N/A	N/A	N/A	Q05/1178

Kororareka Pa				
The Hall House, Strand Domestic rubbish	N/A	N/A	N/A	Q05/1200
3 the Strand Te Ke E mua? Pa site pre-1769	N/A	N/A	N/A	Q05/824
5 Pitt street Historic house (site of)	N/A	N/A	N/A	Q05/1169
1 Robertson Street Charcoal layer	N/A	N/A	N/A	Q05/1389
9 Robertson Road Manse & gardens	N/A	N/A	N/A	Q05/1168
Robertson/ Matauwahi /Baker Street Historic midden layer	N/A	N/A	N/A	Q05/1390
5 Baker St Historic House (site of)	N/A	N/A	N/A	Q05/1172
1 Church Street Site of four cottages for the use of "invalid natives" recorded on an 1890 survey plan.	N/A	N/A	N/A	Q05/1530
1 Church Street Loose artefacts from Christchurch cemetery	N/A	N/A	N/A	Q05/1287

12 Chapel Street Cottages/ workshop	N/A	N/A	N/A	Q05/1171*
7-9 Church Street Historic house (site of)	N/A	N/A	N/A	Q05/1170
<b>Notable Trees</b>				
Metrosideros excelsa (Pohutukawa)	Notable Tree 37	N/A	N/A	N/A
Not given – removed?	Notable Tree 38	N/A	N/A	N/A
Araucaria heterophylla (Norfolk Pine)	Notable Tree 39	N/A	N/A	N/A
Eugenia myrtifolia (Monkey Apple)	Notable Tree 39a	N/A	N/A	N/A
Jacaranda mimosifolia (Jacaranda)	Notable Tree 40	N/A	N/A	N/A
Magnolia grandiflora	Notable Tree 42	N/A	N/A	N/A
Erythrina (Coral)	Notable Tree 43	N/A	N/A	N/A
Ficus macrophylla (Moreton Bay Fig)	Notable Tree 44	N/A	N/A	N/A
Cupressus (Cypress)	Notable Tree 45	N/A	N/A	N/A
3 x Podocarpus totara	Notable Tree 46	N/A	N/A	N/A

(Totara) Dacrycarpus dacrydiodes (Kahikatea)				
2 x Washingtonia robusta (Palms)	Notable Tree 47	N/A	N/A	N/A
Punica granatum (Pomegranate)	Notable Tree 48	N/A	N/A	N/A
Ficus macrophylla (Moreton Bay Fig)	Notable Tree 49	N/A	N/A	N/A
2 x Moraceae (Mulberry)	Notable Tree 50	N/A	N/A	N/A
2 x Alectryon excelsa (Titoki) Podocarpus totara (Totara)	Notable Tree 51	N/A	N/A	N/A
10 x Trachycarpus (Fan Palms)	Notable Tree 52	N/A	N/A	N/A
3 x Araucaria heterophylla (Norfolk Pines)	Notable Tree 53	N/A	N/A	N/A



**PART TWO: HISTORIC HERITAGE EVALUATION**

Criterion	Comments	Value*
<b>(a) Archaeological and/or scientific importance</b>	The heritage area contains numerous archaeological sites of both Maori and European origin. The area from the foreshore west to Long Beach Road is assessed as having high archaeological sensitivity. Flanking the Heritage Precincts, but not included within them, are several recorded pa sites occupying the north and south ends of the bay. Neighbouring Matauwhi Bay also includes several midden sites, and 19 <sup>th</sup> century building sites. Pits and terraces are recorded along the ridgeline to the east of Russell. A historical battle site between and urupa are recorded within the precinct. The precinct contains surviving early historic buildings such as Christchurch and Pompallier which can provide important information on early-mid 19 <sup>th</sup> century construction techniques.	Outstanding 4
<b>(b) Architecture and technology</b>	The area contains several nationally important historical buildings, including the earliest surviving church built in New Zealand (Christ Church), and the longest-serving licensed public house (the Gables). Pompallier is a nationally rare example of pise rammed-earth construction. Adjacent to the Heritage Precincts, or within the visual buffer area, are recorded pa sites which provide archaeological examples of Maori engineering and architectural techniques. The former Customhouse at Russell is of significance for its association with the development of government administration in Russell. Designed by the first (and only) Colonial Architect, William Clayton.	Outstanding 4

<b>c) Rarity</b>	<p>Two (related) pa sites are recorded near Matauwhi Reserve (currently outside the precinct area). The southern site is recorded as an exceptional example with significant surviving earthworks. Pompallier is a rare example of pise (rammed earth) construction. Most other buildings are typically representative of type. The Christchurch is the oldest surviving church in the country. Built in 1836, it survives today, although with architectural modifications from 1871. It is one of the oldest churches in New Zealand.</p> <p>There is archaeological evidence for uncommon Maori and early European settlement activities. There is potential evidence for the sacking of Russell in 1845 and later fires, represented archaeologically by charcoal-rich layers including early 19<sup>th</sup> century ceramics etc.</p> <p>Outside of the Heritage Precinct, but intimately related to it contextually, is the flagstaff and associated blockhouse site built to protect it.</p>	Outstanding 4
<b>(d) Representative-ness</b>	<p>The township provides a good range of examples of both commercial, public and private historical buildings. There is a range of recorded archaeological sites demonstrating both Maori and European occupation. Reserve areas to the headlands north and south of the beach frontage retain a sense of the early settlement close to the foreshore and flanked by undeveloped hillsides. Later 20<sup>th</sup>-century development up to the ridgeline west of Long Beach Road has diminished this broader landscape view to a degree, but it is still discernible.</p>	High 3
<b>(e) Integrity</b>	<p>A reasonable number of historic buildings survive on their original sites, and in good condition. Primarily these are located along the Strand and York Street. The foreshore is substantially unaltered when compared to historical imagery.</p>	High 3

<b>(f) Context</b>	The group value of these places is high as the wide variety of site types and periods represented reflects the long occupation of the area prior to 1900, including Maori settlement activities prior to European contact. Development after c.1940 has been relatively limited, and most of the early subdivisions and street patterns are still present.	High 3
<b>(g) People and events</b>	The town is intimately connected with Key historical events for Northland and New Zealand. Russell, originally known as Kororāreka, was one of the first places where sustained contact and trading activity occurred between Maori and Pakeha. By 1830, tensions arising from Kororāreka new-found wealth erupted in a major battle on the foreshore between the Northern alliance of Nga Puhi and Ngati Manu. The conflict ended when Ngati Manu ceded Kororāreka to Nga Puhi. Later in the decade, Kororāreka became the largest whaling port in the Southern Hemisphere and an increasing amount of land along the foreshore was sold to Pakeha., including the settlement of whalers from different nationalities prior to the signing of the Treaty of Waitangi. The town has important connections with the Catholic history of NZ, arising from the establishment of the Marist mission and printing press by Bishop Pompallier from 1839. The cutting of the flagstaff by Hōne Heke in 1844 and 1845 which sparked the Northern Wars, and the sacking of Russell in 1845. Christchurch Cemetery contains the graves of some prominent people, including a memorial to the Ngāpuhi chief Tāmāti Wāka Nene.	Outstanding 4
<b>(h) Identity</b>	The Russell Heritage Precinct has historical value of national importance, and can be considered as one of the influencing places of modern New Zealand. The importance of the area in contributing to the identity locally, regionally and nationally results from historical events of significance that took place here, particularly the resistance of Hōne Heke and others to the British Government in the 1840s.	High 3

<b>(i) Tangata whenua</b>	Although this category is not formerly assessed, the Russell historical precinct contains a scheduled site of cultural significance to Maori. It is the location of an urupa. Several recorded pa sites are identified within or adjacent to the Precinct and visual buffer area. A number of archaeological sites of Maori original are recorded, and it is the location of significant historical events involving Maori leaders with great mana. The place is believed to have importance for tangata whenua as a site of sacred value, as submitted in Appendix 5 of the registration report. The place forms part of a broader landscape connected with significant events in tribal history, including the so-called 'Girls' War', considered to be the last major inter-tribal conflict in the Bay of Islands. The customhouse is a place where tangata whenua have made representations to the government about issues of political significance and made statements about adherence to the Treaty of Waitangi. The latter took place as part of the commemorations to Tamati Waka Nene, an important and respected Nga Puhi leader.	U – Unassessed
<b>(j) Statutory</b>	Russell includes formal statutory protection in the District Plan as a Heritage Precinct for some areas. Individual places are scheduled in the district plan and included in the New Zealand Heritage List. There are a significant number of recorded archaeological sites (none however scheduled in the District Plan) and notable trees.	High 3
<b>Threshold for Scheduling</b>	Minimum of 4/Outstanding in two criteria:	Yes
	Minimum of 3/High in two criteria:	Yes

\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed – U.

**PART THREE: STATEMENT OF SIGNIFICANCE**

<p><b>Statement of Significance:</b></p>	<p>Russell (Kororāreka) is a historically significant location of Maori and Early European settlement in the Bay of Islands. Pre-European Pa sites are recorded on the headlands to the north and south of the historical town centre and middens are recorded at Matauwhi Bay. In 1830 Kororāreka is recorded as the site of a battle between rival Maori (The 'girls war'), involving Hōne Heke amongst others.</p> <p>In the 1830s the town was a trading centre for whalers, seafarers and merchants, but it also attracted deserters, escaped convicts and other lawless individuals. It was known as the 'hellhole' of the Pacific, while the Christian Mission Society Mission Station across the bay at Paihia was dubbed 'Heaven'. In 1839 the Catholic Bishop Pompallier established a Marist Mission Station at Kororāreka.</p> <p>In 1844 and 1845, Kororāreka was the scene of important events which led to the Northern war between Ngapuhi Maori under Hōne Heke and Te Ruki Kawiti, and the colonial Government troops supported by rival Ngapuhi under Tāmati Wāka Nene, Eruera Maihi Patuone, Mohi Tawhai and Makoare Te Taonui. It is a place of outstanding importance relating to its historical associations with people and events that shaped the nation.</p> <p>Russell has architectural significance as a very good example of a 19<sup>th</sup> century / early 20<sup>th</sup> century settlement which includes several important historical buildings. Several of these are individually scheduled in the FNDP and also in the New Zealand Heritage List as places of national significance. This includes Pompallier, Christ Church, the Gables, the Moorings, Clendon Cottage, the former Customs House, and Russell Primary School.</p> <p>Development has been limited from the second half of the 20<sup>th</sup> century, so that Kororāreka Russell retains a high degree of integrity and context, which is significant at the regional and national level. The township is still largely contained within the topography and road network established in the 19<sup>th</sup> century, and the wider townscape is defined by a continuing relationship to the foreshore between the north and south headlands, originally flanked by pa sites. Because of these historical associations, surviving architecture and picturesque harbour edge landscape qualities, Russell has high significance relating to its context and identity.</p> <p>Overall, Kororāreka Russell is considered to be a heritage area of outstanding regional and national significance.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (b), (c), (d), (e), (f), (g), (h), (i), (j)
<b>Overall Value*</b>	Outstanding
<b>Overall Score*</b>	4
<b>Overall Context</b>	National
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes [Refer to diagram in Part 6]
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	Yes – contains a site of cultural significance and recorded archaeological sites of Maori origin. Site of several historical events of tribal and national importance.
<b>Pre-1900 or gazetted archaeological site:</b>	A number of separately recorded pre-1900 sites are noted and protected under the Heritage New Zealand Pouhere Taonga Act 2014. The area from the foreshore west to Long Beach Road is assessed as having high archaeological sensitivity.

\* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category 1).

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category 2).

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

\*\* Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

**PART FIVE: MANAGEMENT/ RISK INFORMATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Occupancy/ Use:	The area is very well used, and historical sites are generally permanently occupied.	1
Management	Many sites in both private and public ownership. Holistic management would be challenging without prescriptive planning controls. Design guidelines exist but are not statutory.	3
Condition	Site visit undertaken 20/09/2019  Condition is generally good based on visual assessment of key built elements.	1
Fragility/ Vulnerability	The core historical area has been substantively developed and is protected through the District plan provisions, but there is still opportunity for inappropriate development to occur, including boundary treatments and other small-scale changes which might cumulatively diminish the quality of the place. Significant number of historical sites may be affected by sea-level rise.	3
Threats	Popular destination with pressure for increasing development on the fringes of the town. Potential for damage to archaeological sites (both recorded and unrecorded) through future development.	1
Overall risk factor	Moderate	2

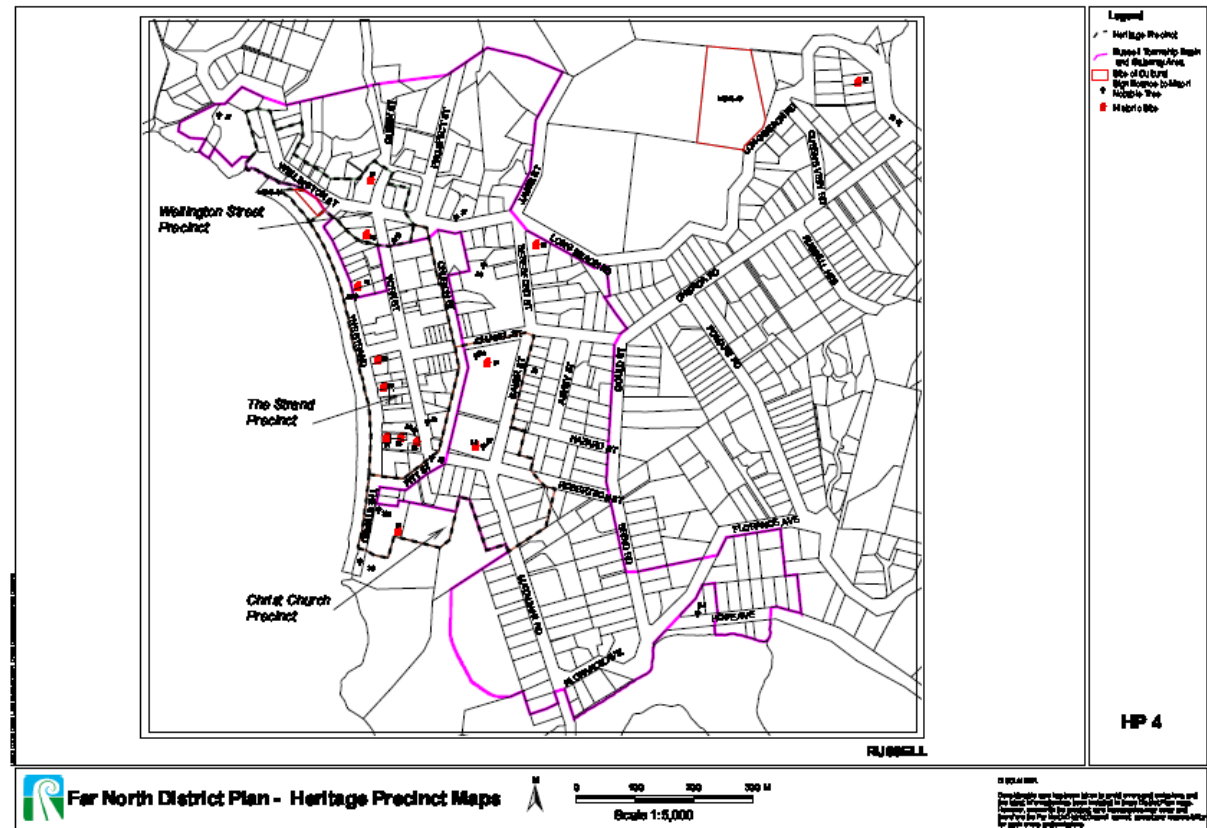
\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Opportunities:	Russell is a popular township and growing. The place is a key tourist destination, and plays a critical part in the narrative of Northland and the history of the nation. For a brief period the capital of the country. Heritage activities and tourism may be a primary purpose for visitation, but also secondary to visitors to the Bay of Islands generally. Pre-European historical narratives are under-represented, and can be supported further through better recognition of cultural sites and archaeological values.	Outstanding - 4

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

**PART SIX- EXTENT OF PLACE**

**Existing Extents in the FNDP**



**Source: Far North District Plan Russell Heritage Precinct(s)**

**Boundary Notes:** Far North District Council has identified the extent of place for Heritage Precinct(s) (black dashed line). A visual buffer extends beyond this area to neighbouring developments (pink line). The visual buffer seems to be determined primarily by views from the harbour edge to the north and east. Recorded pa site included in buffer but not in heritage area.

**Recommended Extent of place based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics**





**Boundary Notes:**

The historical precincts should be incorporated into one heritage area, which may be further identified as having different townscape characteristics through accompanying design guidance. The visual buffer zone should be incorporated into the heritage area. encompasses the original street layout and subdivisions pattern, which is recorded on 19<sup>th</sup> century maps and historical images. Archaeological sites indicate that within this area, there is a relatively high sensitivity and risk of revealing archaeological deposits relating to earlier Maori and European occupation.

The heritage area should also recognise the significant visual, cultural and archaeological landscape provided by the two headlands north and south of the beach, both of which appear prominently in early representations of the place. There is archaeological and historical evidence to demonstrate these places were occupied by Maori prior to European settlement on the lower ground, and that these settlements were influential on the development of the European township.

That part of the visual buffer area west of Florence Avenue lies outside the historical boundary of the township and could be partially reduced, but Matauwhi Bay should be acknowledge as an area of earlier Maori activity and some European settlement contemporary with Kororāreka.

**ADMINISTRATION**

<b>Desktop Date:</b>	17/01/2020	<b>Site Visit Date:</b>	19-09-2019
<b>Site Accessibility:</b>	Partial Access		
<b>Evaluated by:</b>	John Brown	<b>Date:</b>	24/01/2020
<b>Reviewed by:</b>	Adina Brown	<b>Date:</b>	24/01/2020
<b>Approved by:</b>	Tammy Wooster	<b>Draft:</b>	
		<b>Final:</b>	YES

**APPENDIX 1 Supporting Research**



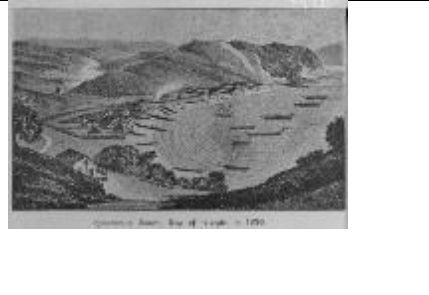






<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Far North District Plan schedule	Y
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	N
Whites Aviation Archive National Library	Y
Retrolens	Y
Papers Past	N
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	N
Digital NZ archive search engine	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	N
<b>Other sources are included in the NZ Heritage List Entry Forms (see bibliography)</b>	

**Bibliography:**

<b>Author(s)</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Location</b>
Heritage New Zealand Pouhere Taonga	-	The Gables  Online listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/421">https://www.heritage.org.nz/the-list/details/421</a>
Heritage New Zealand Pouhere Taonga	-	The Moorings  Online listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/422">https://www.heritage.org.nz/the-list/details/422</a>
Heritage New Zealand Pouhere Taonga	-	Christ Church  Online listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/1">https://www.heritage.org.nz/the-list/details/1</a>
Heritage New Zealand Pouhere Taonga	-	Russell Primary School  Online listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/418">https://www.heritage.org.nz/the-list/details/418</a>
Heritage New Zealand Pouhere Taonga	-	Williams Cottage  Online listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/5106">https://www.heritage.org.nz/the-list/details/5106</a>
Heritage New Zealand Pouhere Taonga		Pompallier  Online listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/4">https://www.heritage.org.nz/the-list/details/4</a>
Heritage New Zealand Pouhere Taonga	-	Clendon Cottage  Online listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/420">https://www.heritage.org.nz/the-list/details/420</a>
Heritage New Zealand Pouhere Taonga	-	Te Hikuwai Wahi Tapu  Online listing Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/6714">https://www.heritage.org.nz/the-list/details/6714</a>
Heritage New Zealand Pouhere Taonga		2 Queen Street And Wellington Street, Russell	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/408">https://www.heritage.org.nz/the-list/details/408</a>

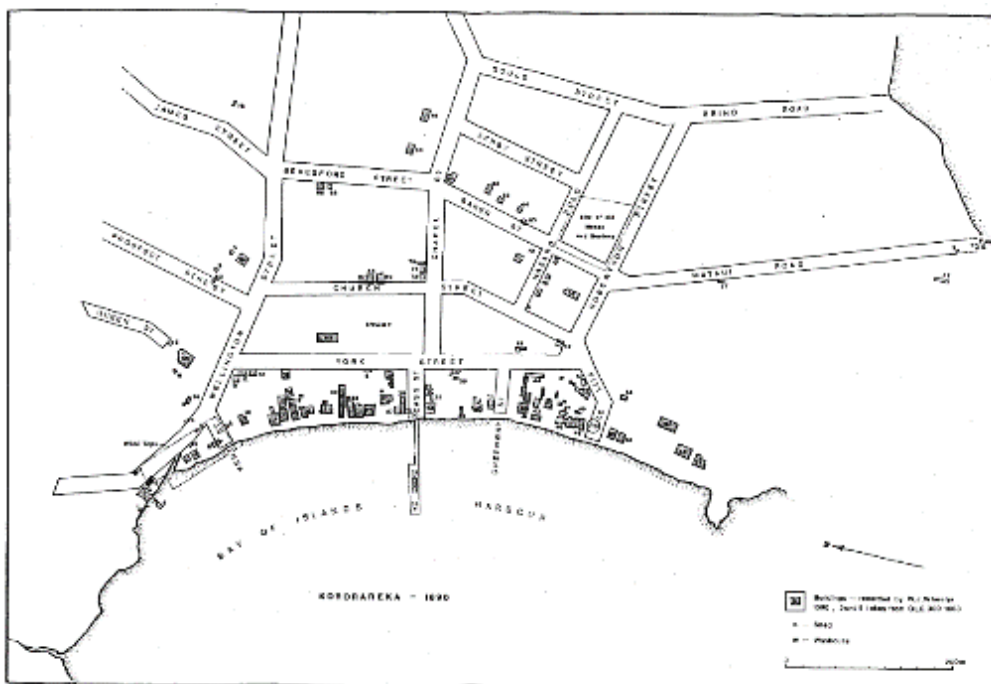
		Online Summary	listing		
Heritage New Zealand Pouhere Taonga		King House Online Summary	listing	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/410">https://www.heritage.org.nz/the-list/details/410</a>

### Historical Land Development - Overview

		
<p>1922 geological survey map showing underlying Geology (NZGS)</p> <p>Showing Pleistocene alluvial mud/gravel supportive of farming soils</p> <p>Note Pa site located on ridgeline to W of Russell, also visible on 1951 aerial photography.</p>	<p>(After) 1827. lithograph by Augustus Earle. "The residence of Shulitea chief of Kororadika". National Library Australia. obj-134504333-1. The European settlement is not illustrated. Note emphasis on topography. Terraces are possibly indicated at the recorded pa site on the far headland (arrowed).</p>	<p>c.1836. Artist unknown. Illustration of Kororāreka European settlement. Not emphasis on topography of bay.</p>
		
<p>c.1844 Early Maps (NZ Map SO920; Quickmaps)</p> <p>Indicating historical township extent</p>	<p>1864 Auckland Libraries Heritage Collections 4-1300. Remains of the recorded pa site are apparently discernible on the far headland (arrowed)</p>	<p>1864 Auckland Libraries Heritage Collections 4-1029</p>
		
<p>1890 Early Maps (NZ Map SO5603; Quickmaps) Indicating historical township</p>	<p>1890, Russell, by Burton Brothers studio. Te Papa (O.006890)</p>	<p>1910 Russell-ATLibrary-1_2-029832-F</p>



c.1844 NZ Map SO920, showing area of historic township (19<sup>th</sup> century) overlain with existing Heritage Precinct and buffer Zone



Redrawing of Wheeler 1890 survey by Maingay showing extent of township at this time. Note small group of buildings clustered at Matauahi Bay




1951 (detail of aerial photography) SN209\_Crown\_209\_544\_12. Historic subdivision pattern is still clearly visible and early 20<sup>th</sup> century development is contained within the historic township boundary.



Modern aerial photography showing consistency of subdivision pattern with most new development concentrated along Oneroa Road, Russell Heights and Pomare Road (<https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/>)

## Heritage Precinct – Pouerua

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>POUERUA HISTORIC HERITAGE AREA</b>
<b>Image:</b>	
<b>Site Address:</b>	Pouerua (Pakaraka)
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Physical Description:</b>	The heritage area includes the Pouerua lava field and Lake Owhareiti to the south, west to the Waiaruhe river, north to SH1 and the settlement of Pakaraka, then east as far as the field system containing Ngawuha Pa.
<b>Site Type (DP):</b>	Heritage Precinct; individually scheduled buildings; Site of cultural significance to Maori; outstanding natural landscapes/features
<b>FNDC District Plan Zoning</b>	Rural Production
<b>Approx. date (or range)</b>	Pre-European Maori settlement (c.1300-1769); Early European Contact (1769-1814) Pre-Waitangi European Settlement (1814-1839); Colonial settlement (1840-1900); Modern (1900-1940)



<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within the Pouerua Heritage Area. Sites highlighted in grey are not within current heritage precincts, but adjacent to them or within the visual catchment.					
<b>Name</b>	District Plan Schedule	Plan	Regional Schedule	Plan	NZ Heritage List Cat / ref	NZAA Site Nos  (*Site Pending)
<b>Sites of Cultural Significance to Maori</b>						
Ludbrook Rd, Pakaraka Pouerua maunga tapu; waahi tapu; pa Ngati Kawa/Ngati Rahiri Iti Pt OLC 54	Built heritage features #234 Scheduled arch site 6711 ONF 47 OLF MS09-08		N/A		I (#6711)	Various – including P0/195
Pakaraka Owhareiti - sacred lake Ngati Hine; Oromahoe Maori Committee	MS09-09		N/A		I (#6711)	P05/402

MS09-34 Marshall/Smith Rds Ngahuhu Pa Ngati Kawa Lot 2 DP 12591, Kawakawa SD 35 & 41	MS09-34	N/A		P05/201
<b>Historic buildings</b>				
Ludbrook Rd, Pakaraka Store Pt Lot 1 DP100072, Blk X Kawakawa SD	Historic building 98	N/A	II (#419)	Pre-1900
Ludbrook Rd, Pakaraka Pouerua Homestead & Store & Stable Lot 2 DP128244 Blk X Kawakawa SD	Historic building 133	N/A	II (#2569) II (#3846)	Pre-1900
SH1, Pakaraka Waiaruhe Woolshed Lot 2 DP 370102	Historic building 134	N/A	II (#3848)	Pre-1900

SH1, Pakaraka  Holy Trinity Church  (Anglican)  Pt OLC 54 Adj. Pakaraka T'Ship, Blk X  Kawakawa SD	Historic building 135	N/A	I (#65)	Pre-1900
SH1, Pakaraka  The Retreat (dwelling) Pts OLC 54 Adj. Pakaraka T'Ship Blk X  Kawakawa SD	Historic building 136	N/A	I (#70)	Pre-1900
SH1, Pakaraka  Ngaheia Homestead Lot 3 DP168970, Blks IX, X Kawakawa  SD	Historic building 137	N/A	II (#3843)	Pre-1900

SH1, Pakaraka  Pouerua Prehistoric  Stonework  Historic & Geological  Site  Lot 5, DP138701; Lots 1 & 3,  DP168970; Lot 1, DP149599; all Blks  IX, X Kawakawa SD; Lot 1, DP180167;  Blk VIII Omapere SD	Historic building 234  Scheduled arch site 6711  ONF 47  OLF  MS09-08	N/A	I (#6711)	Various – including P0/195
<b>Notable Trees</b>	Note - area includes areas of exotic trees used for road avenues, wind breaks etc.			
Ludbrook Rd, Pakaraka  Quercus robur (English Oak)  Lot 2, DP128244, Blk X  Kawakawa SD	Notable Tree 24	N/A	I (#6711)	N/A

SH1, Pakaraka Ulmus procera (Elms)  Road frontage: glebe fence- 9 elms  Road Frontage: church fence- 2 oaks  Eastern fence (church): 2 elms- one at back and one near the front  Carriageway in the glebe: 10 elms  Back fence church: 1 oak  OLC 54  Road Reserve - Holy Trinity  Church	Notable Tree 25	N/A	I (#65)	Pre-1900 site
<b>Archaeological Sites</b>	Note – too many NZAA sites to list individually	Key Sites include:		
Pouerua Pa	Built heritage features #234  Scheduled arch site 6711  ONF 47  OLF  MS09-08	N/A	I (#6711)	P05/195

P05/218 PA/CULTIVATIONS (settlement site)		N/A	I (#6711)	P05/218
TERRACES/PITS P05/857 N15/505		N/A	I (#6711)	P05/857
P05/228 Ridge Pa		N/A	I (#6711)	P05/228
P05/384 PLATFORM/TERRACE		N/A	I (#6711)	P05/384
P05/371 STONE HEAPS		N/A	I (#6711)	P05/371
P05/408 Pa site		N/A	I (#6711)	P05/408
P05/858 TERRACES		N/A	I (#6711)	P05/858
P05/859 TERRACES		N/A	I (#6711)	P05/859
<b>Outstanding Natural Landscape Feature</b> /				

<p>Pouerua (Pakaraka Mountain) scoria cone and lava fields</p> <p>Scoria cone, 750m in diameter, 135m high (275m ASL) with associated flows - distinctive volcanic centre with well preserved crater and volcanic form, surrounded by the best preserved lava flow field in Northland</p>	<p>Built heritage features #234</p> <p>Scheduled arch site 6711</p> <p>ONF 47</p> <p>OLF</p> <p>MS09-08</p>	<p>N/A</p>	<p>I (#6711)</p>	<p>Various - including P0/195</p>
<p>35 Ngahuha scoria cone</p> <p>Small 62m high cone standing above surrounding basalt plateau - associated flow follows the Werowero Valley</p>	<p>ONF 35</p> <p>Maps 35, 41 &amp; 42</p> <p>Site of Significance to Maori # MS09-34</p>	<p>N/A</p>		

**PART TWO: HISTORIC HERITAGE EVALUATION**

Criterion	Comments	Value*
<p><b>(a)</b>  <b>Archaeological and/or scientific importance</b></p>	<p>Pouerua is considered to be an archaeological site of special and outstanding historical and cultural heritage significance and value. The site and its connecting landscape includes the pa Pouerua; stonefield areas gardened by Maori using traditional methods; stonefield systems created by the missionary Williams in his training of Maori in British farming practices; and the lake Owhareiti, which is also of cultural importance.</p> <p>Within this context, the Holy Trinity Church represents the important unifying factor of the Anglican mission, and the role of the Church Missionary Society (CMS).</p> <p>Pouerua includes rural land and landmark topographical features of outstanding natural interest which look down upon, and strongly reflect, the actions of human settlement and rural food production in this locality for the past 700 years approximately. These landmarks are supported by a network of field systems showing the development of Maori and European agriculture and horticulture over this time.</p>	<p>Outstanding 4</p>



<b>(b) Architecture and technology</b>	<p>The Pouerua pa and surrounding sites are, as a group, of outstanding value in demonstrating (archaeologically) Pre-contact architecture and engineering, including the spatial arrangement of kainga. The area contains stone mounds representing filed clearance for Maori gardening systems, as well as drystone walling techniques introduced by Europeans.</p> <p>The Pouerua Historic heritage Area also includes a number of early settler homesteads, and associated farm buildings, loosely centred on the Holy Trinity Church. This structure is associated with an extensive archaeological and cultural landscape, which includes numerous gravestones and historic trees in its churchyard. The churchyard may lie on, or close to, the site of an extensive earlier Maori field system.</p> <p>As a group, these buildings have outstanding representative value as they reflect the early interactions between the Missionary Rev. Williams, local iwi, and early settler families during the middle of the 19th century.</p>	Moderate 2
<b>(c) Rarity</b>	<p>Individual archaeological site types are not rare, but the degree of preservation and number of sites that share a relationship with each other is nationally significant. For the Pakeha sites, the group survival of homestead and associated farming buildings from the mid-19<sup>th</sup> century is nationally rare.</p>	High 3
<b>(d) Representative-ness</b>	<p>Pouerua is considered to be one of the best preserved pas and field systems in the country. It has been the subject of archaeological study over many decades.</p>	Outstanding 4
<b>(e) Integrity</b>	<p>Pouerua Historic Heritage Area demonstrates a high degree of integrity, having been established as a place of rural agricultural activity for over 500 years. Limited development has occurred, centred on Hoy Trinity Church, Pakaraka, and the area has retained several historical homesteads and associated farm buildings.</p>	High 3

<b>(f) Context</b>	Pouerua Pa sits within a rural farming landscape with numerous Maori stone field systems and historical drywall boundaries. Historical shelter belts are prominent closer to Pakaraka, reflecting early rural subdivisions. Several pa sites and other landscape features share a strong contextual and visual connection with the central Pouerua Pa. As part of the wider context, Pouerua and Pakaraka have associations with Northland themes such as Pre-contact Maori settlement and farming, and with early contact and settlement associated with the CMS.	Outstanding 4
<b>(g) People and events</b>	<p>Pouerua is a traditional site associated with Ngapuhi runanga and all its hapu: Ngati Hine, Ngati Whakaeke, Ngati Maoerewa, Ngati Rahiri, Ngati Kawa, Ngati Kopaki, Ngati Teara, and all others around the Taiamai area.</p> <p>Pouerua and Pakaraka are associated with the Missionary Henry Williams. 'The Retreat' was his home for some 15 years prior to his death, and stayed in family ownership until its vesting in the existing Trust. It is a place of considerable significance to the many Williams descendants. Together with the nearby Holy Trinity Church, the Ludbrook house, other buildings of the same period, and the well-established exotic trees, "The Retreat" forms an important historical precinct. Ngaheia Homestead was Built circa 1866 for Joseph Marsden Williams (1837-1892), youngest son of Henry Williams. Built on a recorded pā site<sup>6</sup>.</p>	High 3

<sup>6</sup> [https://natlib.govt.nz/records/32252889?search%5Bi%5D%5Bsubject\\_authority\\_id%5D=-342797&search%5Bpath%5D=items](https://natlib.govt.nz/records/32252889?search%5Bi%5D%5Bsubject_authority_id%5D=-342797&search%5Bpath%5D=items)

<b>(h) Identity</b>	<p>Pouerua is a traditional site of great importance to the Ngapuhi runanga and all its hapu: Ngati Hine, Ngati Whakaeke, Ngati Maoerewa, Ngati Rahiri, Ngati Kawa, Ngati Kopaki, Ngati Teara, and all others around the Taiamai area. Pouerua is considered the origin and the watershed or pou of the two tribal areas of Ngapuhi, at the Hokianga in the west and Taumarere in the east. Its farming landscape is redolent of the Far North.</p> <p>Pakaraka is given literally to mean 'fortified village' (pa) of the 'berry-bearing tree' (karaka) By Reed<sup>7</sup>. This interpretation demonstrates the strong association of the hamlet with the nearby pa sites.</p>	High 3
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<sup>7</sup> Reed A.W.1975.

<b>(i) Tangata whenua</b>	<p>This is not assessed. This historic place was registered as a Traditional Site under the Historic Places Act 1980. The text below is an extract from the original paper considered by the NZHPT Board at the time of registration (HP 233/1990).</p> <p>The application to have Pouerua declared a traditional site was submitted on behalf of the Ngapuhi runanga and all its hapu: Ngati Hine, Ngati Whakaeke, Ngati Maoerewa, Ngati Rahiri, Ngati Kawa, Ngati Kopaki, Ngati Teara, and all others around the Taiamai area. For these people and their tupuna before them, Pouerua is a prominent terraced pa of great significance. The pa and the surrounding stonefields have been investigated in recent times by a team of Auckland University archaeologists (refer to Historic Places in New Zealand, vol, 14, September 1986). The site and its connecting landscape includes the pa Pouerua; stonefield areas gardened by Maori using traditional methods; stonefield systems created by the missionary Williams in his training of Maori in British farming practices; and the lake Owhareiti.</p> <p>Pouerua was reassessed by the Maori Heritage Council on 2 June 1994 under the transitional provisions of the Historic Places Act 1993 (HPA 1993), and re-entered onto the Register as a Category I historic place. The text below is an extract from the original paper considered by the NZHPT Board at the time of the reassessment of the registration (MHC 1994/6/31).</p> <p>Pouerua is considered to be an archaeological site of special and outstanding historical and cultural heritage significance and value. Pouerua is considered the origin and the watershed or pou of the two tribal areas of Ngapuhi, at the Hokianga in the west and Taumarere in the east.</p>	U – Unassessed Likely high
<b>(j) Statutory</b>	Pouerua is a scheduled pa site of cultural significance, and identified as an outstanding natural feature. It is a recorded archaeological site. Most of the area is included within the existing historic heritage area. There are several individually scheduled (DP) and listed (HNZ) historic buildings within the heritage area.	Outstanding 4
	Minimum of 4/Outstanding in two criteria:	Yes

<b>Threshold for Scheduling</b>	Minimum of 3/High in two criteria:	Yes
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\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed - U.

### PART THREE: STATEMENT OF SIGNIFICANCE

<b>Statement of Significance:</b>	<p>Pouerua is a traditional site of great importance to the Ngapuhi runanga and all its hapu: Ngati Hine, Ngati Whakaeke, Ngati Maoerewa, Ngati Rahiri, Ngati Kawa, Ngati Kopaki, Ngati Teara, and all others around the Taiamai area. Pouerua is considered the origin and the watershed or pou of the two tribal areas of Ngapuhi, at the Hokianga in the west and Taumarere in the east.</p> <p>Pouerua is considered to be an archaeological site of special and outstanding historical and cultural heritage significance and value. The site and its connecting landscape includes the pa Pouerua; stonefield areas gardened by Maori using traditional methods; stonefield systems created by the missionary Williams in his training of Maori in British farming practices; and the lake Owhareiti, which is also of cultural importance. The Pouerua Heritage Area is distinguished from other New Zealand historic landscapes and waahi tapu by the number and diversity of heritage values that are attached to it, by its size and by the degree of its integrity. It embodies the mana of Ngapuhi, the historic engagements of Maori and Pakeha in war and peace, and has been preserved to date by the separate and collective effects of iwi and others. There are major Maori fortifications on the rim of the Pouerua volcanic cone, hundreds of terraces on the flanks, and intensive evidence of pre-European and 19th century gardens and settlements on the lava field. The Pouerua Precinct is considered to contain the best remaining example of a large group of field systems, settlements and fortifications surviving as an integrated whole. All archaeological evidence within the Pouerua volcanic system, therefore, gains significance through association with the total complex, and merits recognition.</p> <p>The Pouerua Historic heritage Area also includes a number of early settler homesteads, and associated farm buildings, loosely centred on the Holy Trinity Church. As a group, these buildings have outstanding representative value as they reflect the early interactions between the Missionary Archdeacon Henry Williams, local iwi, and early settler families during the middle of the 19<sup>th</sup> century. Within this context, the Holy Trinity Church represents the important unifying factor of the Anglican mission, and the role of the Church Missionary Society (CMS).</p>
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	<p>Pouerua includes rural land and landmark topographical features of outstanding natural interest which look down upon, and strongly reflect, the actions of human settlement and rural food production in this locality for the past 700 years approximately. These landmarks are supported by a network of field systems showing the development of Maori and European agriculture and horticulture over this time.</p> <p>Overall the Pouerua Historic Heritage Area is considered to be of outstanding heritage value.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (b), (c), (d), (e), (f), (g), (h), (i), (j)
<b>Overall Value*</b>	Outstanding
<b>Overall Score*</b>	4
<b>Overall Context</b>	National
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes [Refer to diagram in Part 6]
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	Yes –.Pre-European sites and sites of cultural significance. site of early interaction with settler families
<b>Pre-1900 or gazetted archaeological site:</b>	Numerous recorded pre-1900 sites are noted and protected under the Heritage New Zealand Pouhere Taonga Act 2014. The area generally is assessed as having High archaeological sensitivity.

\* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category 1).

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category 2).

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

\*\* Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

**PART FIVE: MANAGEMENT/ RISK INFORMATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Occupancy/ Use:	Predominantly rural use, several landowners.	1
Management	Multiple sites under multiple ownerships. Comprehensive management of recorded archaeological sites	3
Condition	Visible sites (historic buildings; pa site) generally fair to good. Risk of damage from rural/agricultural activities mainly.	2
Fragility/ Vulnerability	Some areas at moderate risk of redevelopment over time, particularly hillside/ridgeline lots with harbour views. Lakeside areas subject to ongoing modification / water level change	2
Threats	Climactic changes (drought, erosion) may affect farming practice and subsequently archaeological potential. Subdivision may affect a number of the commercial built structures.	2
Overall risk factor	Moderate	2

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

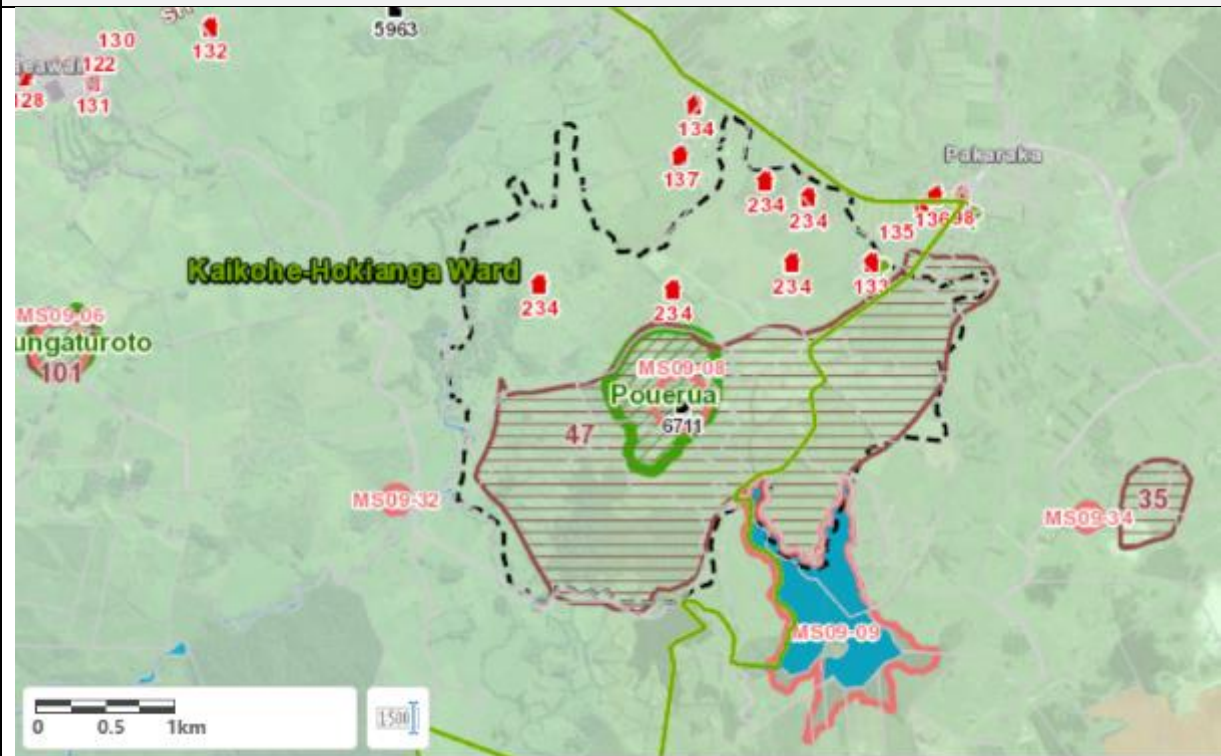
<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Opportunities:	Close to State Highway. Largely private land. Opportunity to recognise relationship with continuing primary industries – farming (dairy, sheep), which support the established historic landscape character of the place.	Moderate - 2

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding



**PART SIX- EXTENT OF PLACE**

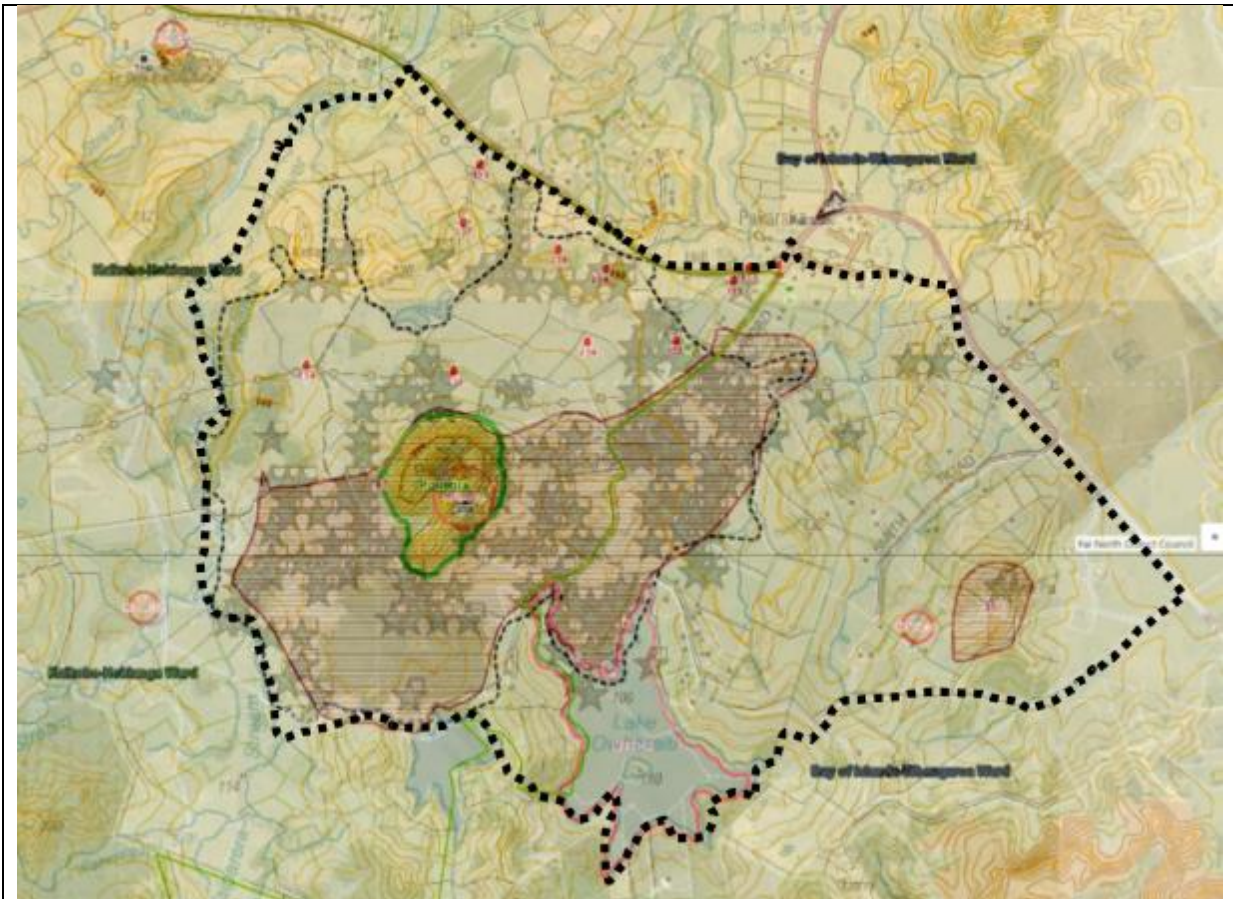
**Existing Extents in the FNDP**



**Source: Far North District Plan Puerua Heritage Precinct**

<b>Boundary Notes:</b>	The existing precinct boundary is largely limited to areas of the Puerua Lava field where Pre-European archaeological sites were identified during field survey in the early 1990s. The existing boundary includes some historic buildings, but excludes several neighbouring sites of cultural or historical significance which have a strong visual and contextual interrelationship with the area.
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**Recommended Extent of place based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics**



**Boundary Notes:**

A more holistic management approach recognises the wider context, role of significant landscape components (rivers lakes Maunga) and cultural and historical interactions which have taken place in the past (early settler locations).

Arguably there is a strong heritage landscape continuum with the area to the west around Lake Omapere and Te Ahuahu volcanic cone, then north into the Waimate Valley, with numerous highly visible pa sites and early field systems. These areas might also be managed as separate entities (Te Waimate Heritage Area; Te Ahauhau Heritage Area), and so are not included in the proposed overlay for Puerua at this stage.

**ADMINISTRATION**

<b>Desktop Date:</b>	17/01/2020	<b>Site Visit Date:</b>	19-09-2019
<b>Site Accessibility:</b>	Partial Access		
<b>Evaluated by:</b>	John Brown	<b>Date:</b>	24/01/2020
<b>Reviewed by:</b>	Adina Brown	<b>Date:</b>	24/01/2020
<b>Approved by:</b>	Tammy Wooster	<b>Draft:</b>	
		<b>Final:</b>	YES

**APPENDIX 1 Supporting Research**







<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Far North District Plan schedule	Y
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	N
Whites Aviation Archive National Library	Y
Retrolens	Y
Papers Past	N
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	N
Digital NZ archive search engine	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	N
<b>Other sources are included in the NZ Heritage List Entry Forms (see bibliography)</b>	

**Bibliography:**

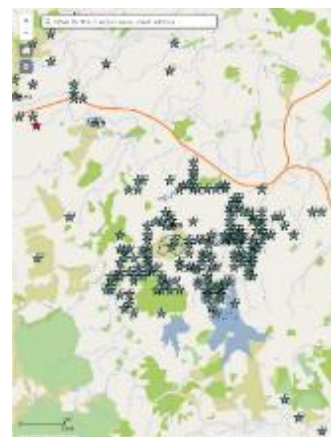
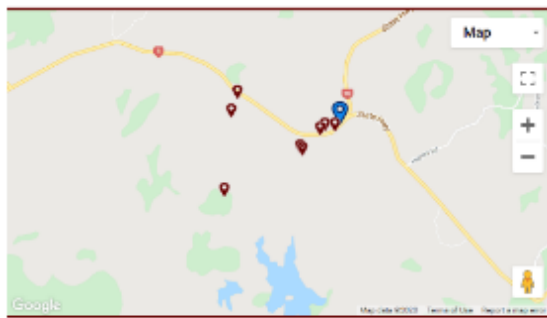
<b>Author(s)</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Location</b>
Heritage New Zealand Pouhere Taonga	-	Store, Ludbrook Rd Pakaraka  Online summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/419">https://www.heritage.org.nz/the-list/details/419</a>
Heritage New Zealand Pouhere Taonga	-	The Retreat  Online summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/70">https://www.heritage.org.nz/the-list/details/70</a>
Heritage New Zealand Pouhere Taonga	-	Holy Trinity Church  Online summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/65">https://www.heritage.org.nz/the-list/details/65</a>
Heritage New Zealand Pouhere Taonga	-	Pouerua Homestead  Online summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/2569">https://www.heritage.org.nz/the-list/details/2569</a>
Heritage New Zealand Pouhere Taonga	-	Pouerua Homestead stables  Online summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3846">https://www.heritage.org.nz/the-list/details/3846</a>
Heritage New Zealand Pouhere Taonga		Waiaruhe Woolshed  7135 State Highway 1, Pakaraka  Online summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3848">https://www.heritage.org.nz/the-list/details/3848</a>
Heritage New Zealand Pouhere Taonga	-	Ngaheia Homestead  7063 State Highway 1, Pakaraka, Moerewa  Online summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3843">https://www.heritage.org.nz/the-list/details/3843</a>
Douglas G. Sutton (ed.)	1994	The Archaeology of the Kainga: A Study of Precontact Maori Undefended Settlements at Pouerua, Northland, New Zealand (2nd edn.)	Auckland University Press	

Douglas G. Sutton (ed.)	1993	The Archaeology of the Peripheral Pa at Pouerua, Northland, New Zealand (2nd edn.)	Auckland University Press	
Douglas G. Sutton (ed.)	2003	The Archaeology of Pouerua, Northland, New Zealand	Auckland University Press	
Challis A	1993	Archaeological Report: Pouerua Pa, Northland	Historic Places Trust	Unpublished report

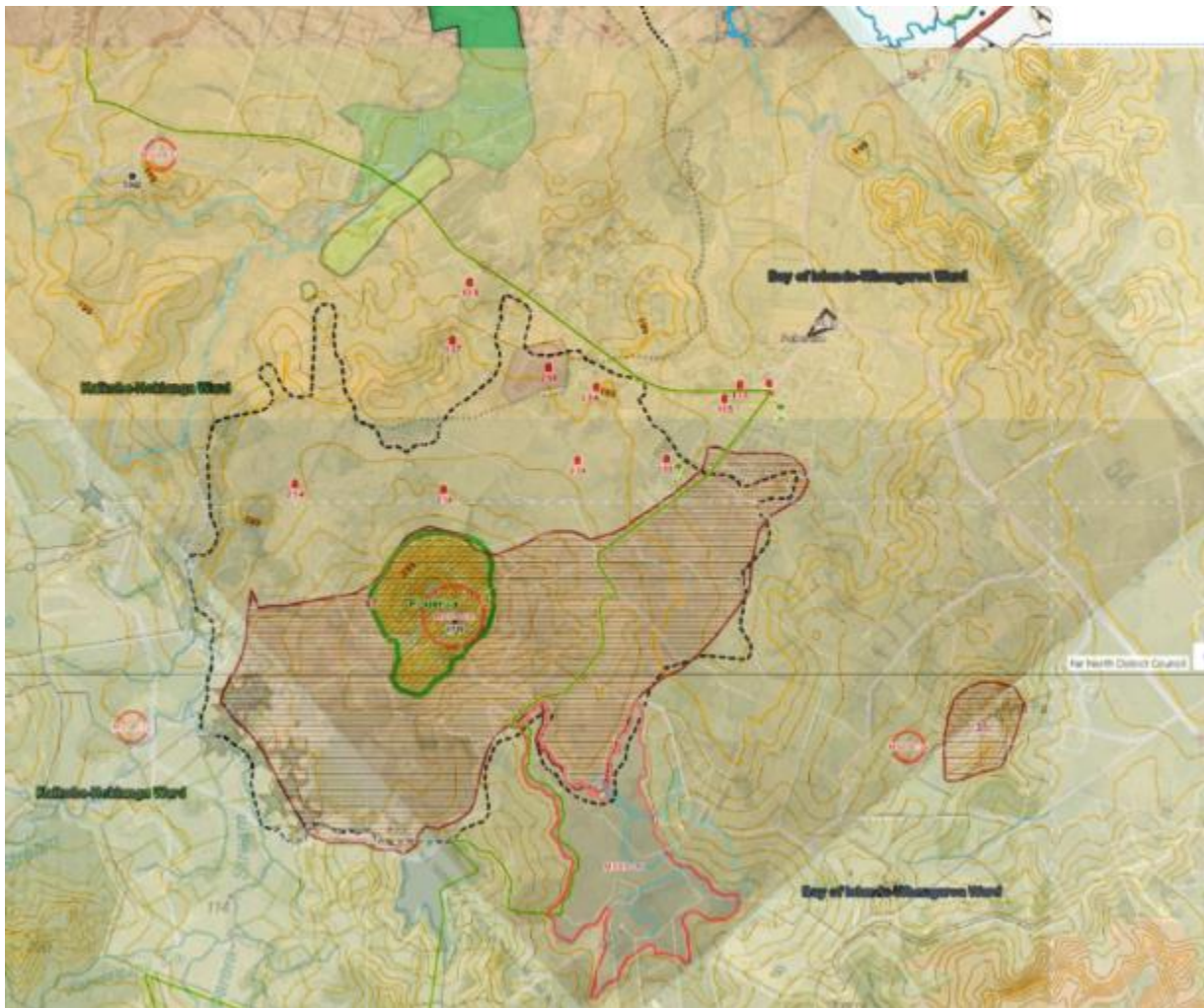
## Historical Land Development - Overview

		
<p>c.1993 Extent of archaeological surveys defining Heritage Precinct based on geology</p>	<p>c.1839-1842 view of Pouerua by J Johnson. The degree of cultivation in surrounding fields is evident.</p>	<p>1857 Survey of Henry Williams Claim showing Pouerua and other places including a number of 'native reserves'. The location of 'the remains of Hone Heki' is marked.</p>
<p>Challis A, 1993. Figure 1</p>	<p>National Library E-273-q-014</p>	<p>NZ Map AkC-OLC54-S1</p>
		
<p>R.H. Fairburn survey undated c.1865-1896 shows Lake Owhareiti and other landscape features</p>	<p>c.1898 photograph showing Pouerua Pa surrounded by early field systems</p>	<p>c.1898 ?Pouerua Homestead with the pa in the background</p>
<p>Ak-ML325-S1</p>	<p>Auckland Libraries 877-ALBUM-138-16</p>	<p>Auckland Libraries Heritage Collections 877-ALBUM-138-14</p>

## Statutory and Landscape



HNZ listed Sites (Top left); District Plan Sites (Centre Left) and Recorded archaeological sites (Centre Right). The relationship of the geology to the pattern of recorded archaeological sites is strongly reflected in the heritage overlay. Archaeologically, historically and from a cultural landscape perspective there is a clearly apparent visual and contextual relationship with the Maori cultural sites and the c mid-19<sup>th</sup> century farming landscape (field boundaries, wind breaks, homesteads etc.) introduced through interactions with the Williams Family and other settlers (bottom).



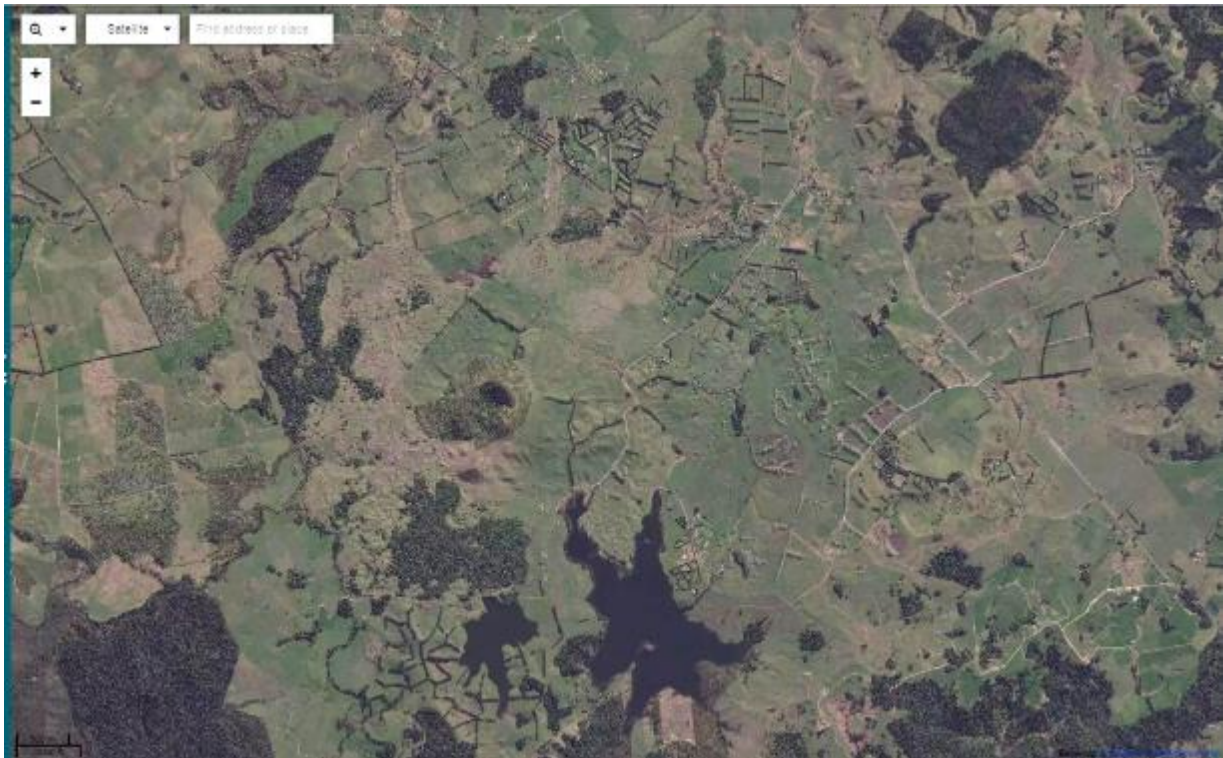
**1857 NZ Map AkC-OLC54-S1 overlain with existing Heritage Precinct.**





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1957 photograph showing high integrity of rural landscape surrounding Puerua Pa (North to left of image) (Retrolens SN209/Crown\_209\_549\_60)




Modern aerial photography showing rural subdivision pattern with the cone of Puerua clearly discernible due to bush cover. The open pastoral landscape is juxtaposed against the smaller historical farmsteads around Pakaraka which are discernible through the planted windbreaks around the fields.

[\(https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/\)](https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/)

## Heritage Precinct – Rawene

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>RAWENE HISTORIC HERITAGE AREA</b>
<b>Image:</b>	
<b>Site Address:</b>	Rawene Township
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Physical Description:</b>	Rawene Historic Heritage Area covers the foreshore around the headland. It encompasses the historical township from the north of Birch Street to the foreshore
<b>Site Type (DP):</b>	Heritage Precinct; scheduled Historic Sites; Outstanding Natural Feature
<b>FNDC District Plan Zoning</b>	Coastal Residential, Road; Reserve, Conservation; Commercial, Recreational Activities Designation; NZP47 (Designation);
<b>Approx. date (or range)</b>	Pre-European Maori settlement (c.1300-1769); Early European Contact (1769-1814) Pre-Waitangi European Settlement (1814-1839); Colonial settlement (1840-1900); Modern (1900-1940)
<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within the Rawene Township Heritage Area. Sites highlighted in grey are not within existing heritage precinct, but are within the proposed historic heritage area.

<b>Name</b>	District Plan Schedule	Plan	Regional Schedule	Plan	NZ Heritage List Cat / ref	NZAA Site Nos (*Site Pending)
<b>Sites of Cultural Significance to Maori</b>	None formally identified in FNDP					
None	N/A		N/A		N/A	N/A
<b>Historic buildings</b>						
Parnell Street, Rawene Villa Lot 1 DP130297	Historic building 190		N/A		II (#3889)	N/A
Marmon St East, Rawene Playcentre Lot 2 DP27081 10	Historic building 191		N/A		N/A	N/A
Parnell St Rawene Courthouse (former) & Lock Up Sec 248A Rawene Township, Local Purposes Reserve	Historic building 192		N/A		II (#433) II (#2573)	Pre-1900 buildings
Parnell Street, Rawene Masonic Hotel (1875) Secs 1, 241 Pt 3 Rawene Township	Historic building 193		N/A		II (#439)	Pre-1900 Building
Parnell Street, Rawene Church (Methodist) Sec 27 Rawene Township	Historic building 194		N/A		II (#430)	Pre-1900 building
Clendon Esplanade,	Historic building 195		N/A		I (#73)	005/339

Rawene Clendon House Sec 244 Pt 3 Rawene Township				Pre-1900 buildings
Rawene Butchers Shop (CMA)	Historic building 196	NRC ID 17	II (#3874)	N/A
Parnell Street, Rawene Anchorage Coffee Lounge Sec 247C, Rawene Township	Historic building 197	N/A	II (#3873)	Pre-1900 Building
Russell Esplanade, Rawene Wharf Hotel (former) Lot 2 DP97868 Blk XIV Mangamuka SD	Historic building 198	N/A	II (#435)	
19 Marmon Street East, Rawene School Building (1882) Main Building N/A Lot 2 DP 27081	Historic building 199			Pre-1900 Building
Rawene Foursquare	N/A	NRC ID 0016	N/A	N/A
Rawene Boatshed café	N/A	NRC ID 01	N/A	N/A
<b>Notable Trees</b>	None recognised – but needs assessment e.g. Norfolk pine, oak trees and phoenix palms?			
<b>Archaeological Sites</b> (registered)				

on DP or Archeology)				
O05/339 Pre-1900 buildings	195	N/A	I (#73)	O05/339
O05/338 Historic midden	N/A	N/A	N/A	O05/338
O05/362 Artefact scatter site of Joseph Herbert's store and house	N/A	N/A	N/A	O05/362*
O05/231 Midden	N/A	N/A	N/A	O05/231
<b>Outstanding Landscape or Natural Feature</b>				
Outstanding Natural Feature Rawene Palaeocene Limestones	54	ONF	N/A	N/A
Hokianga Estuary	N/A	ONC	N/A	N/A

**PART TWO: HISTORIC HERITAGE EVALUATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
<b>(a) Archaeological and/or scientific importance</b>	<p>There are few recorded archaeological sites within the Precinct itself.</p> <p>Recorded archaeological sites include historical middens, the site of a 19<sup>th</sup>-century building, and one shell midden located on the foreshore. However, several of the surviving scheduled buildings are of pre-1900 date, and surviving early boundary treatments are also evident. The heritage area contains an outstanding natural feature of geological significance.</p>	High 3
<b>(b) Architecture and technology</b>	<p>The historic heritage area includes several scheduled buildings. Those included in the FNDP Heritage Precinct are all of a commercial or public nature (such as the former court house), and they are located along the waterfront.</p> <p>As a group, these buildings demonstrate good examples of traditional architecture and construction technology for residential, public and commercial buildings between the 1860s and 1900s</p>	High 3
<b>c) Rarity</b>	<p>The historical and archaeological sites identified within the precinct are locally rare examples, but they are relatively common types on the regional and national scale. There is only a handful of commercial buildings located over the water edge in this manner, recorded in the National List/Rārangī Kōrero.</p>	Moderate 2
<b>(d) Representativeness</b>	<p>Rawene Historic Heritage Area has high representative value demonstrating development of coastal settlement from the period of early European settlement and interaction with Maori</p>	High 3
<b>(e) Integrity</b>	<p>Historical subdivision patterns are almost entirely unaltered, due to slow development of the township in the 19<sup>th</sup> and 20<sup>th</sup> centuries. It retains a strong semi-rural and coastal character. Based on aerial photography, much of the pre-1940 building stock remains, though with varying degrees of modification.</p>	High 3

<b>(f) Context</b>	<p>Rawene Township demonstrates a number of features which share spatial, landscape and historical context. The limestone cliffs particularly on the western edge create a significant natural landmark upon which Rawene the town was founded. The Forest block south of the hospital and cemetery marks the historical boundary of the Township.</p> <p>In the wider context Rawene is one of several early Pakeha settlements associated with the export of Kauri timber from the Hokianga, and other places in Northland, such as Kohukohu and Mangonui.</p>	High 3
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<p><b>(g) People and events</b></p>	<p>Rawene has several pa sites and is known as one of the oldest Pakeha settlements in New Zealand.</p> <p>A story ascribed to Johannes C. Andersen tells of a dying chief who asked to be carried from his village to the top of the ridge so that he might, for the last time, watch the sun set. As the sun slipped below the horizon he murmured, 'Wene te ra', translated as The sun is dead (or dying).</p> <p>In 1827, the peninsula was sold by the Maori Chief Muriwai to Captain James Herd of the New Zealand Company. It became known as Herd's Point until 1858 when the Crown assumed ownership of the land. Rawene started as a timber centre, with a mill and shipyards established in the early 19th century. An attempted settlement by the first New Zealand Company in 1826 failed. Captain James Herd in 1822 had taken out the first shipment of kauri from the Hokianga in his ship Providence. In 1826 he returned as an agent for the company sailing the Rosanna in company with the Lambton, and 30 settlers on the Rosanna. They began at Stewart Island/Rakiura and sailed up the east coast, leaving Lambton as a place name in Wellington, eventually rounding North Cape to enter Hokianga - his old stamping ground. Herd negotiated to buy a vast tract of land. The deal was contested but for decades Europeans referred to the town as "Herd's Point". Later it was called "Hokianga Township", and in 1884 it became "Rawene", possibly to identify the post office and telegraph. The post office was operating by 1840 - one of eight in the country.</p> <p>James Reddy Clendon, previously the United States Consul to New Zealand, settled in Rawene in 1862 and served as the local magistrate under the Native Circuit Courts Act until 1867. His house still stands and is open to the public (Clendon House)<sup>8</sup>. Clendon was a witness to the Treaty of Waitangi in 1840, a member of the first Legislative Council from 1841-44 and a magistrate from 1850. His second wife Jane, was the daughter of Dennis Cochrane and Takotowai Te Whata of Hokianga.<sup>9</sup></p> <p>Aperahama Taonui, chief of Te Popoto hapū, allegedly operated a school at Rawene in the mid-19th century.</p>	<p>Moderate 2</p>
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	<p>In 1864 a government township was established and the settlement formally became the Hokianga's county town in 1876.</p> <p>In 1898, Māori living at Rawene, Waima and Taheke under the leadership of tohunga Hone Toia of the Mahurehure tribe took strong objection to the levying of dog taxes on Māori by the Hokianga County Council. Māori were also aggrieved at the continuing loss of land and the imposition of Pākehā authority and demonstrations against Rawene were threatened. The government sent a contingent of 120 armed police to Rawene, commanded by Lieutenant-Colonel Newall. A small gunboat was also sent north and was soon anchored off Rawene. The armed constabulary were fired upon while on manoeuvres in the Waima valley. Māori withdrew from the 'fray' under orders from Hone Toia himself who had been persuaded by the local Māori MP, Hone Heke Ngapua, to desist from his 'suicidal folly'. Hone Toia was persuaded to end the 'rebellion' and give himself up, which he did. He was taken to Auckland and imprisoned for treason for ten months<sup>10</sup>.</p> <p>George McCall Smith, an archetypal backblocks doctor, developed Hokianga's unique health service, centred on Rāwene Hospital, which he headed from 1914 to 1948. Hokianga was designated a special health area in 1941, and special provision for health services continues<sup>11</sup></p>	
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<sup>8</sup> <https://hokianga.com/destinations/south-hokianga/rawene>

<sup>9</sup> <https://nzhistory.govt.nz/keyword/rawene>

<sup>10</sup> James Cowan, The New Zealand Wars Volume II (1923), pp. 499-502.

<sup>11</sup> Ibid

<b>(h) Identity</b>	<p>Rawene is associated with the Hokianga, and historically with the establishment of the Kauri timber trade in the early 19<sup>th</sup> century. It has a contemporary association with the ferry across the Hokianga.</p> <p>The street name de Thierry Street is after the eccentric French Colonist Charles Philippe Hippolyte de Thierry who arrived in the Hokianga in 1837 and proclaimed himself 'Sovereign Chief of New Zealand'. He was ridiculed and deserted by his followers, but both Māori and the English were worried about French colonising ambitions. Ngāpuhi chiefs provided land for him at Hokianga, on condition that he abandon his audacious scheme.<sup>12</sup></p>	Moderate 2
<b>(i) Tangata whenua</b>	<p>This is not assessed. However, the following is noted: The Hokianga Estuary is associated with the voyages of Kupe, and The harbour's full name, Hokianga-nui-a-Kupe – the final departure place of Kupe (for Hawaiki) – recognises its association with the famous Polynesian explorer. Hokianga has a long Māori history, and a strong Ngāpuhi presence today.<sup>13</sup> Rawene is the location of key events in the 'Dog Tax War' of 1898, at which time Maori objected to the imposition of unfair taxes and continuing loss of land.</p>	U – Unassessed
<b>(j) Statutory</b>	<p>The heritage area includes several Grade I and Grade II buildings included on the National Register. The commercial area around the headland and Ferry terminal is included in the FNDP as a Heritage Precinct. A relatively large portion of the west cliff edge is a nationally important geological site.</p>	High 3
<b>Threshold for Scheduling</b>	Minimum of 4/Outstanding in two criteria:	No
	Minimum of 3/High in two criteria:	Yes

\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed – U.

### PART THREE: STATEMENT OF SIGNIFICANCE

<sup>12</sup> ibid

<sup>13</sup> <https://teara.govt.nz/en/northland-places/page-11>

<p><b>Statement of Significance:</b></p>	<p>Rawene has high historical and context value as one of the earliest permanent European settlements in Northland, and as a centre for the export of kauri timber on the Hokianga. Rawene is a physical link to the early days when shipping was the main form of transport, and this context is maintained today with the car ferry across the Hokianga. The pattern of subdivision is unchanged from the early days of the township, with a number of pre-1940 villas and bungalows concentrated along the higher ground either side of Parnell Street.</p> <p>Architecturally, the significant built heritage of the Rawene Heritage area derives from the survival of the historic commercial buildings on the headland, and their association with the waterfront. The old business area of Rawene contains a several nationally significant examples of the township's early commercial and public buildings remain, such as the Masonic Hotel and Clendon House. Clendon House itself has strong associations with James Clendon, United States consul, magistrate, and witness to the Treaty of Waitangi.</p> <p>Rawene has retained its identity as a historical settlement within the Hokianga Estuary. Today it provides a ferry service across the Hokianga, and is a tourist destination.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (b), (d), (e), (f), (g), (h),(j)
<b>Overall Value*</b>	High
<b>Overall Score*</b>	3
<b>Overall Context</b>	Regional
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes [Refer to diagram in Part 6]
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	None recorded – to be confirmed
<b>Pre-1900 or gazetted archaeological site:</b>	No recorded pre-1900 sites are noted in existing precinct, but are present in wider heritage area and protected under the Heritage New Zealand Pouhere Taonga Act 2014. Pre-1900 buildings also present. The area from the foreshore to the ridgeline is assessed as having moderate archaeological sensitivity.

\* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category 1).

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category 2).

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

\*\* Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

**PART FIVE: MANAGEMENT/ RISK INFORMATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Occupancy/ Use:	Multiple ownerships, mixed uses, a number of apparently vacant sites based on aerial photography and site visit. Harbour edge – ferry and fishing.	2
Management	Multiple sites under multiple ownerships. Some overall management of recorded sites through precinct controls and separate management regimes for scheduled buildings	3
Condition	Visible sites/historic buildings generally fair. Some historical cottages along western shoreline poor condition and modified, but could be restored.	2
Fragility/ Vulnerability	Some areas at moderate risk of insensitive redevelopment over time, particularly hillside/ridgeline lots with harbour views. Foreshore areas subject to ongoing modification / sea level change. Potential archaeological sites not well identified and at risk from future development.	3
Threats	Development, climactic changes (sea level rise, drought, erosion) may affect archaeological potential and affect several historic buildings which are present in the CMA e.g. butchers shop. Subdivision and sensitivity to tourist trade for a number of the commercial built structures.	3
Overall risk factor	Moderate	2

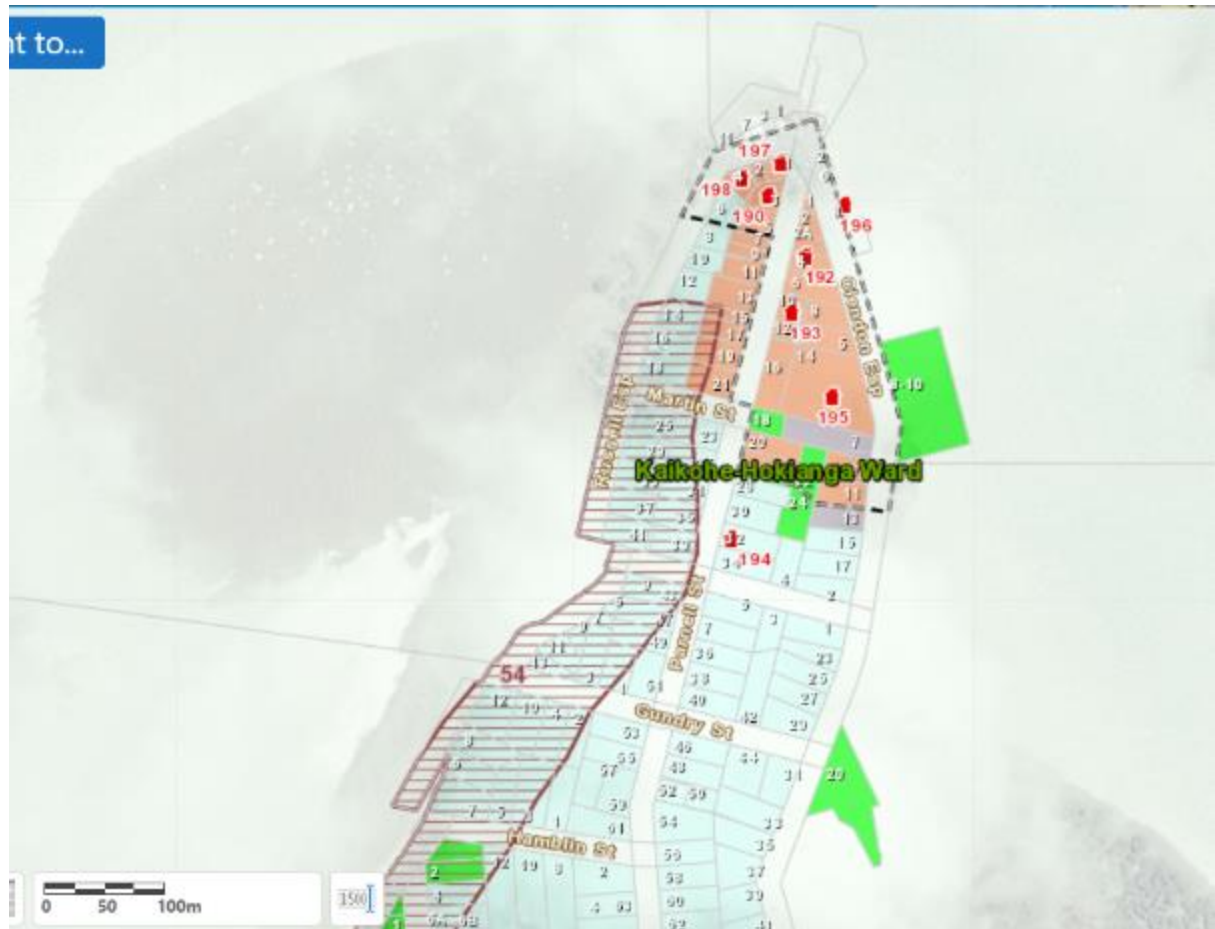
\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Opportunities:	Harbour for alternate visitor arrival. Opportunity to recognise relationship with continuing primary industries – e.g. fishing, farming, which support the historic landscape character of the place.	Moderate - 2

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

**PART SIX- EXTENT OF PLACE**

**Existing Extents in the FNDP**



**Source: Far North District Plan Rawene Heritage Precinct**

<b>Boundary Notes:</b>	The existing precinct boundary is limited to the northern tip of the Peninsula. It does not reflect the greater extent of the historic township, and largely ignores the contribution of residential and church buildings which support the nature of the settlement prior to 1944.
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**Recommended Extent of place based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics**



**Boundary  
Notes:**

The proposed heritage area boundary follows those lots which fall within the early township that are of a distinctly different (earlier) subdivision form, and which are shown in historical aerial topography to have been generally developed by 1942. A number retain examples of villa, bungalow and state house construction. The area reflects surviving historical boundaries, commercial, residential and public buildings, and areas of higher archaeological potential for early settlement along the ridgeline either side of Parnell Street.



**ADMINISTRATION**

<b>Desktop Date:</b>	17/01/2020	<b>Site Visit Date:</b>	19-09-2019
<b>Site Accessibility:</b>	Partial Access		
<b>Evaluated by:</b>	John Brown	<b>Date:</b>	24/01/2020
<b>Reviewed by:</b>	Adina Brown	<b>Date:</b>	24/01/2020
<b>Approved by:</b>	Tammy Wooster	<b>Draft:</b>	
		<b>Final:</b>	YES

**APPENDIX 1 Supporting Research**



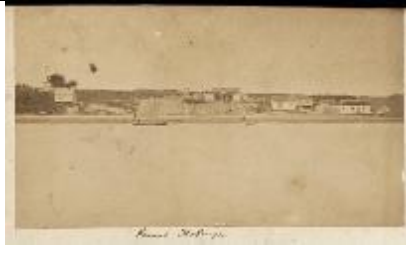



<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Far North District Plan schedule	Y
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	N
Whites Aviation Archive National Library	Y
Retrolens	Y
Papers Past	N
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	N
Digital NZ archive search engine	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	N
<b>Other sources are included in the NZ Heritage List Entry Forms (see bibliography)</b>	

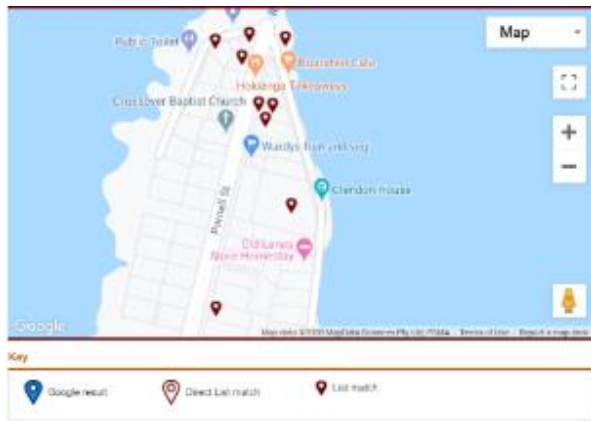
**Bibliography:**

<b>Author(s)</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Location</b>
Heritage New Zealand Pouhere Taonga	-	Methodist Church former Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/430">https://www.heritage.org.nz/the-list/details/430</a>
Heritage New Zealand Pouhere Taonga	-	Clendon House Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/73">https://www.heritage.org.nz/the-list/details/73</a>
Heritage New Zealand Pouhere Taonga	-	Masonic Hotel Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/439">https://www.heritage.org.nz/the-list/details/439</a>
Heritage New Zealand Pouhere Taonga	-	Courthouse former Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/433">https://www.heritage.org.nz/the-list/details/433</a>
Heritage New Zealand Pouhere Taonga	-	Lock-up former Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/2573">https://www.heritage.org.nz/the-list/details/2573</a>
Heritage New Zealand Pouhere Taonga		Rawene Butchers shop Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3874">https://www.heritage.org.nz/the-list/details/3874</a>
Heritage New Zealand Pouhere Taonga	-	Andrewes Store (Former) (Anchorage coffee lounge) Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3873">https://www.heritage.org.nz/the-list/details/3873</a>
Heritage New Zealand	-	Postmaster's House (former)	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3889">https://www.heritage.org.nz/the-list/details/3889</a>

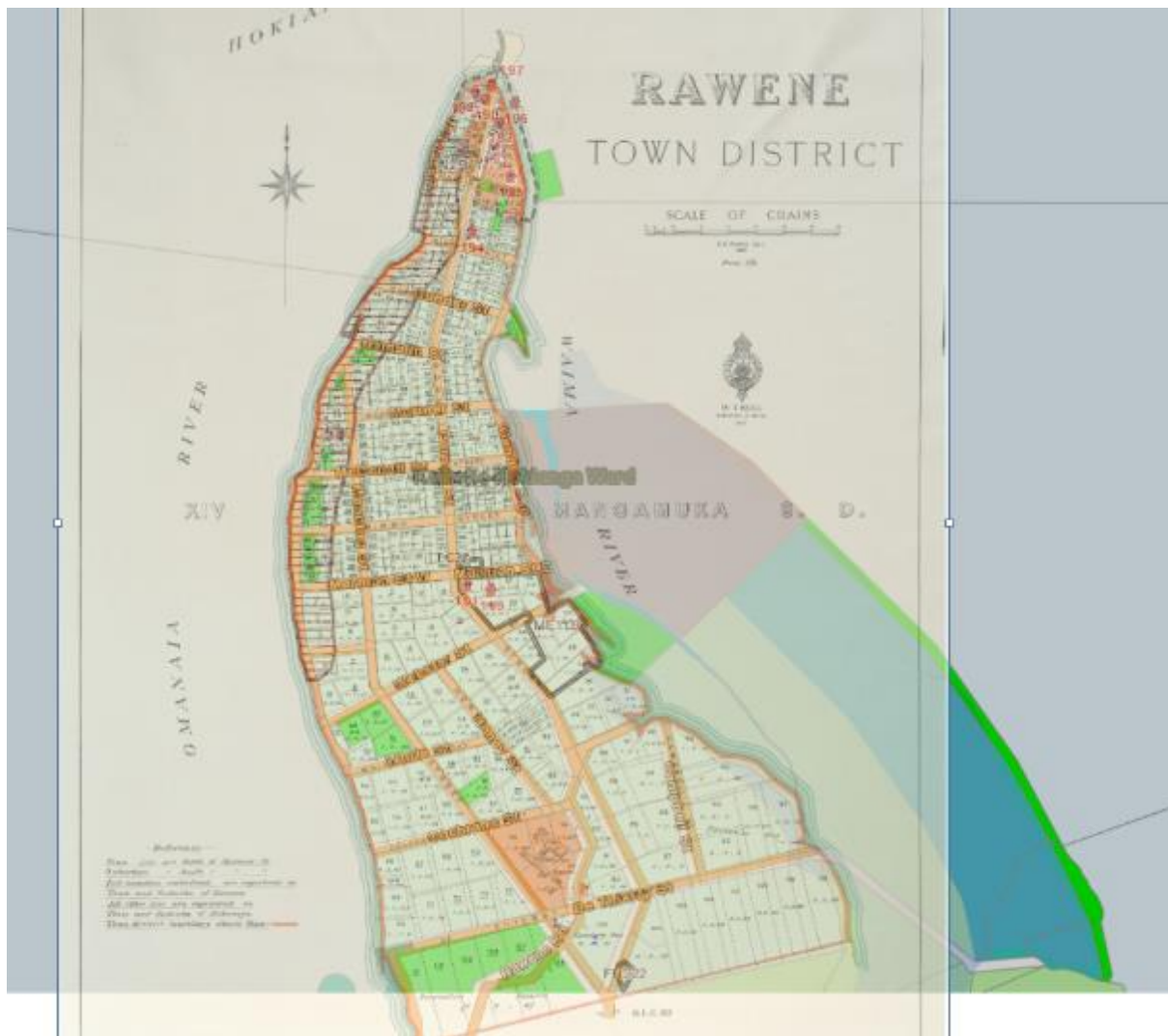
Pouhere Taonga		Online Summary		
Heritage New Zealand Pouhere Taonga		Wharf Hotel (former) Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/435">https://www.heritage.org.nz/the-list/details/435</a>
Northland Regional Council	2019	Rawene Foursquare Online summary	Proposed Regional Plan – appeals Version July 2019	<a href="https://www.nrc.govt.nz/media/9377/rawenefoursquareassessmentsheet.pdf">https://www.nrc.govt.nz/media/9377/rawenefoursquareassessmentsheet.pdf</a>
Northland Regional Council	2019	Rawene Butchers Shop Online summary	Proposed Regional Plan – appeals Version July 2019	
Northland Regional Council	2019	Rawene Foursquare Online summary	Proposed Regional Plan – appeals Version July 2019	

## Historical Land Development - Overview

		
<p>Geological maps indicate Mangakahia mudstone complex Whangia formation, with alluvial deposits spreading into the bay.</p>	<p>1851 detail of naval survey by Drury illustrating first European settlement on the headland known as 'Hurd Point' at this time</p>	<p>c.1850-1870 view of Rawene from the Hokianga Estuary</p>
<p>Edbrooke, SW; Brook, F.I (compilers) 2009. Geology of the Whangarei area. Ins. GNS 1:250,000 Geological Map 2</p>		<p>Auckland Libraries Heritage Collections 5-3008</p>
		
<p>C.1886 survey showing 'Herd's Point'. The wharf is indicated</p>	<p>1900s view of Rawene from the Wharf edge</p>	<p>1951 oblique aerial showing extent of development concentrated along the ridge</p>
<p>AkC-SO878-S1 (Quickmaps)</p>	<p>1572-960 Auckland Libraries</p>	<p>Whites Aviation Auckland War Memorial Museum PH-RES-2448</p>



HNZ listed Sites (Top Left); District Plan Sites (Top Right), Proposed Regional Plan sites (Centre Left) and Recorded archaeological sites (Centre Right). The historic township subdivision pattern is reflected to some degree in the underlying DP zoning. From a landscape perspective there is a clearly apparent and distinctive relationship with the headland (bottom).



1927 NZ Map 3561, showing area of historic township (19<sup>th</sup> century) overlain with existing Heritage Precinct (Auckland Libraries Heritage Collections).



1942 (detail of aerial photography) SN350\_Crown\_350\_1860\_7 (North to right of image). Original subdivision pattern visible with limited development west of Parnell Street (running horizontally in centre of image). Historically developed areas along the coastal edge and the ridgeline have potential for pre-1900 archaeological deposits relating to pre-1900 Settlement.




Modern aerial photography showing consistency of subdivision pattern with most new development concentrated west of Manning Street and Parnell Street along the coastal edge. The treeline south of the hospital marks the historical township boundary.

(<https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/>)



## Heritage Precinct – Te Waimate (including Waimate N Special Zone)

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>TE WAIMATE HISTORIC HERITAGE AREA</b>					
<b>Image:</b>						
<b>Site Address:</b>	Te Waimate Mission Station, Te Ahu Road; Showgrounds Road; Waimate North					
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)					
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)					
<b>Physical Description:</b>	Te Waimate Historic Heritage Area covers the valley area between The Te Waimate Mission Station and Te Ahu Road on the northeast extent, to the State Highway 1 on the southwest extent.					
<b>Site Type (DP):</b>	Heritage Precinct; scheduled Historic Sites; notable trees; sites of cultural significance to Maori					
<b>FNDC District Plan Zoning</b>	Rural Production; Conservation; Waimate North Special zone					
<b>Approx. date (or range)</b>	Pre-European Maori settlement (c.1300-1769); Early European Contact (1769-1814) Pre-Waitangi European Settlement (1814-1839); Colonial settlement (1840-1900); Modern (1900-1940)					
<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within the Heritage Area. Sites highlighted in grey are not within existing heritage precinct, but within the proposed heritage area.					
<b>Name</b>	District Plan Schedule	Plan	Regional Schedule	Plan	NZ Heritage List Cat / ref	NZAA Site Nos (*Site Pending)

<b>Sites of Cultural Significance to Maori</b>				
MS9-10 Schedule Appendix 1F Te Ahu	Pirikotaha - waahi tapu Te Uri Taniwha/ Ngati Hineira	N/A	N/A	xx
MS9-11 Te Ahu	Parawhenua Marae Te Uri Taniwha/ Ngati Hineira	N/A	N/A	N/A
MS9-45 Waimate North Sec 12 Blk VIII Omapere SD SO53281	MS9-45 Okuratope Pa Heritage New Zealand Pouhere Taonga	N/A	N/A	P05/204
<b>Historic buildings</b>				
Te AhuAhu Road, Waimate North Atkinson House Lot 1 DP 344863	Notable Tree 22 Historic Building 111	N/A	II (#398)	P05/320
Te AhuAhu Rd, Waimate North Old Store Lot 1 DP101275, Blk VII Omapere SD	Historic Building 112	N/A	II (#411)	
Waikaramu Rd, Waimate North Waikaramu (dwelling) Pt Lot 1 DP143034, Blk V Kawakawa SD	Historic Building 113	N/A	II (#3849)	

464 Te AhuAhu Rd, Waimate North Fairburn House Lot 3 DP 149796	NOT ON SCHEDULE	N/A	II (#3841)	
Showgrounds Rd, Waimate North Cottage, Blacksmith Shop Lot 1 DP85253 Blk V Kawakawa SD, Blk VIII, Omapere SD	Historic Building 115	N/A		
Te AhuAhu Rd, Waimate North Church of St John Baptist (Anglican) & Sunday School Pt OLC 48 Blk VIII, Omapere SD	Historic Building 117	N/A	I (#64)	
Te AhuAhu Rd, Waimate North Waimate Mission House Lot 1 DP49136, Lot 1 DP65273, Pt OLC 48, Blk VII, VIII Omapere SD	Historic Building 119 Notable Tree 20	N/A	I (#3)	P05/327 P05/608
Showgrounds Rd, Waimate North Showgrounds Buildings Lot 1 DP32251, Pt OLC 55	Historic Building 120	N/A		

Showgrounds Rd Waimate North House Lot 1 DP148535, Blks VIII Omapere SD, Blk V, Kawakawa SD	Historic Building 121	N/A		
SH1, Ohaeawai Akarana (dwelling) Akarana Blk, No S25, Ke a Te Kahu No860 Blk, Pt. Pirikotahi No13, Blks VIII, XII, Omapere SD	Historic Building 126	N/A	II (#397)	
<b>Notable Trees</b>				
Waikuku Rd, Waimate North Quercus robur (English Oak) Lot 4 DP 187149	Notable Tree 16	N/A		
Courthouse Lane, Waimate North 2 x Araucaria heterophylla (Norfolk Pines) Castanea sativa (Chestnut) Fraxinus sp (Ash) Pt OLC 55, Blk VIII Omapere SD	Notable Tree 17	N/A		
Te AhuAhu Rd, Waimate North (Grove Cottage Grounds) Castanea sativa (Chestnut)	Notable Tree 18	N/A		

Acer psuedopplantanus (Sycamore) Magnolia grandiflora Cedrus libani (Cedar of Lebanon) Cinnamomum camphora (Camphor) Pinus pinaster( Maritime Pine) 2 x Araucaria heterophylla (Norfolk Pines) Lot 5 DP 320866				
Te AhuAhu Rd, Waimate North Remains of Buxus sp (Box Hedge) Eucalyptus sp (Gum) OLC 48, Blk VIII, Omapere SD 96 &H	Notable Tree 19	N/A	N/A	P05/283
Te AhuAhu Rd, Waimate North Araucaria heterophylla (Norfolk Pine) Araucaria heterophylla (Norfolk Pine) Araucaria bidwilli (Banya Pine) Agathis australis (Kauri) Lot 1, DP49136	Historic Building 119 Notable Tree 20	N/A	I (#3)	P05/327 P05/608
Showgrounds Rd,	Notable Tree 22	N/A	II (#398)	P05/320

Waimate North Quercus robur (English Oak) Lot 2 DP 344863	Scheduled building 111			
Showgrounds Rd, Waimate North (Old Bedggood Cottage Grounds) Tilia sp (Lime) Ilex aquifolium (Holly) Araucaria heterophylla (Norfolk Pine) Prunus laurocerasus (Laurel) Lot 1, DP85253, Blk V Kawakawa SD, Blk VIII, Omapere SD	Notable Tree 23	N/A	N/A	N?A
<b>Archaeological Sites</b> (registered on DP or Archsite)				
P05/283 TRACKWAY	N/A	N/A	N/A	P05/283
P05/608 MISSION STATION	Historic Building 119 Notable Tree 20	N/A	I (#3)	P05/327 P05/607 P05/608
P05/515 FOUNDRY	N/A	N/A	N/A	P05/515
P05/321 MILITARY CAMP	N/A	N/A	N/A	P05/321
P05/320 Recorded as New Zealand's oldest oak tree which was grown from an acorn brought	Notable Tree 22 Scheduled building 111	N/A	II (#398)	P05/320

from England by Richard Davis in 1824				
P05/1053 Timber dwelling constructed by John Bedggood circa 1840-1850. Associated in ground deposits relating to Cottage.	N/A	N/A	N/A	P05/1053
P05/331 Early Road	N/A	N/A	N/A	P05/331
P05/830 Foot track / dray road / log hauling track	N/A	N/A	N/A	P05/830
P05/829 ROAD/TRACK/H A	N/A	N/A	N/A	P05/829
P05/299 BURIAL RELATED	N/A	N/A	N/A	P05/299
P05/266 EARTH DAM	N/A	N/A	N/A	P05/266
P05/326 BLACKSMITH'S SHOP	N/A	N/A	N/A	P05/326
P05/322 HOUSE	N/A	N/A	N/A	P05/322
P05/325 BUILDING	N/A	N/A	N/A	P05/325
P05/298 Reported burial preparation/tapu area	N/A	N/A	N/A	P05/298

P05/244 Ridge pa recorded from hearsay evidence.	N/A	N/A	N/A	P05/244
NZAA Id P05/204 Okuratope	MS9-45 Okuratope Pa (HNZPTA)	N/A	N/A	P05/204
P05/240 Ridge pa originally recorded on the basis of hearsay information. Has not been located. Name Ngaungau	N/A	N/A	N/A	P05/240
<b>Outstanding Landscape or Natural Feature</b>	None identified in FNDP			
None				



**PART TWO: HISTORIC HERITAGE EVALUATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
<b>(a) Archaeological and/or scientific importance</b>	Te Waimate Heritage Area encompasses a valley floor and hillsides which include a wide range of archaeological site types related to both Maori settlement and early Maori-Pakeha interaction and farming practices. Regionally and nationally significant archaeological sites include Okuratope Pa, the Waimate Mission Station itself, and the former Blacksmiths Paddock. The historic heritage area is considered to be an archaeologically sensitive area, based on existing NZAA records and archaeological potential.	Outstanding 4
<b>(b) Architecture and technology</b>	Te Waimate / Waimate North historic heritage area includes examples of contact period Maori engineering and architectural remains in the form of pa sites. Parawhenua Marae is also within the heritage area. The Te Waimate / Waimate North Heritage Area includes several examples of early colonial architecture of varying forms, including Waimate Mission House, the old store, the Church, and the former school house. As a group these buildings provide outstanding examples of early-mid Victorian vernacular and church architecture.	Outstanding 4
<b>c) Rarity</b>	Te Waimate Mission House is the second oldest standing building in New Zealand, having been built in 1832. The oldest oak tree in the country is also located within the Heritage Area. Te Waimate Mission House is nationally significant as the second oldest building in the country, and the only survivor of the first inland mission station in New Zealand. The Blacksmiths site contains archaeological remains of early missionary activities.	Outstanding 4
<b>(d) Representative-ness</b>	The Te Waimate Heritage Area has outstanding heritage value as an area which represents the transition from Pre-contact Maori settlement and landscape activities, the earliest adoption of European style farming, the influence of the Anglican Church mission to the North Island, and events associated with the New Zealand Wars.	Outstanding 4

<b>(e) Integrity</b>	The area demonstrates a high integrity of landscape elements including field boundaries, specimen trees, early roadways, and a good survival of contemporary built structures. The survival of archaeological sites within this landscape is well-documented, and this supports the overall integrity of the place. Comparison with early historic images and	High 3
<b>(f) Context</b>	The Te Waimate heritage area is nationally and internationally important as part of an early attempt to create an English-style landscape in New Zealand and spread European agricultural methods.. Along with the later parish church of St John the Baptist, the remnants of the Mission Station reflects the early arrival of Christianity in the Bay of Islands area. The Mission house is the earliest Anglican bishop's palace or residence in the country, and has strong associations with the first New Zealand War, due to the presence of a military camp at this time. The area is part of an extensive historic landscape, which includes buried archaeological deposits, other standing structures and natural features such as the oldest oak tree in the country. The oldest road in the country is identified as the Te Waimate North Road, from Kerikeri.	Outstanding 4

<p><b>(g) People and events</b></p>	<p>Okuratope Pa is highly significant to Ngapuhi as it is connected to several of their great leaders. In the early 19th century, Okuratope was the strong hold of Hongi Hika and his half-brother Kaingaroa.</p> <p>In 1831 Samuel Marsden established a new mission in the region, at Waimate North; which is recorded as the first inland mission established by the CMS. The station was also the earliest inland farm created by the CMS, set up to instruct local Maori in new farming techniques and to supply other missions with food. It is the first inland area where European farming practices were developed in NZ. The area is a tangible reminder of early interaction between Maori and Pakeha, with Maori providing land and labour in return for wages and missionary expertise. As one of the earliest churches in New Zealand, the first chapel was the location of the earliest known Pakeha church wedding in New Zealand (1831).</p> <p>The Waimate Mission Station House was the location for the second signing of the Treaty of Waitangi, and the area has strong historical association with the birth place of NZ as a modern nation.</p> <p>The area is associated with the first Anglican Bishopric in NZ, Bishop Selwyn resided here in the 1840s, and Governor Hobson also spent some time here recovering from illness.</p>	<p>Outstanding 4</p>
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<b>(h) Identity</b>	<p>One translation of Te Waimate is 'wai' –water, and 'mate' – dead or stagnant<sup>14</sup>. The swampy nature of the river valley is still evident when reviewing topographical maps.</p> <p>The proposed heritage area contains Parawhenua marae and other sites of significance to Te Uri Taniwha/ Ngati Hineira. The principal hapū of Parawhenua marae are Te Uri Taniwha, Ngāti Hineira, Ngāti Korohue and Te Whanauwhero of the Ngāpuhi confederation.</p> <p>The area has important associations with the Anglican Church, as the first inland Mission Station. It is the first inland area where European farming practices were developed in NZ.</p> <p>In contemporary society, local residents submitted for the special Waimate N Zone and evidently have a keen interest in the historical landscape elements within this area</p>	Outstanding 4
<b>(i) Tangata whenua</b>	This is not assessed. However, the heritage area contains three scheduled sites of cultural significance to Maori, and archaeological sites which may also be of cultural significance. The Mission Station was an important place of early and peaceful interaction between Pakeha and Maori, and the location for the second signing of the Treaty of Waitangi.	U – Unassessed Likely High
<b>(j) Statutory</b>	The heritage area contains scheduled sites of cultural significance, several scheduled and listed heritage buildings of national importance, several notable trees and several recorded archaeological sites. The core of the area is currently a heritage precinct, and the proposed new area is largely within the current Waimate North Special Zone.	High 3
<b>Threshold for Scheduling</b>	Minimum of 4/Outstanding in two criteria:	Yes
	Minimum of 3/High in two criteria:	Yes

\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed - U.

<sup>14</sup> Reed A.W. 1975

**PART THREE: STATEMENT OF SIGNIFICANCE**

<p><b>Statement of Significance:</b></p>	<p>The Te Waimate Historic Heritage Area is of outstanding local, regional and national importance as a landscape which shows the progression of pre-contact Maori Settlement, early interaction with settlers, and a scene of nationally important historic events including the signing of the Treaty of Waitangi. The Te Waimate Heritage area is nationally important as one of the birthplaces of modern agricultural practice and farming tradition in New Zealand. As an area, it contains several important examples of early colonial Architecture and landscaping practices, including the second oldest surviving building in NZ, and the oldest Oak tree in NZ. The St Pauls burial ground is outstandingly important as one of New Zealand's earliest churchyards. Its grave markers and other elements contribute towards an understanding of burial, commemoration and other aspects of early colonial and later life. The site has considerable spiritual and symbolic value to both Maori and Pakeha, having been at the heart of Christian worship and commemoration in the district for well over 170 years. They are part of a broader cultural landscape, which incorporates other important structures, buried archaeological remains and historic trees, as well as wahi tapu.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (b), (c), (d), (e), (f), (g), (h),(j)
<b>Overall Value*</b>	Outstanding
<b>Overall Score*</b>	4
<b>Overall Context</b>	Local, Regional, National
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes [Refer to diagram in Part 6]
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	Likely High – to be confirmed
<b>Pre-1900 or gazetted archaeological site:</b>	Several recorded pre-1900 sites are noted in existing precinct, and are also present in the wider heritage area and protected under the Heritage New Zealand Pouhere Taonga Act 2014. Pre-1900 buildings also present. The area is assessed as having moderate to high archaeological sensitivity.
<p>* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category 1).</p> <p>High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category 2).</p> <p>Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.</p> <p>Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.</p> <p>NA/None/ Score 0: none identified.</p> <p>** Overall Context: the geographical significance at a local, regional or higher scale, should also be given.</p>	

**PART FIVE: MANAGEMENT/ RISK INFORMATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Occupancy/ Use:	Multiple ownerships, primarily rural production uses, few apparently vacant sites based on aerial photography and site visit.	1
Management	Multiple sites under multiple ownerships. Some overall management of recorded sites through precinct controls and separate management regimes for scheduled buildings.	2
Condition	Visible sites/historic buildings generally fair condition. Not all sites visited and condition of subsurface archaeological sites not confirmed.	1
Fragility/ Vulnerability	Low risk of insensitive redevelopment over time, particularly hillside/ridgeline lots with valley views. Potential archaeological sites not well identified and potentially at risk from future agricultural activities. Key sites protected.	1
Threats	Development, climactic changes (drought, erosion) may affect archaeological potential. Subdivision and sensitivity to tourist trade for certain sites	2
Overall risk factor	Low-Moderate	2

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

Criterion	Comments	Value*
Opportunities:	<p>Planning process might be simplified, with Waimate North Special Zone incorporated into historic heritage area along with existing Te Waimate Mission Station Precinct.</p> <p>Opportunity to further develop heritage tourism, provided undertaken in a careful manner. Visitors can follow an archaeological trail that conjures up life in the original mission village. Research potential for university archaeological/landscape studies. Okuratope pa is located 2 km west of the Te Waimate mission station, inland Bay of Islands.</p> <p>Although possible, public access to Okuratope Pa is difficult. There is no formed track, and public right of way is through a swamp<sup>15</sup>.</p> <p>Main opportunity appears to be continued use of land for agricultural activities</p>	Moderate - 2

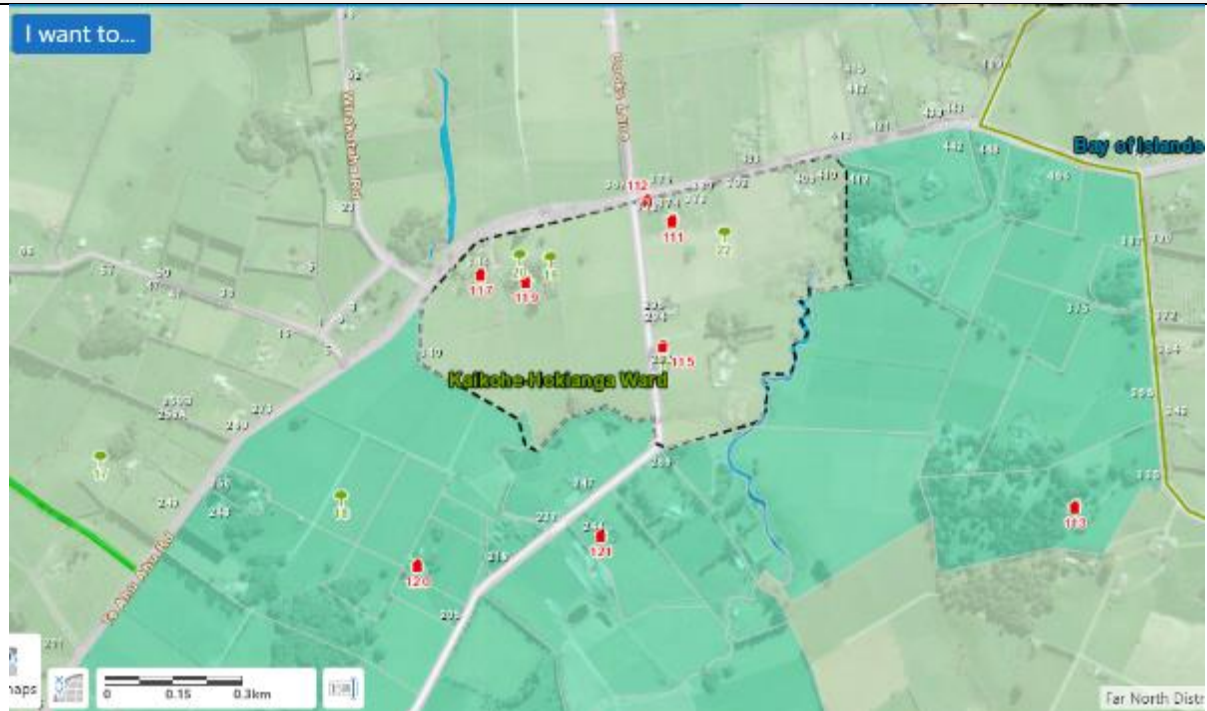
\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

<sup>15</sup> <https://www.doc.govt.nz/parks-and-recreation/places-to-go/northland/places/okuratope-pa-historic-reserve/>



**PART SIX- EXTENT OF PLACE**

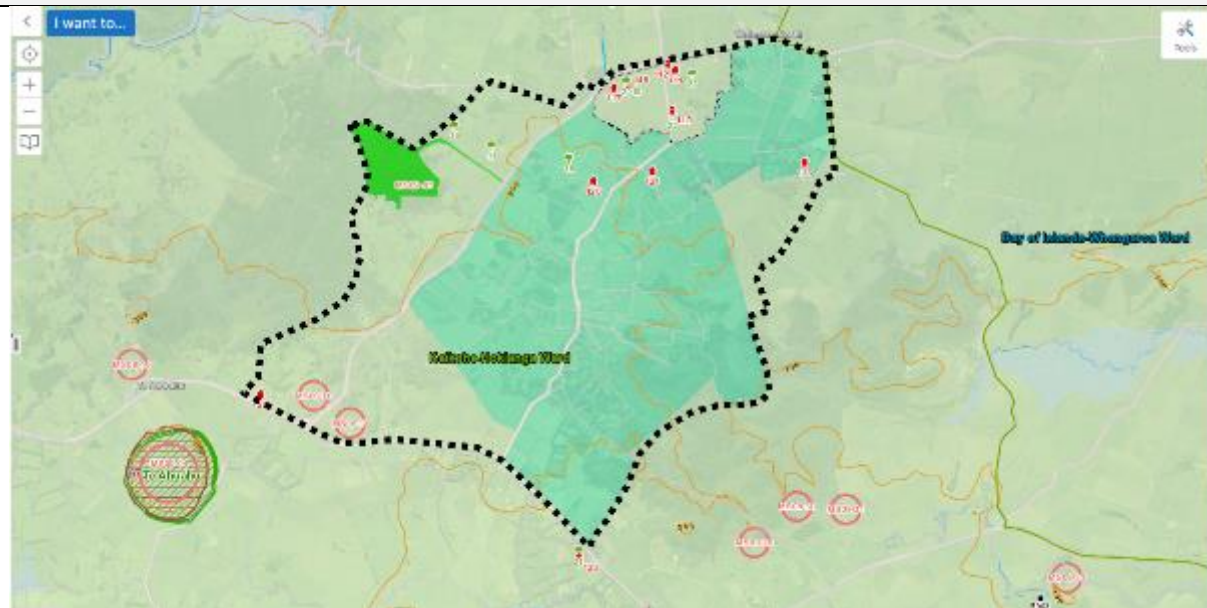
**Existing Extents in the FNDP**



**Source: Far North District Plan Rawene Heritage Precinct**

<b>Boundary Notes:</b>	The boundary reflects the core of the Te Waimate Mission Station.
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**Recommended Extent of place based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics**



<b>Boundary Notes:</b>	While there is a wider landscape context within the valley to the north, the proposed area covers the more relevant historical context associated
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	<p>with the early road systems, including the Waimate North Special zone. It is recommended that the heritage are overlay takes over the 'role' of the special zone in providing for specific assessment criterion for development. The Waimate North special zone then reverts to rural production.</p> <p>Note that while there is a visual relationship, Te Ahu is not proposed for inclusion as this sits outside the valley and is apparently geologically related to several volcanic cones in arc east of Lake Omapere.</p>
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**ADMINISTRATION**

<b>Desktop Date:</b>	17/01/2020	<b>Site Visit Date:</b>	19-09-2019
<b>Site Accessibility:</b>	Partial Access		
<b>Evaluated by:</b>	John Brown	<b>Date:</b>	24/01/2020
<b>Reviewed by:</b>	Adina Brown	<b>Date:</b>	24/01/2020
<b>Approved by:</b>	Tammy Wooster	<b>Draft:</b>	
		<b>Final:</b>	YES







**APPENDIX 1 Supporting Research**

<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Far North District Plan schedule	Y
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	N
Whites Aviation Archive National Library	Y
Retrolens	Y
Papers Past	N
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	N
Digital NZ archive search engine	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	N
<b>Other sources are included in the NZ Heritage List Entry Forms (see bibliography)</b>	

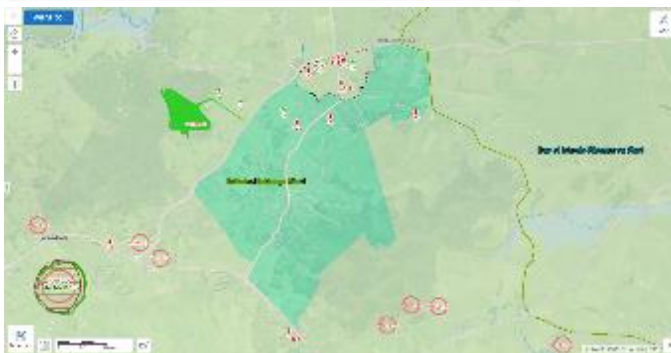
**Bibliography:**

<b>Author(s)</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Location</b>
Heritage New Zealand Pouhere Taonga	-	Waimate Mission House Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3">https://www.heritage.org.nz/the-list/details/3</a>
Heritage New Zealand Pouhere Taonga	-	Church of St John the Baptist Sunday School (Anglican) Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/9925">https://www.heritage.org.nz/the-list/details/9925</a>
Heritage New Zealand Pouhere Taonga	-	Church of St John the Baptist (Anglican) and Churchyard Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/64">https://www.heritage.org.nz/the-list/details/64</a>
Heritage New Zealand Pouhere Taonga	-	Old Store 372 Te Ahu Road And Showground Road Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/411">https://www.heritage.org.nz/the-list/details/411</a>
Heritage New Zealand Pouhere Taonga	-	Atkinson House Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/398">https://www.heritage.org.nz/the-list/details/398</a>
Heritage New Zealand Pouhere Taonga	-	Fairburn House Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3841">https://www.heritage.org.nz/the-list/details/3841</a>
Heritage New Zealand Pouhere Taonga	-	Waikaramu Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3849">https://www.heritage.org.nz/the-list/details/3849</a>
Department of Conservation	1994	Maingay, J., Robinson, J. Conservation Proposals for Okuratope Pa Historic Reserve.	Department of Conservation, Northland Conservancy	
Department of Conservation		Bickler S,		

## Historical Land Development - Overview

		
<p>C.1920s reconstruction of plan of Mission Station.</p>	<p>1830 - 1838 te Waimate Mission Station – one of the earliest images of the Station shows fields and buildings including the Mission House.</p>	<p>1845 engraving of Te Waimate Mission Station. The church and station are central, and the view looks south. The two hills flanking the station in the background have recorded pa sites</p>
<p>Auckland Libraries Heritage Collections 5-2254</p>	<p>At Library A-049-020</p>	<p>National Library PUBL-0144-1-330</p>
		
<p>1866 Plan of Land at Waimate belonging to Church Missionary Society (CMS).</p>	<p>c.1920-1940 Te Waimate Mission Station showing buildings surviving in the early 20<sup>th</sup> century</p>	<p>Earthworks plan of Okuratope Pa, 194</p>
<p>NZ Map AkC-OLC48-S1 (Quickmaps)</p>	<p>Auckland council Libraries FDM-0076</p>	<p>Maingay and Robinson 1994 Department of Conservation</p>

## Statutory and Landscape



HNZ listed Sites (left); District Plan Sites (Centre) and Recorded archaeological sites (Right). The rural subdivision pattern is reflected in the underlying Waimate North Special Zone (darker green). From a landscape and topographical perspective there is a clearly apparent relationship with 'Te Waimate' or 'The stagnant water' and the surrounding valley sides with several recorded pa sites facing down into the valley, all with potential lines of sight towards the Mission Station and the church (bottom left, looking n from Showgrounds Rd approximately northwest of Pahangahanga Pa; centre – looking S from the Church and mission; Right - looking W along Te Ahu Rd towards Okuratope Pa).

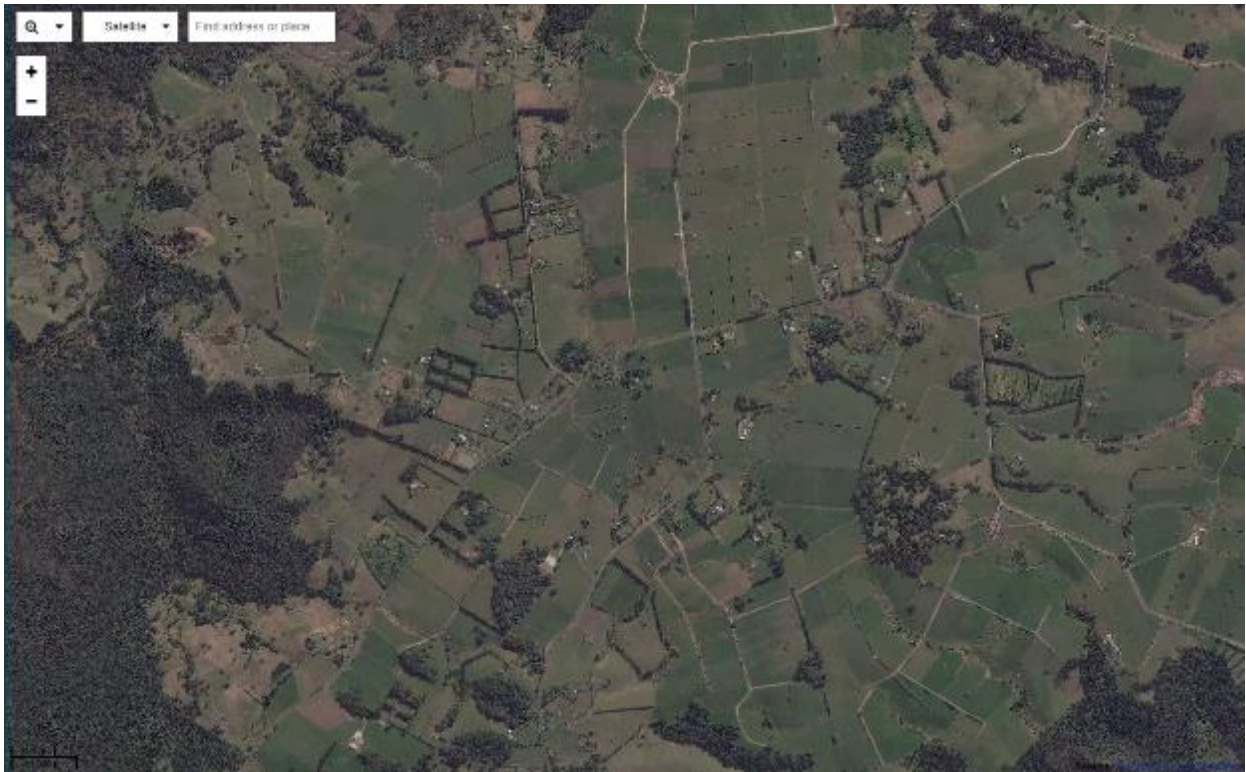


NZ Map SO50547, showing original road alignment and buildings mapped in 1874, including The Church, CMS mission and Fairburn House, overlain with existing Heritage Precinct. The change in road alignment means that the sites of several historical buildings (circled) lie outside the current Heritage Precinct



1953 (detail of aerial photography) (North to top of image). The 'patchwork' pastoral field system with stands of trees, as shown in the 1845 engraving, remains evident (Retolens SN209\_Crown\_209\_547\_51)






Modern aerial photography (centred on the Mission station and Church) showing subdivision pattern with limited new development mainly concentrated to the northeast.

(<https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/>)

## Heritage Precinct – Kerikeri Basin

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>KERIKERI HERITAGE PRECINCT (HERITAGE CHARACTER AREA)</b>
<b>Image:</b>	
<b>Site Address:</b>	Kerikeri Basin, including Kemp House, Stone Store, St James Church, and Kemp Tearoom Properties, recorded archaeological sites Kororipo (Te Waho o te Riri), Traditional site, burial area; caves now closed; Rewa's Village shell midden and Kororipo Pa Historic Reserve; with other Crown land and reserve facing onto the Kerikeri Basin.
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Physical Description:</b>	The Kerikeri Basin Historic Area, around the tidal inlet, incorporates historic buildings, archaeological sites, interpretations and open space.
<b>Site Type (DP):</b>	Heritage Precinct; individually scheduled historic heritage places, sites of cultural significance to Maori, Notable trees.
<b>FNDC District Plan Zoning</b>	Rural Living; Conservation Land; Residential; Coastal Living; Recreational Areas; Coastal Residential

<b>Approx. date (or range)</b>	Maori settlement; Early Colonial (1819-1880); Modern (Rewa's Village)				
<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within the Heritage Area. Sites highlighted in grey are not within existing heritage precinct(s), but within the proposed heritage area.				
<b>Name</b>	District Plan Schedule	Plan	Regional Plan Schedule	NZ Heritage List	NZAA Site Nos
<b>Sites of Cultural Significance to Maori</b>					
Kororipo Pa Kerikeri Basin Lot 1 DP44183	MS09-44 (Heritage New Zealand Pouhere Taonga)	New Zealand	Yes – but in CMA only	7000 (Area) Wahi Tapu	P05/15
<b>Historic buildings</b>					
Kerikeri Historic Area	Heritage Precinct		Yes – but in CMA only	7000 (Area)	(multiple associated archaeological sites)
Kerikeri Mission House/ Kemp House	Scheduled building ID 91		-	7000 (Area) (#2; Cat 1)	P05/616
St James (Anglican) Church	Scheduled building ID93		-	7000 (Area) (# 68; Cat 1)	P05/975
Stone Store	Scheduled building ID 92		-	7000 (Area) (#5; Cat 1)	P05/617
<b>notable trees</b>					

30 Kerikeri Rd, Kerikeri Quercus robur (English Oak)  Araucaria heterophylla (Norfolk Pine)  Quercus robur (English Oak)  Metrosideros excelsa (Pohutukawa)  Pt OLC 39 - St James Church	Notable tree 30	N/A	7000 (Area)	P05/975
32 Landing Rd, Kerikeri Quercus robur (English Oak)  Natives  3072  1152  Pt Lot 2, DP79325, Blk XI  Kerikeri SD (Rewa's Village)	Notable tree 32	N/A	7000 (Area)	
57 Kerikeri Rd, Kerikeri Pyrus communis (Pear Tree)  - oldest fruit tree in New  Zealand  Pt 2 DP29562, Blk XI Kerikeri	57	N/A	7000 (Area)	P05/616
68 Kemp House,	Notable Tree 68	N/A	7000 (Area)	P05/616

Kerikeri Rd, Kerikeri Metrosideros excelsa (Pohutukawa) 6912 Pt Lot 1 DP2956	Scheduled building ID 91		(#2; Cat 1)	
71 Kingston House, Hone Heke Rd, Kerikeri Phoenix canariensis (Phoenix Palms) Liquid Amber 3 x Quercus palustris (Pin Oaks) Lot 1 DP163401, Blk XI Kerikeri SD	71	N/A	N/A	N/A
<b>Archaeological Sites</b>	(too many to list individually – key sites)			
P05/15 Kororipo Pa Kerikeri Basin Lot 1 DP44183	MS09-44 (Heritage New Zealand Pouhere Taonga)	Yes – but in CMA only	Wahi Tapu	P05/15
P5/16				P5/16
N11/501				N11/501

P05/616 Kerikeri Mission Station	Heritage Precinct	-	7000 (Area)	P05/616
Stone Store	Heritage Building ID 92	-	(Cat 1)	P05/617
<b>Outstanding Landscape or Natural Feature</b>	None identified in the FNDP			
None				

**PART TWO: HISTORIC HERITAGE EVALUATION**

Criterion	Comments	Value*
<b>(a) Archaeological and/or scientific importance</b>	<p>Historic Maori occupation is evident by Kororipo, a rehabilitated archaeological site - an easily appreciated and accessible defended pa - and by midden deposits in the Rewa's Village area. Rewa's Village is a reconstructed pre-European village site. North of the river, west of the rapids, is an area of stone outcrops with caves, known to have been used for burials. The Kemp House and Stone Store were part of the Church Missionary Society (CMS) Kerikeri station, which was established in 1819.</p> <p>This outstanding archaeological landscape has the potential to provide further information through archaeological investigation, particularly in relation to early interaction between Maori and European cultures, in early 19th-century New Zealand.</p>	Outstanding 4
<b>(b) Architecture and technology</b>	<p>Earthworks surveys of the Kororipo Pa provide evidence of Maori Architecture and Engineering prior to European Settlement.</p> <p>The Kemp House is known as the oldest surviving European timber building in New Zealand, built 1821-22. The building is unique in New Zealand for demonstrating construction techniques and materials employed in the 1820s. The Stone Store, constructed 1832-1835, is known as the oldest surviving stone masonry building. Both are constructed in classical Georgian style. St James' Church (Anglican) was built in 1878 in gothic revival style and enlarged In 1963. The existing house (tea rooms) on the Kemp property was built in the 1930s, replacing a previous dwelling.</p>	Outstanding 4
<b>c) Rarity</b>	<p>The historic area is nationally rare as an example of a very intact cultural landscape, incorporating cultural sites including Kororipo Pool (a registered Wahi Tapu), archaeological sites, the oldest surviving European style buildings in the country, and modern interpretations of historic modes of living and interaction between cultures in the early 19th-century.</p>	Outstanding 4

<b>(d) Representative-ness</b>	The Kerikeri Basin Historic Area is highly representative of early 19th-century interaction between Tangata Whenua and European missionaries and settlers. The surrounding area includes cultural sites that demonstrate pre-European ways of living. Overall the area includes a wide variety of archaeological and historical site types, including a pa site, burial sites/ cemeteries, religious sites, resource-gathering and domestic sites such as the kainga (village) associated with Kororipo Pa.	Outstanding 4
<b>(e) Integrity</b>	The Kerikeri Basin Historic Area retains a high proportion of its original characteristics and integrity of place, which have been enhanced relatively recently through the discontinuation of the road and traffic bridge that previously went past the Stone Store and Kemp House, and over the stream. Individual sites within the historic area have been actively managed as historic places of significance for over 30 years. Much of the area along the river banks within the Heritage Precinct and adjacent to it contains regenerated bush. Opposite the Kororipo Pa to the south, up to Kerikeri Inlet Road, field and property boundaries reflect early orchard landscapes for which Kerikeri became known, established before 1940. Development has been relatively limited and this has maintained something of the earlier landscape forms.	High 3
<b>(f) Context</b>	The historic area is an association of ancestral landscapes, heritage sites and buildings which, when considered as a whole, are important at an international scale. In particular the area exhibits an important interchange of human values between Maori and European, over a key period of time in early Colonial New Zealand. It lies in a landscape context of great scenic interest. It is a topographic, visual, and historical entity. The Kerikeri Basin physically includes wahi tapu sites of Kororipo Pool, the coastal interface with Kororipo Pa and Hongi's Point, and the caves along the foreshore which were Maori resting places for the deceased. It was a point of departure for war canoes, and a point of arrival for Pakeha settlers' vessels and traded goods. This physical relationship, particularly with the Kororipo Pa site and the early European style buildings, can still be clearly discerned, due to the lack of development in this location. This relationship has been further enhanced in recent times through the removal of the road that cut across the head of the basin.	Outstanding 4



<p><b>(g) People and events</b></p>	<p>The Historic Area has seen notable events in the early interaction between Maori and Pakeha, and is associated with people of considerable mana in both communities. The settlement was founded in 1819 as the second Church Missionary Society (CMS) settlement in New Zealand, under the protection of Hongi Hika (1772-1828), the most influential Maori leader in the Bay of Islands at that time. The mission house was built for the Reverend John Butler (c.1781-1841), the only ordained minister in the settlement at the time and the first person to use a plough in New Zealand.</p> <p>James Kemp (1797-1872) and his wife Charlotte (1790-1860) are strongly associated with Kemp House and the Stone Store. Charlotte provided domestic training and other tuition for Maori children, including the daughters of chiefs Hongi, Rewa and Wharerahi. The Kemp family continued to be associated with the place until the 1970s, when Edward Kemp gifted the house to the nation.</p> <p>The foreshore area was the site of probably the first building erected for Christian worship in New Zealand. Its spiritual replacement, the St James Church, has special value for encompassing one of New Zealand's oldest churchyards. The Ngapuhi leader Hone Heke (?-1850) married Hariata, daughter of Hongi Hika, there in 1837.</p>	<p>Outstanding 4</p>
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<b>(h) Identity</b>	<p>The Kerikeri Basin Historic Area is important for its ability to demonstrate early cultural interaction in New Zealand, and the introduction of new spiritual beliefs in the 19th century. For example, the St James Church has outstanding spiritual significance as a place of worship and communal gathering for approximately 130 years, and as the site of religious gatherings for an additional half-century. The settlement witnessed an early inter-racial church marriage between Karuhi and the Danish trader Hans Falk (also known as Phillip Tapsell, 1777?-1873).</p> <p>The Kerikeri Mission House is the oldest surviving timber building in NZ, and demonstrates colonial domestic arrangements of the time. Its layout, appearance and functions illuminate issues of gender and race, as well as the role of family life and religion.</p> <p>The Stone Store is the oldest surviving European stone building, built 1832-35. Local Maori were employed in the construction of the early buildings and learned European carpentry and stone masonry skills. Rewa's Village provides an interpretation of ways of living for local Maori. The area is a nationally significant tourist destination for visitors to learn about the story of Kerikeri, Northland, and NZ. Good soils located on the inlet slopes supported the early development of orchards and viticulture in New Zealand. The surviving subdivisions along Kerikeri Inlet Road are an example of this; and they are frequently defined by tall rows of mature trees (e.g. pine, gum or Macrocarpa) planted as windbreaks.</p>	Outstanding 4
<b>(i) Tangata whenua</b>	<p>The scale of this value is not assessed as this is for Tangata Whenua to decide. The Historic Area is recognised to be of great importance to Tangata Whenua for traditional, spiritual, cultural and historic reasons. North of the river (west of the rapids) is an area of stone outcrops with caves known to have been used for burials. The area includes Kororipo Pa and Kainga, the Kororipo Pool, and the wahi tapu areas which are located just below the Pa and across the Kerikeri River at 'Hongi's Point' (which is the modern day Rewa's Village).</p>	U – Unassessed

<b>(j) Statutory</b>	This Historic Area was registered under the Historic Places Act 1980 and reconfirmed under the Historic Places Act 1993 (now the Heritage New Zealand Pouhere Taonga Act 2014 – NZ Heritage List). The Kerikeri Basin Historic Area is part of a cultural site considered to be a high priority for immediate world heritage listing and which has been included on New Zealand's Tentative World Heritage List. The area is included in the Far North District Plan Kerikeri Basin Heritage Precinct. Within the Historic Area are several individually listed Category I Heritage NZ places, as well as scheduled historic sites and a site of cultural significance to Maori in the Far North District Plan.	Outstanding 4
<b>Threshold for Scheduling</b>	Minimum of 4/Outstanding in two criteria:	<b>Yes</b>
	Minimum of 3/High in two criteria:	

\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed - U.

**PART THREE: STATEMENT OF SIGNIFICANCE**

<p><b>Statement of Significance:</b></p>	<p>The Kerikeri Basin Historic Area has outstanding archaeological and scientific values, evidenced through the archaeological sites of Maori origin in the locality, including Kororipo Pa, burial sites, a kainga and midden sites. There are archaeological remains associated with early missionary settlement, which predates the formal British colony by approximately 20 years.</p> <p>Kerikeri Basin Historic Area has outstanding architectural and technological values, due to the survival of Maori earthworks and reconstructions of a pre-European village (Rewa's Village). The historic area houses some of the earliest European-style buildings constructed in New Zealand (1820 – 1880).</p> <p>It has an outstanding association with prominent people and events of the time, including Hongi Hika, the Kemp family and the Reverend John Butler, who is credited with important developments in New Zealand agriculture.</p> <p>The Kerikeri Basin is outstanding as a representative location in which to experience and appreciate aspects of New Zealand's local, regional and national identity. It has a high degree of integrity, with many highly intact heritage sites in their original setting. The Historic Area, centred on the tidal inlet of the Kerikeri Basin, lies in a landscape context of great scenic interest and cultural importance. It is a topographic, visual, and historical entity incorporating ancestral landscapes, historic buildings, archaeological sites, interpretations and open space. According to the New Zealand Historic Places Trust (now Heritage New Zealand) "This is a cradle of outstanding historic significance and survival in the highest national category" (NZ Heritage List Entry Form #7000). Although not assessed as part of this evaluation the area is recognised to be of great importance to Tangata Whenua and there are recognised cultural sites in the area valued by iwi.</p> <p>Overall, the Kerikeri Basin Historic Area is of outstanding national historic heritage significance. It is also considered to be of potential international significance and has been included on New Zealand's Tentative World Heritage List.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (b), (c), (d), (e), (f), (g), (h), (i), (j)
<b>Overall Value*</b>	Outstanding
<b>Overall Score*</b>	4
<b>Overall Context</b>	National
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes [Refer to diagram in Part 6]
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	Yes
<b>Pre-1900 or gazetted archaeological site:</b>	A number of pre-1900 sites protected under the Heritage New Zealand Pouhere Taonga Act 2014

\* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category A).

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category B).

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

\*\* Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

**PART FIVE: MANAGEMENT/ RISK INFORMATION**

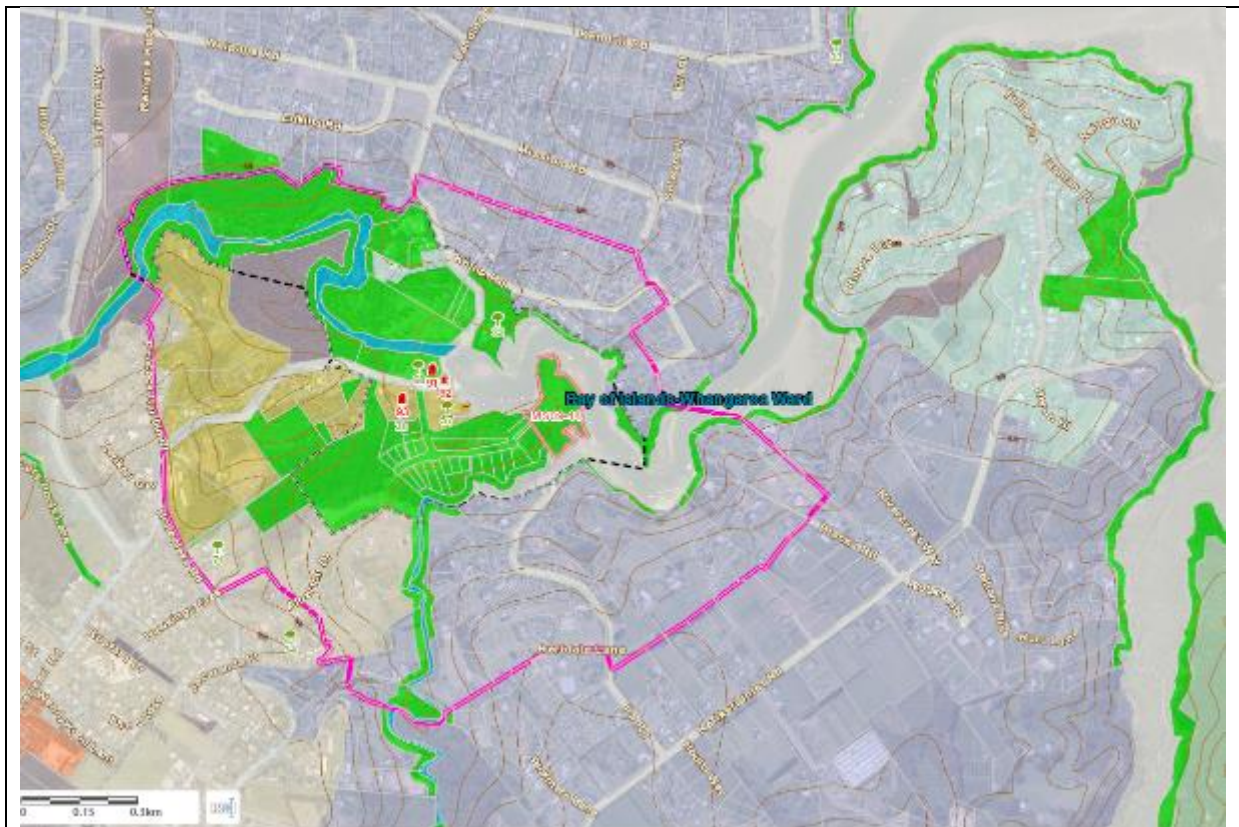
<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
<b>Occupancy/ Use:</b>	The area is very well used, and historical sites are permanently occupied.	<b>1</b>
<b>Management</b>	The area is protected legally, including through a number of covenants. Conservation plans, and maintenance plans exist for individual sites. A sustainable management plan has been prepared for the Historic Area.	1
<b>Condition:</b>	Site visit undertaken 20/09/2019  Condition is good based on visual assessment of key built elements. For the pa and Kainga sites there is potential for gradual degradation from vegetation.	2
<b>Fragility/ Vulnerability</b>	The area overall has some vulnerability to fluvial and tidal processes, but a number of discrete sites are on higher ground, and most appear well managed. Archaeological remains such as earthworks associated with Kororipo Pa may be vulnerable to vegetation or erosion caused by visitors to the site.	2
<b>Threats</b>	Given the location, coastal erosion and flooding may threaten parts of the area. This has been addressed through the recent removal of the bridge near the Stone Store, but is still an ongoing threat. Traffic dominance is no longer a threat due to the new road bypass and parking area.	2
<b>Overall risk factor</b>	<b>Moderate</b>	<b>2</b>

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

Criterion	Comments	Value*
<b>Opportunities:</b>	Kerikeri Basin Historic Area is a national and international heritage destination site, managed as such, with tourist facilities and public amenities available. It is readily accessible both by car and on foot, and key attractions are publically accessible. The primary use of a number of the individual sites directly relate to the heritage values of the site. The site is included as a priority on the NZ tentative list for World Heritage Status nomination.	<b>Outstanding - 4</b>

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

## PART SIX- EXTENT OF PLACE




**Source: Far North District Plan Kerikeri Basin Heritage Precinct**

**Boundary Notes:**

Far North District Council has identified the extent of place for the Kerikeri Basin Heritage Precinct (black dashed line). A visual buffer extends beyond this area to neighbouring developments (pink line). The visual buffer seems to be determined primarily by views from the Kororipo Pa outwards to the north and east, and by the edge of conservation –zoned land to the southwest. A more appropriate visual buffer boundary may be determined by potential sight lines to ridge lines to the north and east.



<p><b>Proposed Heritage Area</b></p>	
<p><b>Boundary Notes</b></p>	<p>The visual buffer is incorporated into the Heritage Area with some modifications north to boundaries along Waipapa Road and Mission Road, and southeast to recognise surviving early orchard subdivisions which support the identity of Kerikeri. Predominantly these are located along the Kerikeri Inlet Road ridgeline. The western boundary is also modified to reflect a change of building development from the more urban core. The historic heritage area captures the archaeologically sensitive areas of the slopes surrounding Kororipo Pa and the CMS mission settlement.</p>

**ADMINISTRATION**

<b>Desktop Date:</b>	17/11/2019	<b>Site Visit Date:</b>	19-09-2019
<b>Site Accessibility:</b>	Partial Access		
<b>Evaluated by:</b>	John Brown	<b>Date:</b>	24/02/2020
<b>Reviewed by:</b>	Adina Brown	<b>Date:</b>	24/02/2020
<b>Approved by:</b>	Tammy Wooster	<b>Draft:</b>	
		<b>Final:</b>	YES

**APPENDIX 1 Supporting Research**







<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Far North District Plan schedule	Y
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	N
Whites Aviation Archive National Library	Y
Retrolens	Y
Papers Past	N
Te Ara Encyclopaedia	Y
NZ History Online	N
Archives NZ	N
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	Y
<b>Other sources are included in the NZ Heritage List Entry Forms (see bibliography)</b>	

**Bibliography:**

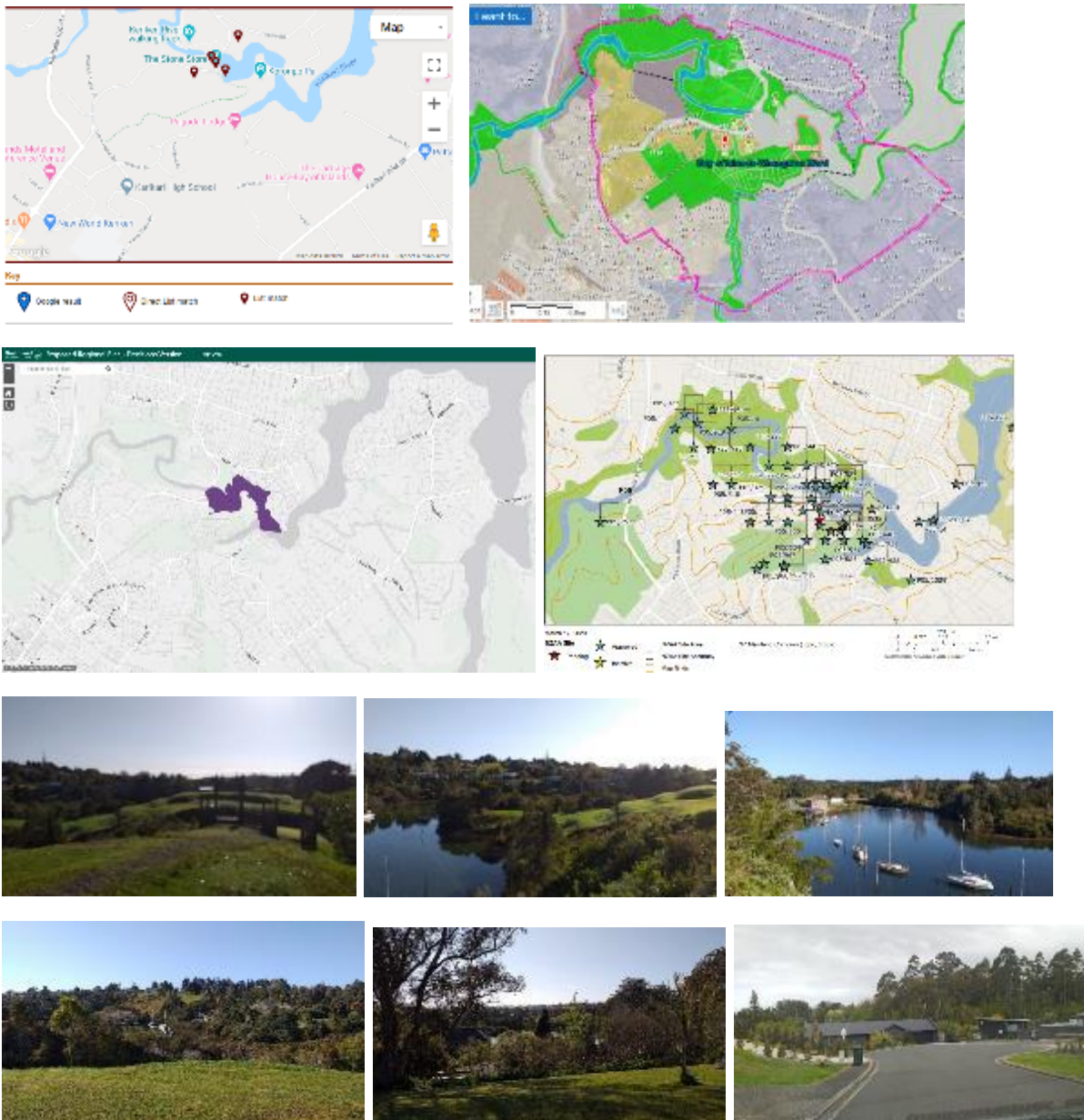
<b>Author(s)</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Location</b>
Heritage New Zealand Pouhere Taonga	-	NZ Heritage List Entry Form #7000 Kerikeri Basin Historic Area	Unpublished	<a href="http://www.heritage.org.nz/the-list">http://www.heritage.org.nz/the-list</a> accessed March 2016
Heritage New Zealand Pouhere Taonga	-	NZ Heritage List Entry Form #2 Kerikeri Mission House	Unpublished	<a href="http://www.heritage.org.nz/the-list">http://www.heritage.org.nz/the-list</a> accessed March 2016
Heritage New Zealand Pouhere Taonga	-	NZ Heritage List Entry Form #7598 Kororipo	Unpublished	<a href="http://www.heritage.org.nz/the-list">http://www.heritage.org.nz/the-list</a> accessed March 2016
Heritage New Zealand Pouhere Taonga	-	NZ Heritage List Entry Form #68 St James Church (Anglican)	Unpublished	<a href="http://www.heritage.org.nz/the-list">http://www.heritage.org.nz/the-list</a> accessed March 2016
Heritage New Zealand Pouhere Taonga	-	NZ Heritage List Entry Form #5 Stone Store	Unpublished	<a href="http://www.heritage.org.nz/the-list">http://www.heritage.org.nz/the-list</a> accessed March 2016
Heritage New Zealand Pouhere Taonga	2005	Kororipo Wahi Tapu Area	Unpublished	Available on HNZPT files. Wahi Tapu Area registration proposal.
Binney J	2005	Te Kerikeri – The meeting pool	Unpublished	Available on HNZPT files. Part of a draft sustainable development plan for Heritage NZ, Far North District Council and DOC.
The Kororipo-Kerikeri Basin working group (Heritage NZ, Far North District	2005	Draft sustainable development plan for the Kororipo-Kerikeri Basin	Unpublished	Available on HNZPT files. Note this is for in-house/ office use only as it has not been released to the public.

Council and DOC)				
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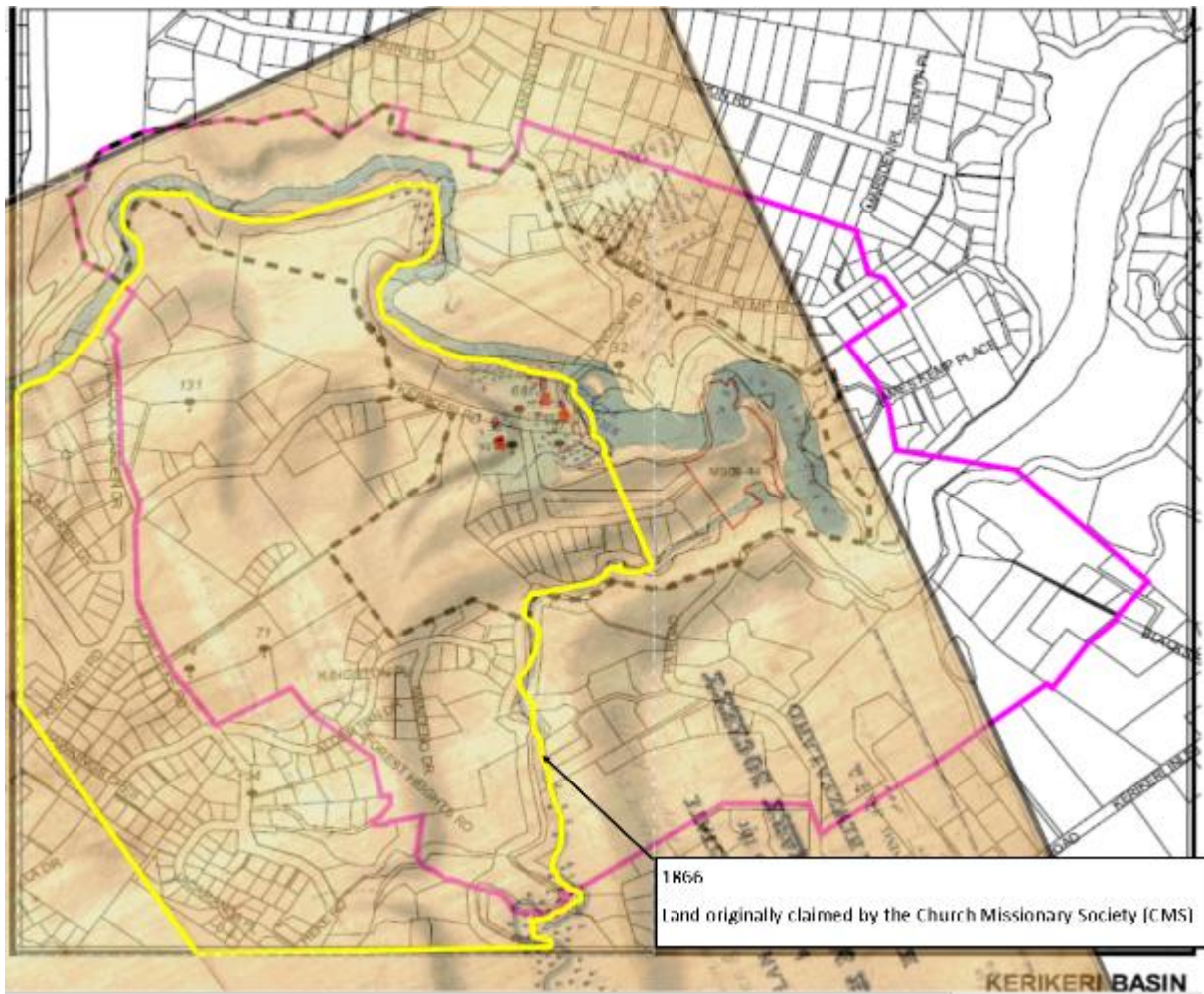
## Historical Land Development - Overview

		
<p>Underlying Geology (1922 NZGS)</p> <p>Showing volcanic rock supportive of farming soils. Early roads, tracks and other features indicated</p>	<p>Topographic records showing early landmarks</p> <p>Map of Kerikeri inlet showing Kororipo Pa from 'Atlas Hydrographie'</p> <p>Auckland Museum ref PH-NEG-C14816</p>	<p>Soil types – weathered volcanic soils suitable for cultivation (Northland Regional Maps)</p> <p>may indicate Maori gardening soils and settlement areas</p>
		
<p>Early Maps (NZ Map OLC34; Quickmaps)</p> <p>Indicating historical land parcels associated with CMS</p>	<p>Detail from 1929 survey of citrus orchards in Kerikeri (published 1936)</p> <p>Appendix to the Journals of the House of Representatives of New Zealand 1936</p>	<p>Historical Aerials showing early orchards (ringed) (Source: Retrolens SN209_Crown_209_542_1)</p>

## Statutory and Landscape



HNZ listed Sites (top left); District Plan Sites (top right), Regional plan (centre left) and Recorded archaeological sites (centre right). The high concentration of archaeological sites reflects a combination of past land use and bias towards actual site investigation on conservation land as opposed to private land. A sequence of landscape images shows the importance of the surrounding ridgelines as providing the setting to the heritage area. These contours sit higher than the existing visual buffer. Historical mature windbreaks define early orchard plots, but also play a very significant part in softening the appearance of new development to and from Kororipo Pa and the Mission Station. Last image – the extant of gum planting softens views out from the pa and kainga, but also entirely obscures views towards these sites.



1866 NZ Map OLC34, showing area of CMS claim (outlined in yellow) overlain with existing Heritage Precinct and buffer Zone




1951-1953 (dates of aerial photography) with existing precinct and buffer overlain. Early orchard subdivisions are clear to the northwest side of Kerikeri Inlet Road and to the south of Mission Road (Arrowed). Early track routes and roads are indicated in blue.



## Heritage Precinct – Kohukohu

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>KOHUKOHU HISTORIC HERITAGE AREA</b>
<b>Image:</b>	
<b>Site Address:</b>	Kohukohu Township
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Physical Description:</b>	The Kohukohu Historic Heritage Area includes all the subdivisions either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Site Type (DP):</b>	Heritage Precinct; individually scheduled buildings; notable trees; Sites of cultural significance to Maori; outstanding natural landscapes
<b>FNDC District Plan Zoning</b>	Commercial, Road; Reserve, recreational activities; special purpose school; Residential coastal
<b>Approx. date (or range)</b>	Pre-European Maori settlement (c.1300-1769); Early European Contact (1769-1814) Pre-Waitangi European Settlement (1814-1839); Colonial settlement (1840-1900); Modern (1900-1940)

<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within the Historic Heritage Area. Sites in white are within the existing heritage precinct or area.					
<b>Name</b>	District Plan Schedule	Plan	Regional Plan Schedule	Plan	NZ Heritage List Cat / ref	NZAA Site Nos  (*Site Pending)
<b>Sites of Cultural Significance to Maori</b>	None identified formally in FNDP					
N/A	N/A		N/A		N/A	N/A
<b>Historic buildings</b>						
Kohukohu Road, Kohukohu Bank of New Zealand Building (former) Lot 3 and 4 DP 4038	Historic Building 161		N/A		II (#3876)	N/A
Kohukohu Road, Kohukohu Bank Manager House (former) Lot 4 DP4038, Blk X Mangamuka SD	Historic Building 162		N/A		II (#432)	Pre-1900 Building
Beach Road, Kohukohu Town Hall (1898) Pt Lot 3 DP8629	Historic Building 163		N/A		II (#3886)	Pre-1900 Building

Beach Road, Kohukohu  House II Lot 4 DP8629 Kohukohu Township	Historic Building 164	N/A	(#3879)	Pre-1900 Building
Church Street, Kohukohu  House Lot 2 DP37812 Kohukohu Township	Historic Building 165	N/A	II (#3878)	Pre-1900 Building
Kohukohu Road, Kohukohu  House Secs 6 & 8 Kohukohu Township	Historic Building 166	N/A	II (#3877)	Pre-1900 Building
Kohukohu Road, Kohukohu  Villa Sec 14 Kohukohu Township	Historic Building 167	N/A	II (#3887)	N/A
Kohukohu Road, Kohukohu  Medical Clinic Secs 18, 20 Kohukohu Township	Historic Building 168	N/A	II (#3882)	Pre-1900 Building

Beach Road, Kohukohu  Stone Arched Bridge Sec 57 Pt Sec 81 Blk X Mangamuka  SD & all DP23934, Kohukohu  Township	Historic Building 169	N/A	I (#7741)	Pre-1900 structure
Yarborough St, Kohukohu  Masonic Lots 14 and 19 DP86 Kohukohu  Township	Historic Building 172	N/A	Hall II (#440)	Pre-1900 Building
Yarborough St, Kohukohu  Cottage Lot 23 DP86 Kohukohu Township	Historic Building 173	N/A	II (#3875)	Pre-1900 Building
cnr of Yarborough St & Kirkpatrick St, Kohukohu  St Mary's Church Lot 15 & 18 DP86 Kohukohu Township	Historic Building 174	N/A	II (#443)	Pre-1900 Building

cnr of Yarborough St, & Kirkpatrick St, Kohukohu School & Iron Railing Fence Sec 126, Blk X Mangamuka SD	Historic Building 175	N/A	II (#438)	004/343
cnr of Yarborough St, & Kirkpatrick St, Kohukohu Villa Lot 23 DP86 Kohukohu Township	Historic Building 176	N/A	II (#3888)	Pre-1900 Building
cnr of Yarborough St & Manning St, Kohukohu House ("Campsail") Lots 1, 2 DP9980 Blk X Mangamuka SD	Historic Building 177	N/A	II (#3880)	
Kohukohu Hokianga Arch N/A E2560385, N6649007 Road Reserve: Kohukohu Road	Historic Building 237	N/A	N/A	N/A

Kohukohu WWI Memorial Gates and Pillars E2560215, N6648869 Sec 57 Blk 10, Mangamuka SD	Historic Building 238	N/A	II (#9526)	N/A
The Waterline (former Butcher Shop), Kohukohu CMA	N/A	NRC ID 02	N/A	N/A
<b>Archaeological Sites (Archsite)</b>		N/A		
Hokianga Sawmill Wharf (Former) Timber mill remains. Remains of jetty/s. Reclamation material.	N/A	NRC ID08	II (#3947)	005/229
cnr of Yarborough St, & Kirkpatrick St, Kohukohu School & Iron Railing Fence Sec 126, Blk X Mangamuka SD	175	N/A	II (#438)	004/343

**PART TWO: HISTORIC HERITAGE EVALUATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
<b>(a) Archaeological and/or scientific importance</b>	There are only two formally recorded archaeological sites within the heritage Area, both of European Origin (the school and the Hokianga Sawmill). However, the Old Stone Bridge, reclamation between it and the current foreshore, and the majority of scheduled/listed buildings are dated prior to 1900. These structures may also be considered archaeological sites, and can provide information on the development of NZ from the point of view of a whole community Therefore the archaeological value of the area is considered to be high.	High 3
<b>(b) Architecture and technology</b>	The area contains a compact and intact range of public, commercial and residential buildings generally dating between 1880 and 1910, which demonstrate the development of the town during the Kauri Timber industry boom. The Old Stone Bridge is the oldest bridge constructed in New Zealand, and a nationally important example of Late Georgian/ Early Victorian structural engineering.	Outstanding 4
<b>c) Rarity</b>	The heritage area includes the oldest bridge in New Zealand, which is a unique example of Early Victorian construction using Australian Sandstone. Historic buildings are examples of type, such as villas and cottages, and they are not rare nationally, but as a surviving settlement group of contemporary buildings with generally high integrity they are rare locally, regionally and nationally. The Timber mill was considered to be the largest in the southern hemisphere by the 1890s.	Outstanding 4
<b>(d) Representative-ness</b>	Kohukohu is of high significance locally and regionally as an example of a 19 <sup>th</sup> century township. Additionally any archaeological remains that may be associated with the timber mill industry and other activities add further to the overall value of the place.	High 3

<b>(e) Integrity</b>	In the collective sense, Kohukohu is a remarkably unaltered and compact example of a 19 <sup>th</sup> century township, developed primarily around the timber industry, and between 1860 and 1900. There is a strong reflection of historic subdivision patterns. The hills behind the town are largely regenerating bush, and they may contain archaeological evidence for the felling of the Kauri forest and subsequent land clearance.	Outstanding 4
<b>(f) Context</b>	Lying on the northern side of the Hokianga Harbour – one of New Zealand’s largest estuaries – Kohukohu is one of the furthest inland early harbour settlements in the Far North Region. The former timber mill and associated wharf has high contextual values as the mill was associated with other local mills in Hokianga and the region. The mill was a major influence on the development of the early Kohukohu township. Together this group of mills represents a major industry in late 19th and early 20th century New Zealand. In particular, the Kohukohu timber mill was closely associated with the Kauri Timber Company, which dominated the industry from 1888 onwards and expanded the Kohukohu site in 1892.	High 3
<b>(g) People and events</b>	<p>According to Te Tai Tokerau tradition, the legendary Polynesian explorer Kupe visited the area in 925 AD prior to his return voyage to Hawaiiki. Angry at the food from the hangi (earth oven) being insufficiently cooked, he cursed those responsible using the word kohu. This is the origin of the name Kohukohu.</p> <p>Kohukohu was the heart of New Zealand’s kauri timber trade. From 1830 to 1890 it was a major milling town and logs were shipped from its port to Auckland and Australia. It was known at the last quarter of the 19<sup>th</sup> century as being the largest timber mill operation in the southern hemisphere. The Russell family are locally recognised for their role in establishing the timber trade.</p>	Moderate 2



<b>(h) Identity</b>	<p>The Kohukohu design guidelines provide a strong statement of identity locally. Kohukohu residents identify with the history of the place as a sawmill town, but acknowledge the importance of the harbour, the water and the forest. The community at that time (2009) strongly represented themselves as being local to the place, and concerned with the environmental and sustainable management of the township.</p> <p>There is currently a small community focused on developing Kohukohu as a place which is strongly associated with cultural and arts venues and activities – e.g. Hokianga Film festival.</p>	High Local 3
<b>(i) Tangata whenua</b>	<p>There are no identified places of cultural significance for Kohukohu, and no recorded archaeological sites of Maori origin. However, as a significant settlement on the Hokianga there are likely to be historical connections with local iwi or hapu which are not readily identified.</p> <p>Kohukohu has three marae affiliated with Te Ihutai, a hapū of Te Rarawa: Pateoro or Te Karae Marae and Pōwhiri and Te Rarawa or Te Ihutai meeting houses; Pikiparia Marae and Ngarunu meeting house; and Tauteihiihi or Ngātokimatawhaorua Marae and Toki Mata Hourua meeting house.</p>	U – Unassessed
<b>(j) Statutory</b>	The township is included in the District Plan as a Heritage Precinct, and there are numerous scheduled and HNZ listed buildings or structures in close proximity to one another.	High 3
<b>Threshold for Scheduling</b>	Minimum of 4/Outstanding in two criteria:	Yes
	Minimum of 3/High in two criteria:	Yes

\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed – U.

**PART THREE: STATEMENT OF SIGNIFICANCE**

<p><b>Statement of Significance:</b></p>	<p>Kohukohu has high significance locally and regionally as an early European settlement on the Hokianga associated with the Kauri timber trade, and with the Kauri Timber company in particular. The Kohukohu township has high context value and integrity as a physical link with the early days of the District's development when shipping was the main form of transport. Though not formally recognised or recorded, the township is considered to have a generally high archaeological potential, due to the survival of numbers of pre-1900 historic buildings and sites.</p> <p>Kohukohu has outstanding local and regional heritage significance for its architectural and technological qualities as an intact and compact Victorian colonial settlement largely constructed between 1880 and 1910. The Kohukohu Stone Bridge is a nationally significant structure, being the earliest surviving bridge in the country.</p> <p>Kohukohu has a strong local identity associated with arts and culture, which reinforces its historical significance as a place of early settlement, trade and interaction between Maori and Pakeha on the Hokianga. The regenerating bush and forest on the hillside behind the town reflects the reason the settlement was located here originally.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (b), (c), (d), (e), (f), (g), (h), (i), (j)
<b>Overall Value*</b>	Outstanding
<b>Overall Score*</b>	4
<b>Overall Context</b>	Regional
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes [Refer to diagram in Part 6]
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	Possible –.site of early interaction. Guidelines indicate cultural interest
<b>Pre-1900 or gazetted archaeological site:</b>	Several separately recorded pre-1900 sites are noted and protected under the Heritage New Zealand Pouhere Taonga Act 2014. The area from the foreshore to the hillside is assessed as having high archaeological sensitivity.

\* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category 1).

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category 2).

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

\*\* Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

**PART FIVE: MANAGEMENT/ RISK INFORMATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Occupancy/ Use:	Multiple uses and occupancy	1
Management	There is no coherent management plan for the whole place identified. Some community input identified for certain sites, and potential for lack of compliant development apparently high.	3
Condition	Variable condition for some sites.	2
Fragility/ Vulnerability	Sites such as the wharf and the Stone Bridge are potentially fragile or vulnerable.	3
Threats	Low-lying areas and some sites are potentially threatened by coastal erosion, encroachment by mangroves and lack of maintenance/neglect. Future works to Kohukohu Road could be a threat depending on the location and depth of works.	1
Overall risk factor	Moderate	2

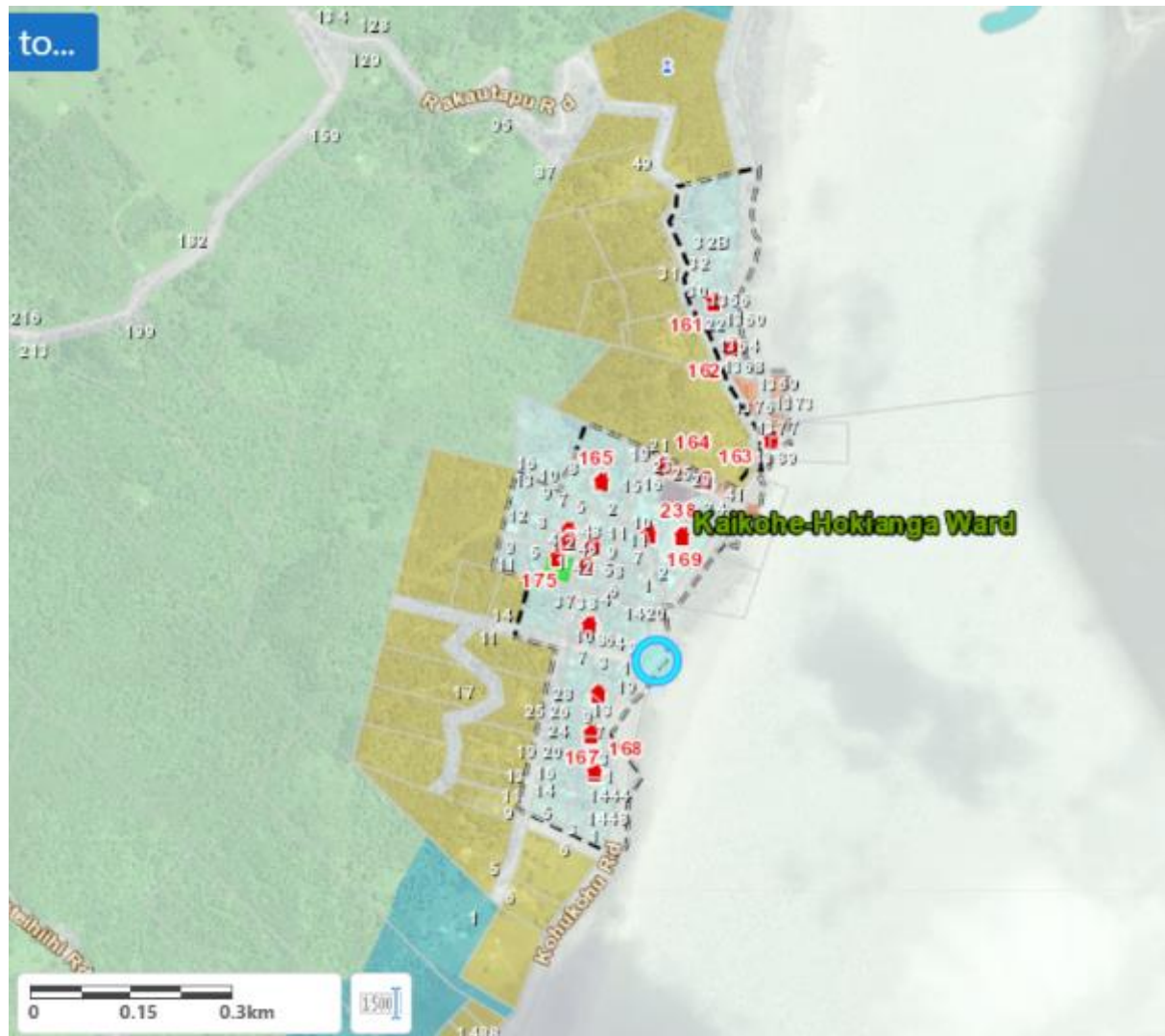
\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Opportunities:	The Kohukohu Design guidance is less of a technical document, and more of a road map for how people want to feel about and invest in a place. AS such it provides a strong opportunity to influence future planning and development outcomes for the heritage area. Kohukohu is well placed to develop cultural / environmental offer with heritage area as a base platform.	High - 3

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

**PART SIX- EXTENT OF PLACE**

**Existing Extents in the FNDP**



**Source: Far North District Plan Kohukohu Heritage Precinct(s)**

<b>Boundary Notes:</b>	The existing precinct broadly covers the historical extent of the township
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**Recommended Extent of place based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics**

**No change to existing boundary.**

<b>Boundary Notes:</b>	<b>Recommended to retain as is, but reclassify as Historic Heritage Area</b>
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**ADMINISTRATION**

<b>Desktop Date:</b>	17/01/2020	<b>Site Visit Date:</b>	19-09-2019
<b>Site Accessibility:</b>	Partial Access		
<b>Evaluated by:</b>	John Brown	<b>Date:</b>	24/01/2020
<b>Reviewed by:</b>	Adina Brown	<b>Date:</b>	24/01/2020
<b>Approved by:</b>	Tammy Wooster	<b>Draft:</b>	<b>Final:</b> Yes

**APPENDIX 1 Supporting Research**

<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Far North District Plan schedule	Y
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	N
Whites Aviation Archive National Library	Y
Retrolens	Y
Papers Past	N
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	N
Digital NZ archive search engine	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	N
<b>Other sources are included in the NZ Heritage List Entry Forms (see bibliography)</b>	









**Bibliography:**

<b>Author(s)</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Location</b>
Heritage New Zealand Pouhere Taonga	-	Bank Managers House (Former) Online summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/432">https://www.heritage.org.nz/the-list/details/432</a>
Heritage New Zealand Pouhere Taonga	-	Beach Road - House Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3879">https://www.heritage.org.nz/the-list/details/3879</a>
Heritage New Zealand Pouhere Taonga	-	House – Beach Road Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3877">https://www.heritage.org.nz/the-list/details/3877</a>
Heritage New Zealand Pouhere Taonga	-	House –Church Street Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3878">https://www.heritage.org.nz/the-list/details/3878</a>
Heritage New Zealand Pouhere Taonga	-	House Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3887">https://www.heritage.org.nz/the-list/details/3887</a>
Heritage New Zealand Pouhere Taonga	-	Medical clinic Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3882">https://www.heritage.org.nz/the-list/details/3882</a>
Heritage New Zealand Pouhere Taonga	-	Stone Bridge Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/7741">https://www.heritage.org.nz/the-list/details/7741</a>
Heritage New Zealand Pouhere Taonga	-	Town Hall Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3886">https://www.heritage.org.nz/the-list/details/3886</a>
Heritage New Zealand Pouhere Taonga	-	Hokianga Sawmill Wharf (former) Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3947">https://www.heritage.org.nz/the-list/details/3947</a>
Heritage New Zealand	-	Online Summary	Unpublished	

Pouhere Taonga					
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Heritage Zealand Pouhere Taonga	New	-	Online Summary	Unpublished	
Kohukohu.com		-	Online History	Unpublished	<a href="https://Kohukohu.com/local-information/history/">https://Kohukohu.com/local-information/history/</a>

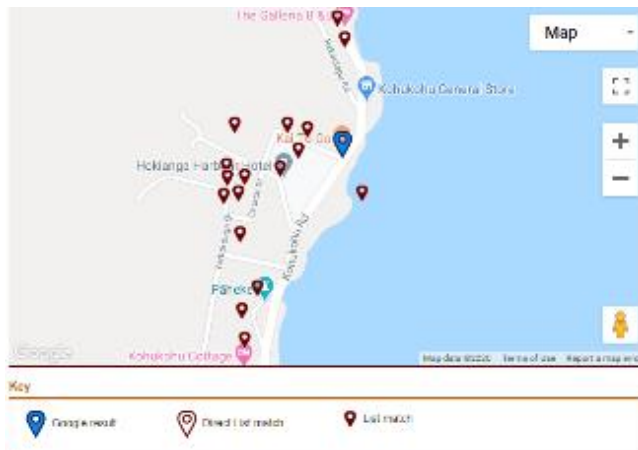


**Historical Land Development - Overview**

		
<p>Shows underlying formations from the Tangihua complex (Ktb)</p>	<p>1839 Kohukohu by Heaphy C. prior to reclamation of the waterfront. The influence of the topography and bush-covered hills is evident</p>	<p>1858 Te Kohukohu by John Kinder. Bush clearance is apparent on lower slopes</p>
<p>1996 1:250000 Geological Series. Kaitaia (GNS Ltd)</p>	<p>Kohukohu Alexander Turnbull Library C-025-020</p>	<p>Auckland Art Gallery Toi o Tamaki gift of Harry Kinder 1937</p>
		
<p>1877-1881 Old Butchers shop Kohukohu Early structures and revetments. The butcher's shop over the water similar to that at Rawene</p>	<p>Historical subdivision pattern and area of reclamation are clearly indicated</p>	<p>1890-1910 Charles Dawes St Kohukohu. Showing atypical development close to the front boundary.</p>
<p>Alexander Turnbull Library E-881-f-039</p>	<p>Excerpt from SO 3976, dated 1885, showing reclamations (Source: Quickmaps 2016)</p>	<p>Auckland Libraries Heritage Collections 1142-D430</p>
		

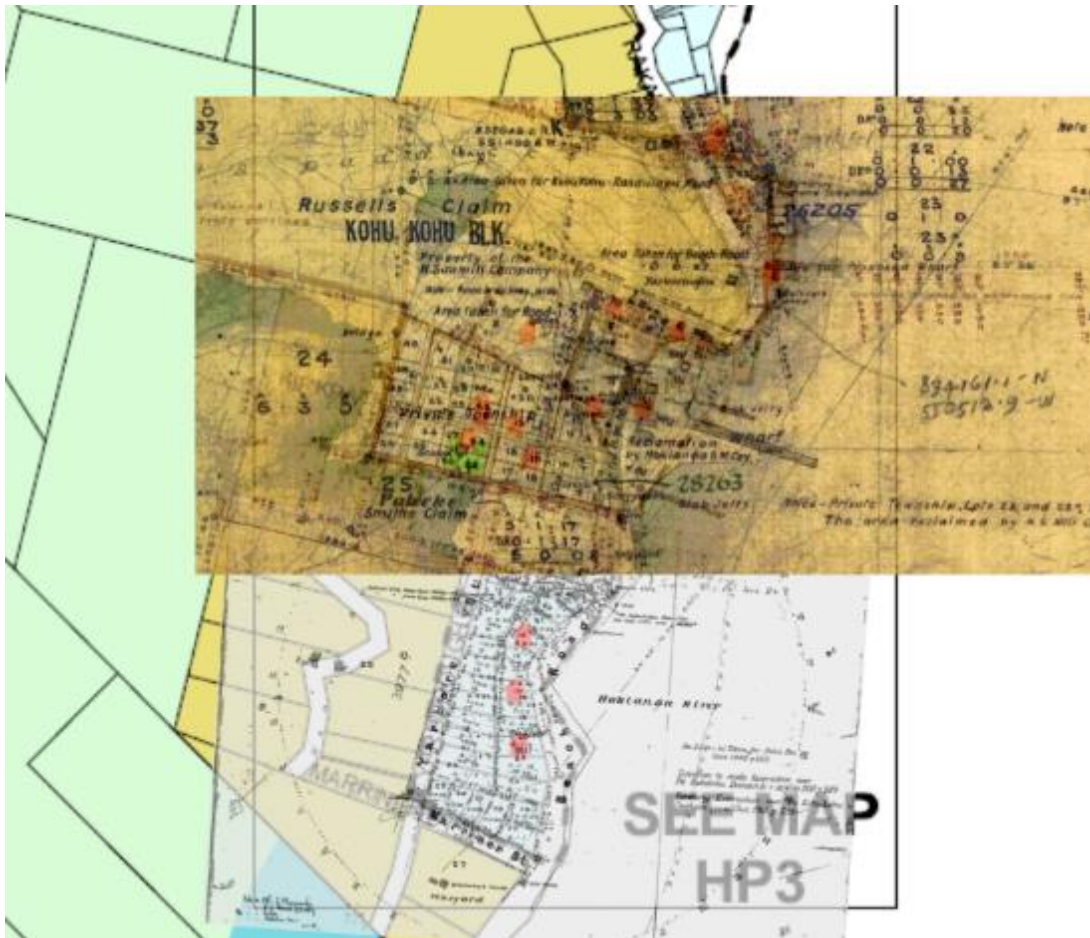
<p>1910-1919 Kohukohu Auckland Libraries 1142-D332</p> <p>The ridge above the township is largely deforested by this time.</p>	<p>1950-1960 image shows views along the main street have remained fairly static</p> <p>Auckland Libraries Heritage Collections 1207-1621</p>
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## Statutory and Landscape



HNZ listed Sites (Top left); District Plan Sites (Top Right), Regional Plan Sites (Centre Left) and NZAA Recorded archaeological sites (Centre Right). Kohukohu is physically well defined as a settlement on reclaimed and rising ground between the foreshore and regenerating bush on steeper sections (bottom)

## Development



c.1883-1885 NZ Maps SO 3997 SO 3976, showing area of historic township (19<sup>th</sup> century) overlain with existing Heritage Precinct. The boundary is consistent

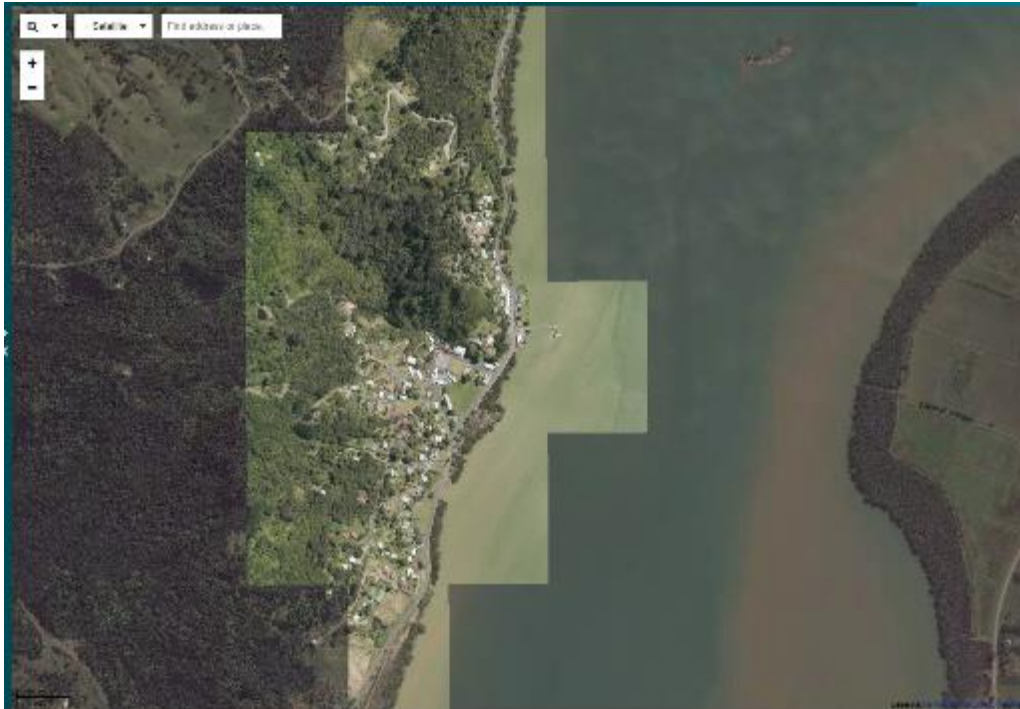


**Top - 1948 (detail of aerial photography)**

[https://files.interpret.co.nz/Retrolens/Imagery/SN209/Crown\\_209\\_549\\_23/High.jpg](https://files.interpret.co.nz/Retrolens/Imagery/SN209/Crown_209_549_23/High.jpg)

**Bottom – 1968 (detail of aerial photography)**

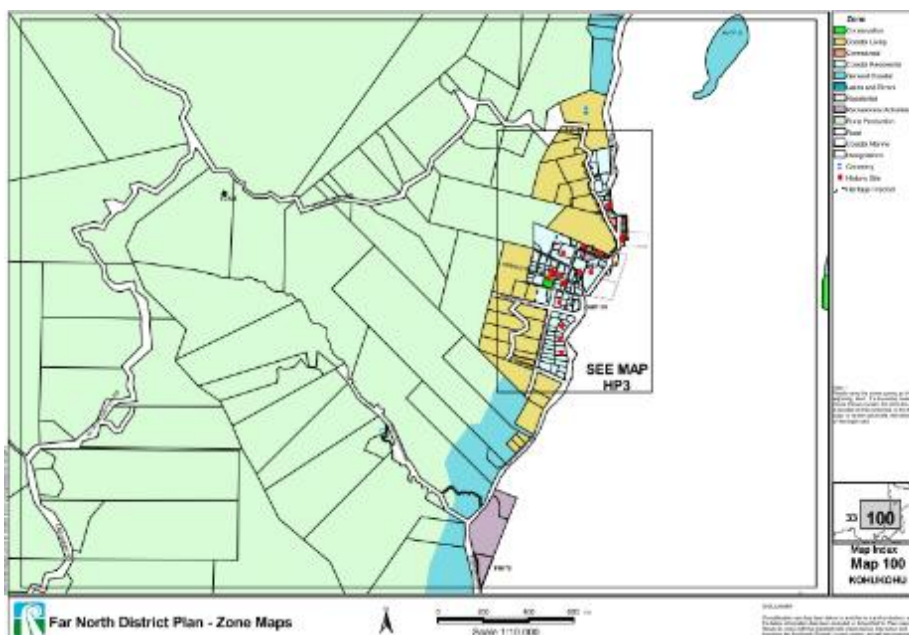
[https://files.interpret.co.nz/Retrolens/Imagery/SN3025/Crown\\_3025\\_5027\\_8/High.jpg](https://files.interpret.co.nz/Retrolens/Imagery/SN3025/Crown_3025_5027_8/High.jpg)



**Modern aerial photography showing consistency of subdivision pattern with limited recent development concentrated along harbour edge and towards higher ground to the west**


[\(https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/\)](https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/)

### District Plan Zones



## Heritage Precinct – Mangonui and Rangitoto Peninsula

## PART ONE: IDENTIFICATION

<b>Place Name:</b>	<b>MANGONUI AND RANGITOTO PENINSULA HISTORIC HERITAGE AREA</b>
<b>Image:</b>	
<b>Site Location:</b>	Mangonui Township and Rangitoto Peninsula
<b>Legal Description:</b>	All legal deposited plans either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Certificate of Title:</b>	All legal certificates of title either wholly or partially within the area indicated by the proposed extent of place (Section 6)
<b>Physical Description:</b>	Mangonui and Rangitoto historic heritage area covers the foreshore around the Rangikapiti headland, then east from Richmond Road to the foreshore. It encompasses the historical township from the boundary of Mary Hassett/Grey Street in the west and south, to the harbour edge. To the eastern side of the harbour it covers the Rangitoto Headland pa and Butlers Point, and the peninsula in between, as far east as the existing subdivisions surrounding Whitecap Place.
<b>Site Type (DP):</b>	Historic Precinct; individually scheduled buildings; notable trees; Sites of cultural significance to Maori; outstanding natural landscapes/features
<b>FNDC District Plan Zoning</b>	Commercial, Road; Reserve, conservation; recreational activities; Designation NZP44; Residential
<b>Approx. date (or range)</b>	Pre-European Maori settlement (c.1300-1769); Early European Contact (1769-1814) Pre-Waitangi European Settlement (1814-1839); Colonial settlement (1840-1900); Modern (1900-1940)
<b>KEY SITES</b>	The following key sites of historical and cultural interest are recorded within the Historic Heritage Area. Sites in white are within the existing heritage precinct or area. Sites highlighted in grey are not within existing heritage precincts/areas, but fall within the proposed area.

<b>Name</b>	District Plan Schedule	Regional Plan Schedule	NZ Heritage List Cat / ref	NZAA Site Nos (*Site Pending)
<b>Sites of Cultural Significance to Maori</b>				
Mangonui Rangikapiti Pa Matarehurehu Hapu Lot 1,3-5 DP 129556, Blk V, Mangonui SD	MS13-25 OLF Map 15	N/A	N/A	004/15
Mangonui Berghan Family Urupa L Berghan on behalf of Parikena Whanau (Berghan Family) Lot 1, being subdivision of Pt Allot 14, Town of Mangonui	MS13-26 OLF Map 15	N/A	N/A	004/942
<b>Historic buildings</b>				
Museum & Shop (Old Bakehouse & Beach House) Lot 2 DP42764, Blk V Mangonui SD Flat 1, Shed 1 DP143778	1	N/A	II (#3949)	N/A
Waterfront, Mangonui Old Oak Inn & Restaurant Lot 1 DP 173004	2	N/A	II (#451)	N/A
B/2-2 Tasman St, Mangonui Catterall House Pt Secs 58-60, Mangonui Township;	7	N/A	II (#3898)	N/A



Blk V Mangonui SD				
8 Beach Road, Mangonui Mangonui Hotel Lot 1 DP 32663, Lots 2 and 3 D	8	N/A	I (#450)	004/1070
Beach Rd, Mangonui Mangonui Courthouse (former); Post Office; Post Office House Allots 295 & 296, Mangonui Township	12	N/A	I (#78) II (#3901) II (#2585)	004/649*
Beach Road, Mangonui Wharf Store Lot 2, DP50803; Blk V, Mangonui SD	14	N/A	II (#3903)	N/A
Mangonui General store (Foursqaure)	15*	YES	II (#2584)	N/A
21 9 Beach Rd, Mangonui Barrett Cottage Lot 1 DP 383418	21	N/A	II (#3894)	
4 13 Tasman St, Mangonui Villa Lot 2 DP75120, Blk IV Mangonui SD	Historic building 4	N/A	II (#3902)	
6 Mangonui McGillicuddy Cottage Lot 1 DP45792, Blk V Mangonui SD	Historic building 6	N/A	II (#3895)	
5 Thomas St, Mangonui Hawthorn House (c1864) Lot 1 DP84749, Blk V Mangonui SD	Historic building 9	N/A	N/A	
3-7 Colonel Mould Drive, Mangonui	Historic building 17	N/A	II (#2582)	

School (former) Secs 48-53, Allot 297, Pt 54 Mangonui				
1A Colonel Mould Drive, Mangonui St Andrew's Church & Belfry (Anglican/Union) Sec 47 Mangonui Township, Blk V Mangonui SD	Historic building 18	N/A	II (#452)	
10 Tasman St, Mangonui P & T Desmond House (c1904) Allot 54, Mangon	Historic building 19	N/A	N/A	
4 Tasman St, Mangonui Mrs M Martin House (C1870) Lot 1 DP80415, Blk V Mangonui SD	Historic building 20	N/A	N/A	
Butlers House and Trading Station (Former)	Historic building 16	N/A	I (447)	004/470
<b>Notable Trees</b>		N/A		
Hihi (Butlers Point) Metrosideros excelsa (Pohutukawa)	01	N/A		
Hihi (Butlers Point) Magnolia grandiflora	02	N/A		
Hihi (Butler Point) 2 x Araucaria heterophylla (Norfolk Pines)	102	N/A		
Road Reserve, Mangonui Waterfront	105	N/A		

Metrosideros excelsa (Pohutukawa) x 6				
<b>Archaeological Sites</b>	Note that there are too many sites recorded on the Rangitoto Peninsula to record individually			
Rangikapiti Pa	MS13-25 OLF Map 15	N/A	N/A	004/15
Urupa Berghan family	MS13-26 OLF Map 15	N/A	N/A	004/942
Headland Pa site	OLF Map 15	N/A	N/A	004/19
004/446 Historic midden 6 Mabel Thornburn Place	N/A	N/A	N/A	004/446
004/811 Historic track Junction colonel Mould Drive/Tasman Street	N/A	N/A	N/A	004/811
004/1073 Historic track 5 Thomas Street	N/A	N/A	N/A	004/1073
004/649 Mangonui Court House 122 Waterfront Drive	N/A	N/A	N/A	004/649*
004/445 Flaking Floor Waterfront Drive Road Reserve/ foreshore	N/A	N/A	N/A	004/445
004/1070 Site of the Wyles and Balls store established in 1862. Recorded from historical documentation.	N/A	N/A	N/A	004/1070
Rangitoto Pa 004/16	N/A	N/A	N/A	004/16

71 PSH OF Mangonui East				
Cliff Pa O04/17 Lot 1 DP 91523	N/A	N/A	N/A	O04/17
RIDGE PA Butler Point Pa O04/56	N/A	N/A	N/A	O04/56
Historic Store O04/470	Historic Building 16	N/A	I (447)	O04/470
Historic Orchard O04/467	N/A	N/A	N/A	O04/467
<b>Outstanding Landscape Feature</b>				
Rangikapiti Pa Conical hill pa site overlooking mouth of Mangonui Harbour	Map 15 (ONF) MS13-25 (SCSM) MS13-26 (SCSM)	N/A	N/A	O04/15
9 Hihi Beach, Mangonui Lignite Beds Non-marine conglomerate, sandstone and lignite beds - best exposure of Mangonui Lignite Beds ( <100m across) Lot 1 DP 91523	Map 15 (ONF)	N/A	N/A	Several in general vicinity
25 Mangonui Miocene coconut beds Best preserved fossil coconuts in New Zealand - of historic and paleo climatic importance (site is <100m across)	Map 15 (ONF)	N/A	N/A	N/A

**PART TWO: HISTORIC HERITAGE EVALUATION**

Criterion	Comments	Value*
<p><b>(a)</b> <b>Archaeological and/ or scientific importance</b></p>	<p>There are few recorded archaeological sites within the Precinct itself. Sites of Maori origin are represented by only a single midden site within the precinct, but there are clusters of sites on surrounding headlands and islands which attest to earlier Maori settlement of the area generally. Pa were located all around the area, including one at Mill Bay, called Rangikapiti by Moehuri in honour of his wife. Taumarumaru pa was located on the headland between Mangonui and Coopers Beach while at the western end of Coopers Beach was Ohumuhumu pa, surrounded at one time by a large village. A grouping of recorded archaeological sites of Maori origin is located just to the south of the heritage Precinct along Waterfront Drive.</p> <p>Recorded archaeological sites include historical middens, the site of a former commercial building, and one shell midden located on the foreshore. An early trackway is recorded running up the ridgeline above Mangonui, past the Anglican Church and school and along Colonel Mould Drive.</p> <p>However, a number of surviving scheduled buildings are pre-1900 in date, and several are located on the site of properties recorded prior to 1900 as shown on historical maps. This includes several sites at Mill Bay, including the mill site itself, and the site of the first European settler, James Berghan. The historical importance of Mill Bay as a focus for the development of the town is indicated by the community heritage trail established here.</p>	<p>High 3</p>

<b>(b) Architecture and technology</b>	<p>The historic heritage area includes several scheduled buildings. Those included in the FNDP historic Precinct are all of a commercial or public nature (such as the former courthouse), and they are located along the waterfront.</p> <p>Higher up on the ridge along Colonel Mould Drive are the scheduled school and the Anglican Church, with several scheduled residential properties located further to the southwest overlooking the harbour.</p> <p>Further to the west A group of cottages at the western end of Mangonui include along Thomas Street and Tasman Street some of the earliest residential dwellings survive.</p> <p>Butlers House and Trading Station (Former) on the eastern side of the inner harbour contains a range of mid-late 19<sup>th</sup> century buildings and structures of national significance.</p> <p>As a collective group, these buildings demonstrate very good examples of traditional architecture and construction technology for both residential, public and commercial buildings between the 1840s and the 1930s.</p>	High 3
<b>c) Rarity</b>	<p>The historical and archaeological sites identified within the Mangonui and Rangitoto Peninsula Historic Heritage Area include a wide range of recorded archaeological site types. Some of these are locally rare examples, but they are relatively common types on the regional and national scale. An exception to this might be the Mangonui General store which sites on piles over the water. There is only a handful of commercial buildings located over the water edge in this manner, recorded in the National List/Rārangī Kōrero.</p>	Moderate 2
<b>(d) Representative-ness</b>	<p>Mangonui and Rangitoto Peninsula Historic Heritage Area has high representative value demonstrating development of coastal settlement from the Pre-European Maori period to the early modern period. Rangikapiti Pa is a fine example of a pre-European pa site, and is included in the Penguin Field Guide to New Zealand Archaeology. Historically recorded sites around Mill Bay, Butlers Point and along the water's edge of Mangonui demonstrate the development of a place of early Maori and European interaction associated with the trade of timber, into a colonial period township of regional importance, and subsequent decline that is familiar to many towns in the far north following the First World War.</p>	High 3

<b>(e) Integrity</b>	Rangikapiti Pa and Rangitoto Pas are well-preserved examples of pre-European Headland Pa sites. On the Rangitoto (Waikeke) Peninsula there are remnants of the original Kauri forests which attracted European settlers to establish a saw mill at Mill Bay, the timber trade fuelling the development of Mangonui in the 1880s. The early developed areas around Mill Bay do not demonstrate survival of built fabric, but may be considered to have archaeological potential. In Mangonui Township the historic subdivision pattern is clearly evident physically and in the underlying plan zones. There is good survival of historic commercial and public buildings along the waterfront and on the ridgeline.	High 3
<b>(f) Context</b>	Mangonui Township demonstrates a number of features which share spatial, landscape and historical context. Principal among these are the strip of commercial and public buildings along the water's edge, but also the Mangonui Domain, Mill Bay Foreshore, and the nearby pa sites that have a strong visual interconnection and landscape association, enclosing the Mangonui Harbour.	High 3

<p><b>(g) People and events</b></p>	<p>Maori traditions record that the chiefs Te Parata and Tu moana brought the ancestors of the Ngatikahu tribe to the Mangonui area around AD 1350, returning on the same canoe.</p> <p>Another canoe led by Moehuri is said to have been guided by a large shark into the Mangonui Harbour to a landing spot opposite the old post office. He made the shark Tapu and called the harbour Mangonui, meaning 'Big Shark.' Moehuri settled in Mangonui and married into the local people- remnants of the Ngati Awa and branch tribes of the Ngati Whatua.</p> <p>The first European visitors appeared in 1769. Captain James Cook had sailed by, proclaiming the area to be 'doubtless a bay', and Jean De Surville and his crew aboard St Jean Baptiste landed at what he named 'Lauriston Bay', which is recorded on early hydrographic charts.</p> <p>In the 1780s and 1790s whalers and sealers from all over the western world arrived, predominantly American crews. The name Coopers Beach is thought to have come from the coopers on the whaling boats.</p> <p>The first permanent European settler is considered to be James David Berghan from Ireland who arrived in Mangonui in 1831. The location of his cottage is include on the Mill Bay Heritage walk, outside the current extent of the heritage area.</p> <p>In 1845 the sacking of Kororāreka resulted in the evacuation of 40 to 50 ships to the Mangonui Harbour. The town assumed new importance and was considered the country's second capital.</p> <p>Butler House and Trading Station (Former), established by William Butler has special significance for forming a key part of a notable historical and cultural landscape at the entrance to the Mangonui Harbour, and for the extent which it reflects New Zealand's connections with the international whaling trade in the mid-nineteenth century, and especially Mangonui's emergence as a centre for the supply of the South Pacific whaling fleet as a direct consequence of the Northern War (1845-6). The last whaling ship visited Mangonui in 1885. By the latter half of the 19th century, flax and timber industries were flourishing in the area.</p>	<p>Moderate 2</p>
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<b>(h) Identity</b>	<p>The maunga Whakaangi is acknowledged as a place of great cultural significance to Ngati Kahu, and is closely related both visually and contextually to the historic heritage area. The area is within the rohe of Ngati Kahu. The mix of settlers coming from various parts of Europe, combined with the Maori population provided Mangonui with a rich heritage. The harbour was named by Moehuri, who also named the pa sites on either side of the harbour mouth and so this provides an intimately linked oral tradition. The connection with other places of cultural importance across the harbour is clearly expressed through the Mangonui Heritage Trail.</p> <p>Historically Mangonui is referred to as the 'second capital' after Kororāreka.</p> <p>As part of its contemporary identity, Mangonui celebrates its connections with harbour and sea. The Mangonui fish and chip shop markets itself as 'the best fish and chip shop in the world', and is an extremely popular destination for modern-day tourists.</p>	High 3
<b>(i) Tangata whenua</b>	<p>This is not assessed. Traditions demonstrate the association of the place with the Maori leader Moehuri and his wife Rangikapiti, and there are two scheduled cultural sites of significance are recorded on the headland. The ridgeline has strong visual connections to Whakaangi which is the ancestral home of Ngati Kahu. Ngati Awa and branch tribes of Ngati Whatua have associations with the area also.</p>	U – Unassessed
<b>(j) Statutory</b>	<p>Rangikapiti is a scheduled site of cultural significance, and identified as an outstanding natural feature. It is a recorded archaeological site. The foreshore area of Mangonui is included in the District Plan as a Historic Precinct. There are several individually scheduled (DP) and listed (HNZ) historic buildings and notable trees within the historic heritage area, mostly within Mangonui. The exception to this is Butler's trading post</p>	High 3
<b>Threshold for Scheduling</b>	Minimum of 4/Outstanding in two criteria:	No
	Minimum of 3/High in two criteria:	Yes

\*Outstanding – 4; High – 3; Moderate – 2; little – 1; None – 0; or Not Known or unassessed - U.

**PART THREE: STATEMENT OF SIGNIFICANCE**

<p><b>Statement of Significance:</b></p>	<p>Mangonui and Rangitoto Peninsula historic heritage area is of high significance historically, at the regional and national level, as a place of Maori settlement for at least 500 years prior to the arrival of the first Europeans. There are associations with early waka landings, and the pa sites on either side of the harbour have a strong associations with the Maori Rangatira Moehuri and his wife Rangikapiti.</p> <p>It is also subsequent early interaction with Pakeha, such as the American whaler Captain Butler. The Bay of Islands and Mangonui were an important connection in the international whaling trade from the 1850s to the 1880s.. Mangonui was also an important regional and local centre for other trading industries during the nineteenth century with flax as well as kauri timber and gum being processed, traded and exported from there. It has high regional context value as a historical harbour town established during the 1860s, and as part of the wider cultural and historical landscape of the Mangonui Harbour area.</p> <p>The Mangonui and Rangitoto Historic Heritage Area includes individual and interrelated places of significance to Maori, outstanding landscape features and natural topography which underlies the identity of the place as a historically important harbour town.</p> <p>The special heritage character of the Mangonui Township waterfront derives from the external appearance of the historic buildings, and their association with the harbour edge. The heritage area covers the old business area of Mangonui in which worthwhile examples of the township's early commercial and public buildings remain, such as the courthouse, the Post Office, and the Store.</p> <p>Today, the Mangonui waterfront is a mix of busy commercial, tourist orientated ventures and residential uses, which reflect its historical identity as a harbour settlement. Opposite the Township, the relatively undeveloped nature of the Rangitoto Peninsula and Butlers Point include areas of surviving and regenerating Kauri forest and bush, which provide strong natural character and context to the shoreline, substantially unchanged for the last 200 years.</p>
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**PART FOUR: EVALUATION RECOMMENDATION**

<b>Identified criteria</b>	(a), (b), (c), (d), (e), (f), (g), (h), (i), (j)
<b>Overall Value*</b>	High
<b>Overall Score*</b>	3
<b>Overall Context</b>	National
<b>Eligibility for scheduling:</b>	Yes
<b>Extent of Place:</b>	Yes [Refer to diagram in Part 6]
<b>Interior protected:</b>	N/A
<b>Potential Tangata Whenua value:</b>	Yes –.Pre-European sites and sites of cultural significance. site of early interaction
<b>Pre-1900 or gazetted archaeological site:</b>	several separately recorded pre-1900 sites are noted and protected under the Heritage New Zealand Pouhere Taonga Act 2014. The area from the foreshore to the ridgeline is assessed as having moderate archaeological sensitivity.

\* Outstanding/ Score 4: of exceptional importance and interest: retention of the identified value(s)/ significance is essential (equivalent to Category 1).

High/ Score 3: of great importance and interest: retention of the identified value(s)/ significance is very important (equivalent to Category 2).

Moderate/ Score 2: of some importance and interest: retention of the identified value(s)/ significance is desirable.

Low/ Score 1: of limited importance and interest: retention of the identified value(s)/ significance is of low importance.

NA/None/ Score 0: none identified.

\*\* Overall Context: the geographical significance at a local, regional or higher scale, should also be given.

**PART FIVE: MANAGEMENT/ RISK INFORMATION**

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
<b>Occupancy/ Use:</b>	Multiple ownerships, mixed uses, a number of apparently vacant sites based on aerial photography. Harbour edge, school and church appear well utilised	<b>1</b>
<b>Management</b>	Multiple sites under multiple ownerships. Comprehensive management of recorded sites	3
<b>Condition</b>	Visible sites (historic buildings generally fair to good.	1
<b>Fragility/ Vulnerability</b>	Some areas at moderate risk of redevelopment over time, particularly hillside/ridgeline lots with harbour views. Foreshore areas subject to ongoing modification / sea level change	2
<b>Threats</b>	Climactic changes (sea level rise, drought, erosion) may affect archaeological potential. Subdivision and sensitivity to tourist trade for a number of the commercial built structures.	1
<b>Overall risk factor</b>	Moderate	<b>2</b>

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Critical

<b>Criterion</b>	<b>Comments</b>	<b>Value*</b>
Opportunities:	High level of tourism – close to State Highway. Harbour for alternate visitor arrival. Opportunity to recognise relationship with continuing primary industries – fishing, forestry, which support the historic landscape character of the place.	Moderate - 2

\*0 – None, 1 - Low, 2- Moderate, 3 - High, 4 – Outstanding

**PART SIX- EXTENT OF PLACE**

**Existing Extents in the FNDP**



**Source: Far North District Plan Mangonui Heritage Precinct(s)**

<b>Boundary Notes:</b>	The existing precinct boundary is limited to the depth of parcels fronting onto Waterfront Drive. It does not reflect the greater extent of the historic township, and ignores an important group of scheduled places along the ridgeline, east of Colonel Mould Drive.
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**Recommended Extent of place based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics**



**Mangonui**



**Rangitoto Peninsula**

**Boundary Notes:**

**Mangonui:**  
 The proposed heritage area boundary follows those lots which fall within the early township, and which are shown in historical aerial topography to have been generally developed by 1948. The area reflects surviving historical boundaries, commercial, residential and public buildings, and areas of higher potential archaeological sensitivity. Rangikapiti and Mangonui Domain are also areas of open land under reserve, which also support the nature of historical development and include a significant pa site. The western edge extends along Grey Street and Mary Hassett St, then along Richmond Road, encompassing the headland reserve. Although

	<p>associated with the early township plan, Mangonui Cemetery is excluded on the basis that it was not substantively developed and deliberately separate from the town proper. It has been physically separated in the modern sense by the state highway.</p> <p>Rangitoto Peninsular /Butlers Point Area: The proposed area covers largely undeveloped coastal and conservation land, where a high density of archaeological sites have been recorded generally. This includes several pa sites and terraces, as well as the mid-19<sup>th</sup> century trading post at Butlers Trading Post (former)(Butlers Point).The pa sites at Rangikapiti and Rangitoto Point share strong visual connections and context, as two sites guarding the harbour mouth.</p>
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**ADMINISTRATION**

<b>Desktop Date:</b>	17/01/2020	<b>Site Visit Date:</b>	19-09-2019
<b>Site Accessibility:</b>	Partial Access		
<b>Evaluated by:</b>	John Brown	<b>Date:</b>	24/01/2020
<b>Reviewed by:</b>	Adina Brown	<b>Date:</b>	24/01/2020
<b>Approved by:</b>	Tammy Wooster	<b>Draft:</b>	
		<b>Final:</b>	Yes

**APPENDIX 1 Supporting Research**

<b>Sources Checklist:</b>	<b>Checked</b>
Northland Coastal Plan schedule	Y
Far North District Plan schedule	Y
NZAA ArchSite database	Y
New Zealand Heritage List	Y
LINZ/ Quickmaps	Y
Google Maps	Y
Whangarei Libraries Northland Room Digital Collections ( <a href="http://whangarei.recollect.co.nz/">http://whangarei.recollect.co.nz/</a> )	N
Whites Aviation Archive National Library	Y
Retrolens	Y
Papers Past	N
Te Ara Encyclopaedia	Y
NZ History Online	Y
Archives NZ	N
Digital NZ archive search engine	Y
IPENZ Engineering Heritage Register <a href="http://www.ipenz.org.nz/heritage/default.cfm">http://www.ipenz.org.nz/heritage/default.cfm</a>	N
<b>Other sources are included in the NZ Heritage List Entry Forms (see bibliography)</b>	









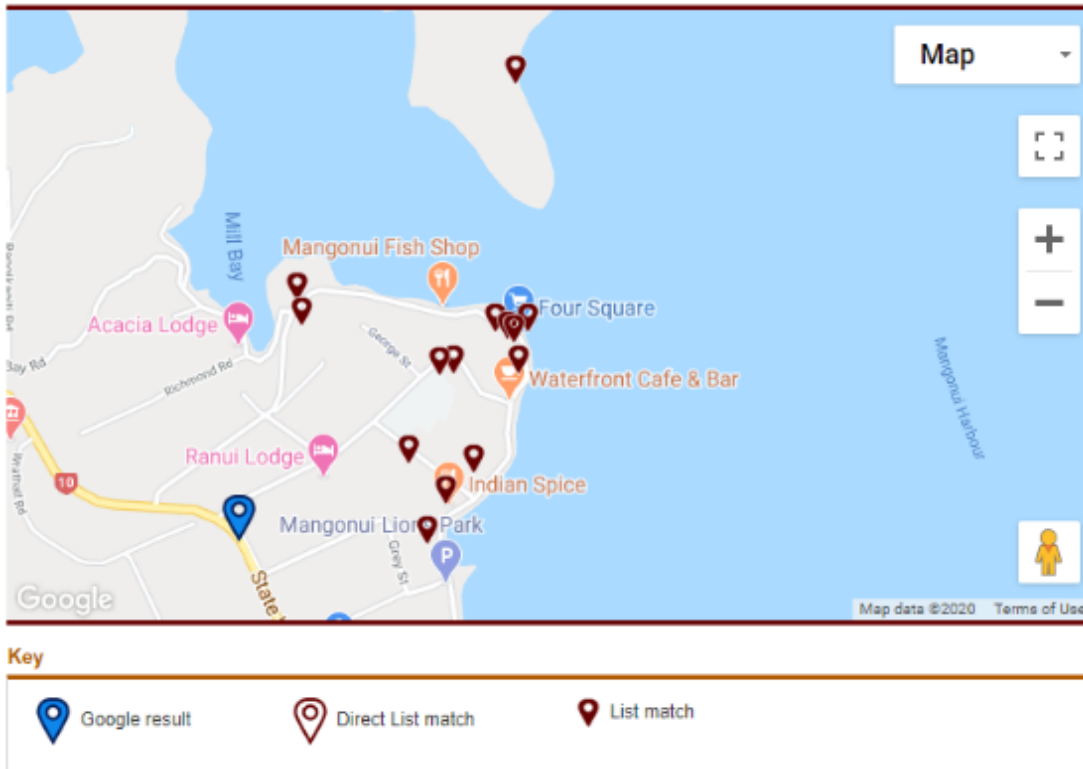
**Bibliography:**

<b>Author(s)</b>	<b>Year</b>	<b>Title</b>	<b>Publisher</b>	<b>Location</b>
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Heritage New Zealand Pouhere Taonga	-	13 Tasman St Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3902">https://www.heritage.org.nz/the-list/details/3902</a>
Heritage New Zealand Pouhere Taonga	-	Old Bakehouse Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3949">https://www.heritage.org.nz/the-list/details/3949</a>
Heritage New Zealand Pouhere Taonga	-	Old Oak Hotel Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/451">https://www.heritage.org.nz/the-list/details/451</a>
Heritage New Zealand Pouhere Taonga	-	Barrett Cottage Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3894">https://www.heritage.org.nz/the-list/details/3894</a>
Heritage New Zealand Pouhere Taonga		Windermere Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3898">https://www.heritage.org.nz/the-list/details/3898</a>
Heritage New Zealand Pouhere Taonga	-	Mangonui School (former) Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/2582">https://www.heritage.org.nz/the-list/details/2582</a>
Heritage New Zealand Pouhere Taonga	-	St Andrews Church Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/452">https://www.heritage.org.nz/the-list/details/452</a>
Heritage New Zealand Pouhere Taonga		Mangonui Hotel Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/450">https://www.heritage.org.nz/the-list/details/450</a>
Heritage New Zealand Pouhere Taonga		Wharf Store Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3903">https://www.heritage.org.nz/the-list/details/3903</a>
Heritage New Zealand Pouhere Taonga		Mangonui Courthouse Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/78">https://www.heritage.org.nz/the-list/details/78</a>
Heritage New Zealand Pouhere Taonga		Old Post Office Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/3901">https://www.heritage.org.nz/the-list/details/3901</a>

Heritage New Zealand Pouhere Taonga		Butler House and Trading Station (former) Online Summary	Unpublished	<a href="https://www.heritage.org.nz/the-list/details/447">https://www.heritage.org.nz/the-list/details/447</a>
Heritage New Zealand Pouhere Taonga		Online Summary	Unpublished	
Heritage New Zealand Pouhere Taonga		Online Summary	Unpublished	
Heritage New Zealand Pouhere Taonga		Online Summary	Unpublished	

## Historical Land Development - Overview

		
<p>Geological maps indicate underlying volcanic rock from the Tangihua complex, with Mangonui formation sandstones on the higher ground. Both Mangonui and the Rangitoto Peninsula share these underlying characteristics</p>	<p>1845 Hydrographic map illustrating first European settlements in Mill Bay and on the headland by the Courthouse/General store. The relationship with Rangitoto Peninsula is clearly evident when considered from the sea in this manner.</p>	<p>1884 Excerpt from NZ Map showing early road layouts and commercial/public buildings for Mangonui. Mr Adams' "astronomical station" is noted at the junction with Colonel Mould Drive and Mary Hasset Street.</p>
<p>Edbrooke, SW; Brook, F.I (compilers) 2009. Geology of the Whangarei area. Ins. GNS 1:250,000 Geological Map 2</p>	<p>Auckland Libraries Heritage Collections NZ Map 849</p>	<p>AKC_SO_3737_I_1 Mangonui Town</p>
		
<p>View towards the Mangonui courthouse and general store, 1910. The enclosed nature of the harbour is evident.</p>	<p>1947 aerial showing the harbour edge. Colonel Mould Drive is visible on the ridgeline. The Rangitoto Peninsula by contrast is undeveloped with intact coastal vegetation.</p>	<p>By 1966 development is concentrated east of Mary Hasset Street. Butlers Point remains undeveloped and coastal rural in character</p>
<p>Alexander Turnbull Library 1_1-004909-G</p>	<p>WA-05132-G Mangonui Alexander Turnbull Library</p>	<p>SN1820_Crown_1820_O_6</p>



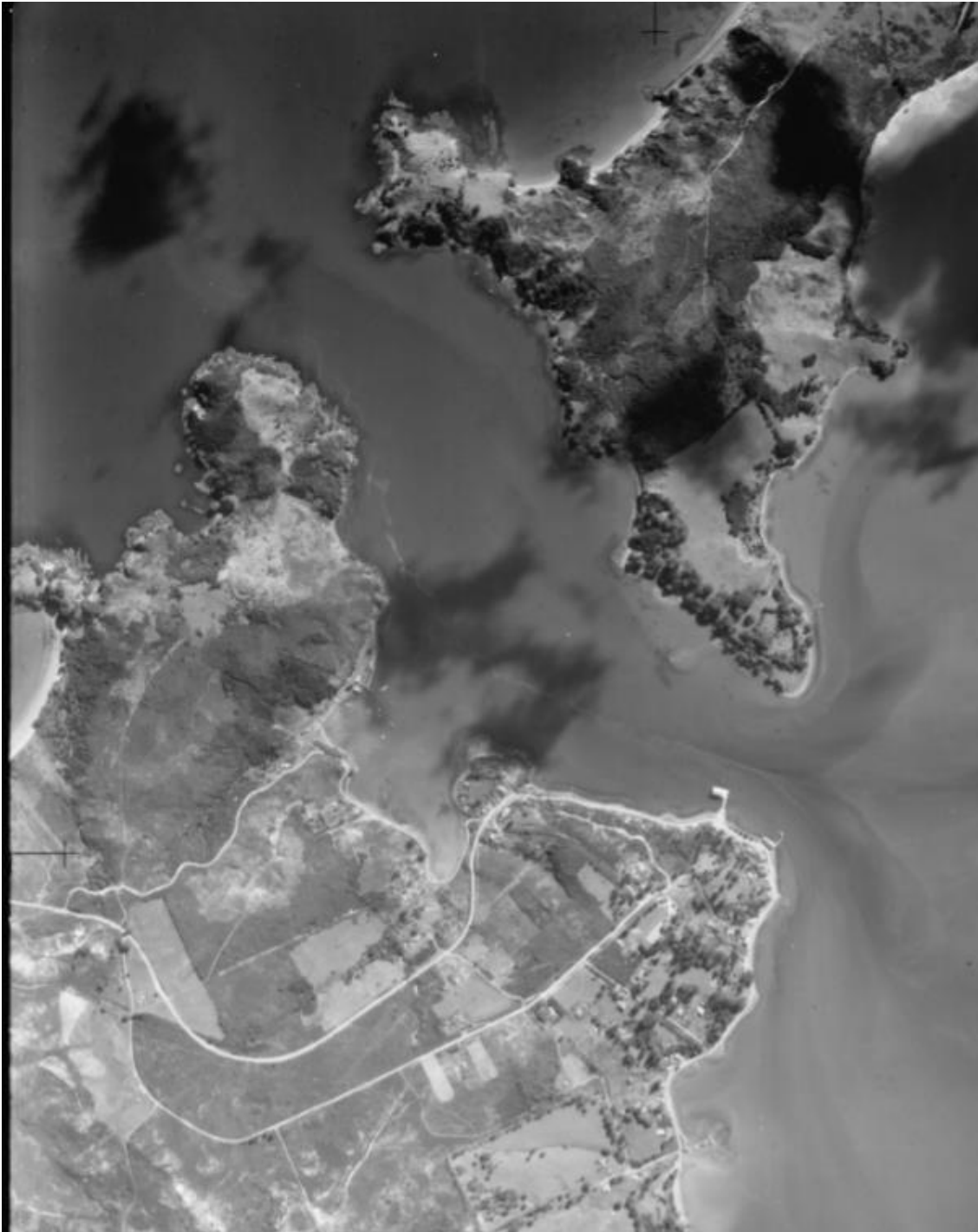
HNZ listed Sites (top); District Plan Sites (Centre Left) and Recorded archaeological sites (Centre Right). The historic township subdivision pattern is strongly reflected in the underlying DP zoning. Archaeologically and from a cultural landscape perspective there is a clearly apparent relationship with the Rangitoto Headland opposite Mangonui (bottom).



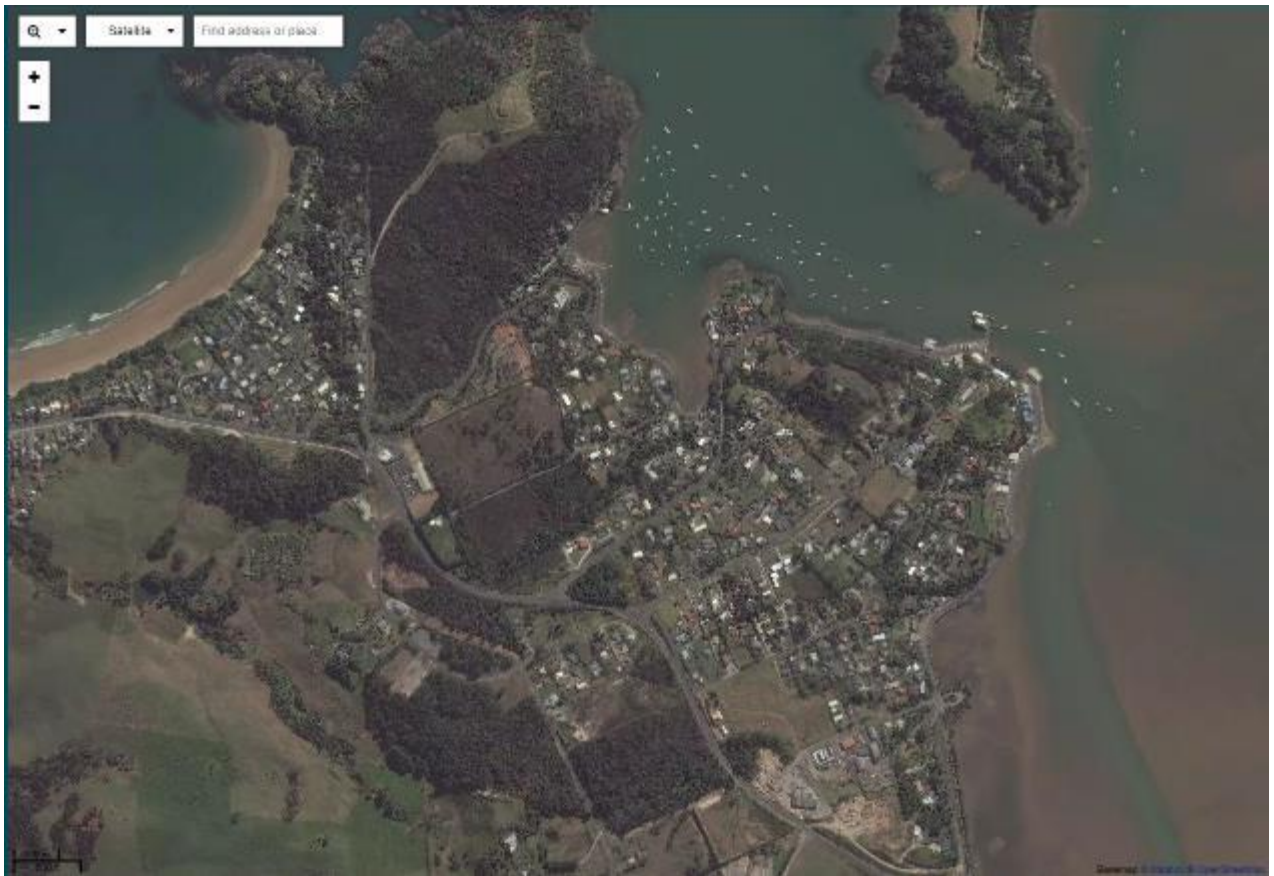
1887 NZ Map (General Survey Office Wellington), showing area of historic township (19<sup>th</sup> century) overlain with existing historic precinct.



Deeds Plan C3 (North Auckland) (1840-1876) showing Butlers House and Trading Station, house and fields laid out (Quickmaps)



1948 (detail of aerial photography) SN350\_Crown\_350\_1860\_7 showing original Mangonui Township subdivision pattern with little development west of Mary Hassett Street. Historically developed areas along the coastal edge have potential for pre-1900 archaeological deposits relating to Maori and early European Settlement. The earthworks of Rangikapiti and Rangitoto Pas are clearly visible. Butler's trading post and the small bach to the north are the only settlement visible on the Rangitoto Peninsula, despite some early subdivisions.



Modern aerial photography showing consistency of subdivision pattern with most new development concentrated west of Tasman Street and north of Colonel Mould Drive facing towards Mill Bay. The undeveloped blocks west between SH20 and Turvey Road reflect the historic township boundary.

(<https://data.linz.govt.nz/layer/53399-northland-01m-urban-aerial-photos-2014-2015/>)



## METHODS FOR FURTHER ASSESSMENT

The evaluations in this report are based on high-level research and a single site visit, so further assessment is required. In particular, there has been no stakeholder engagement to date. The following are preliminary recommendations in terms of developing the methodology, fieldwork and stakeholder engagement to finalise the evaluations.

### Methodology Review

- Agreement needed with Heritage NZ, Northland Regional Council, other Northland Councils and stakeholders over assessment methodology in the region
- Decision if to include 'setting' or 'buffer' as part of the Historic Heritage Areas (recommendation is that setting should not be included, as they are not part of the place itself, look to manage differently)
- Decision to identify Historic Heritage Area contributing properties (rest by default non-contributing) to improve plan provisions
- Recommend that sub-areas are identified within Historic Heritage Areas to improve plan provisions (e.g. Russell separate Precincts and visual buffer become sub-areas become sub-areas of a larger historic heritage area)
- Criteria for measuring the condition/ risk level to Historic Heritage Areas should be agreed so that baseline data can be gathered and then monitored (e.g. condition, occupancy/ use, vulnerability and trend)

### Fieldwork

More detailed ground truthing needed to improve mapping and policies. This can help

- establish the sensitivities of a place to particular forms of change and its capacity to accommodate them
- defining opportunities for new development and inform its design
- establishing the heritage values of a place for different stakeholders
- Identifying areas/ places where heritage protection (scheduling) may be required
- managing and targeting resources.

Identify and map:

- General historic heritage values of an area, or of sub-areas within it, drawing attention to representative building types and landscapes, and the main periods of development
- Specific Historic Heritage Area contributing properties (the rest by default non-contributing) to improve plan provisions
- Important views
- Landscape features
- Archaeology – appears lacking in areas
- Notable trees – appears to be lacking in areas e.g. Rawene

- Recommend that sub-areas are identified within Historic Heritage Areas to improve plan provisions (e.g. Russell)
  - This would look at different 'character areas' in more detail which might require slightly different management. Such variations may be the expression of different phases of development or of different patterns of ownership, or they may reflect the operation of different 'themes' from the past.
    - topography and landscape elements
    - layout: such as parcel size, shape, land use, density of street pattern, disposition of buildings in relation to plots, sight-lines and street width
    - buildings: functional types; morphology, including plan-forms and roof shapes; architectural styles, features and motifs; prevalent building materials; building scale/ height, density type, current use
    - enclosure and definition of open spaces: relationships of buildings to open spaces, street patterns and boundaries; views in and out of spaces; linear routes (e.g. roads, waterways, railways); physical boundaries (e.g. walls, hedges, fencing)
    - designed landscapes: ornamental structures, earthworks, sculpture and water features; planting schemes (public and private); naturally occurring trees and vegetation; street furniture
    - other related factors

## Stakeholder Engagement

A stakeholder engagement plan should be put in place, rather than relying on notification of the plan.

Critical for

- establishing the heritage values of a place for different stakeholders
- identifying issues and solutions
- Getting support for policy direction

Internal consultation with Far North District Council staff and elected Members, analysis of case studies, testing and monitoring data is required to ground truth the recommendations in this report.

External consultation with key stakeholders, such as Heritage New Zealand, Department of Conservation, Iwi representatives, affected landowners, heritage special interest groups/ societies and businesses/ communities within the Historic Heritage Areas is needed to gain a deeper understanding of the issues and solutions around management of historic heritage in the District.

## Potential New Areas

There are a number of potential areas in the District that may meet the threshold to be scheduled as a Historic Heritage Area.

It is unlikely there will be sufficient time for Council to carry out evaluations of these areas before notifying the plan.

Possible FNDP management options until assessment work is completed in areas of interest:

- Use of pre-1940 demolition control *rule* (e.g. as applied in some of the Auckland Council legacy District Plan)
- Use of a pre-1944 demolition control overlay (individual buildings were mapped using aerials and historic rates survey data) - recent example in proposed Auckland Unitary Plan (now gone, as the areas have been assessed).
- Both were complicated, with advantages and disadvantages
- Less historical aerial coverage in Northland
- Ad hoc review of building typology in response at RC stage (limited because of permitted status for demo)

## CONCLUSIONS

The following key findings are noted with regard to the heritage areas reviewed:

- with the exception of Pouerua, all heritage areas formally controlled in the FNDP are 'Eurocentric' and focused on the management of effects on colonial built heritage;
- The interrelationship of sites of Maori origin and their importance in establishing either the mission settlements (Paihia, Rangihoua, Kerikeri, Te Waimate, Pouerua/Pakaraka), or early commercial entrepots (Rawene, Russell, Kohukohu) is not well recognised generally. Exceptions to this are Kerikeri and Rangihoua;
- primarily the identified areas seek to manage visual effects on groups of buildings;
- the application of such controls is inconsistent spatially, with some areas adopting visual buffers or special zones and others not;
- 'visual buffers for Kerikeri and Russell Township in fact cover wider historically subdivided areas which also relate to the core Heritage Precincts historically;
- All three Heritage Precincts within Russell are effectively sub-areas of a wider historic townscape, and should be managed accordingly;
- The Russell township special zone closely matches the historic subdivision pattern for Russell, and may be managed as part of the Russell Historic Heritage overlay;
- The Waimate North Special Zone sits squarely within the historic area of land associated with the CMS settlement purchase, and may be managed as part of the Te Waimate Overlay;
- With the exception of Kohukohu, all heritage areas do not acknowledge relatively significant numbers of individual heritage sites of different categories, which share context, landscape, archaeological and historical associations with existing precincts/areas;
- In terms of risk management, there is typically as much risk, if not more risk, to the loss of heritage values from development through modification of heritage sites that are not 'built heritage';
- While this is recognised in FNDP historic heritage policy, it is not strongly recognised in the spatial application of heritage precincts or areas as they currently exist;
- There is a reasonable case to be presented to reconsider heritage areas as overlays applied to a broader spectrum of the historic heritage resource, and in a more holistic fashion.

## RECOMMENDATIONS

The following key recommendations are made, on the basis of Stage 1 policy assessment, fieldwork and desk-top analysis:

- All heritage precincts, heritage areas and special zones are rationalised spatially to form historic heritage areas;
- Buffer zones for Russell and Kerikeri are incorporated into historic heritage areas;
- Special zones for Russell and Waimate North are incorporated into Historic heritage Areas;
- Recommendations are made to broaden the scope of historic heritage areas spatially, to assist planners developers and others to identify potential risks to classes of heritage sites other than buildings;
- Further work is required to define 'sub-areas'
- This will include review of design guidance for those areas;
- Historic Heritage Management Plans should be prepared which detail management responses and specific policies for heritage areas and sub areas;
- An example of this approach is the 2007 sustainable management plan for Kerikeri historic area prepared by DoC, HNZPT and FNDP

## **BIBLIOGRAPHY**

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Ministry for the Environment. November 2019. National Planning Standards. Ministry for the Environment

Northland Regional Council. Section 32 analysis report: proposed Regional Plan for Northland Sept 2017.

The ICOMOS New Zealand Charter, Te Pumanawa o ICOMOS o Aotearoa Hei Tiaki I Nga Taonga Whenua Heke Iho o Nehe (Revised 2010).

### **Legislation**

Resource Management Act 1991

Heritage New Zealand Pouhere Taonga Act 2014

National Policy Statements, National Environmental Standards and Regulations.

Protected Objects Act 1975

Building Act 2004

### **Plans**

Northland Regional Policy Statement 2016

Regional Water and Soil Plan for Northland

Regional Air Quality Plan for Northland

Regional Coastal Plan for Northland

Proposed Regional Plan for Northland 2019

Far North District Plan 2009

Draft Far North District Plan 2018

### **Online sources**

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Historical plans and maps; accessed at <http://www.Prover.co.nz>

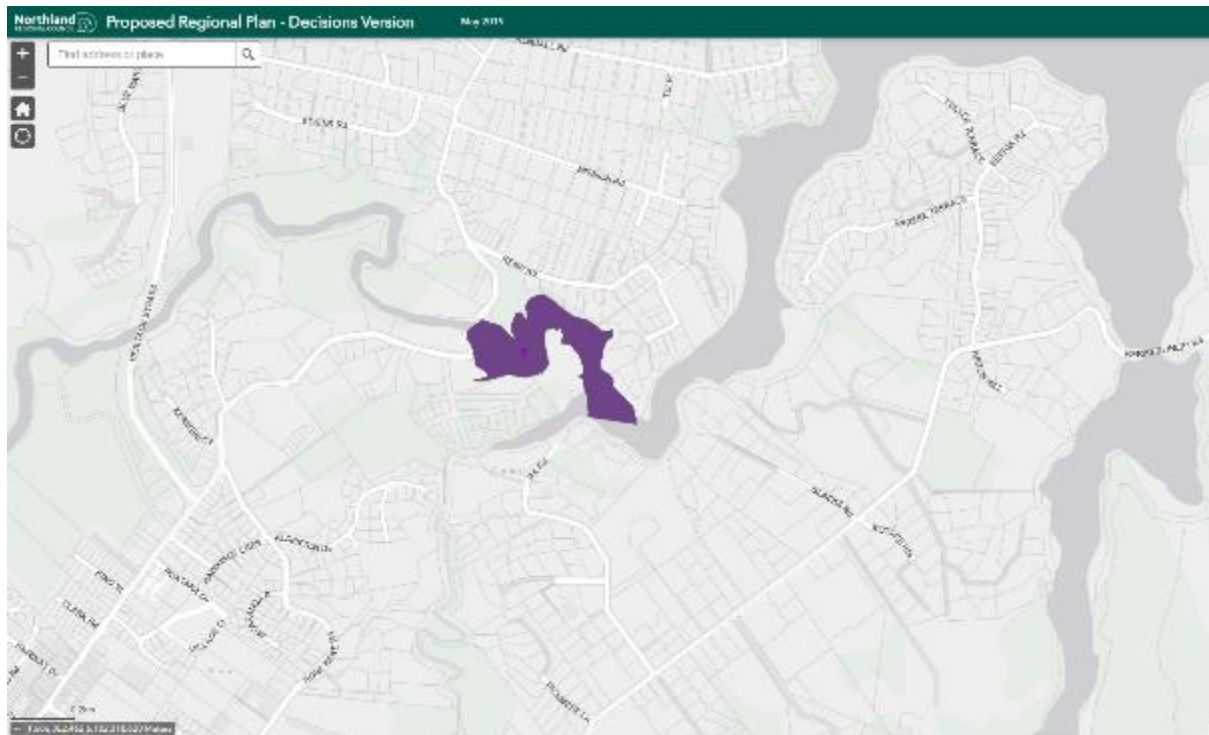
Archaeological reports, accessed at Heritage New Zealand website digital library

Historical imagery and histories from digital archives, accessed at Digital NZ

Far North District Council website, accessed at <https://farnorth.isoplan.co.nz/eplan/>

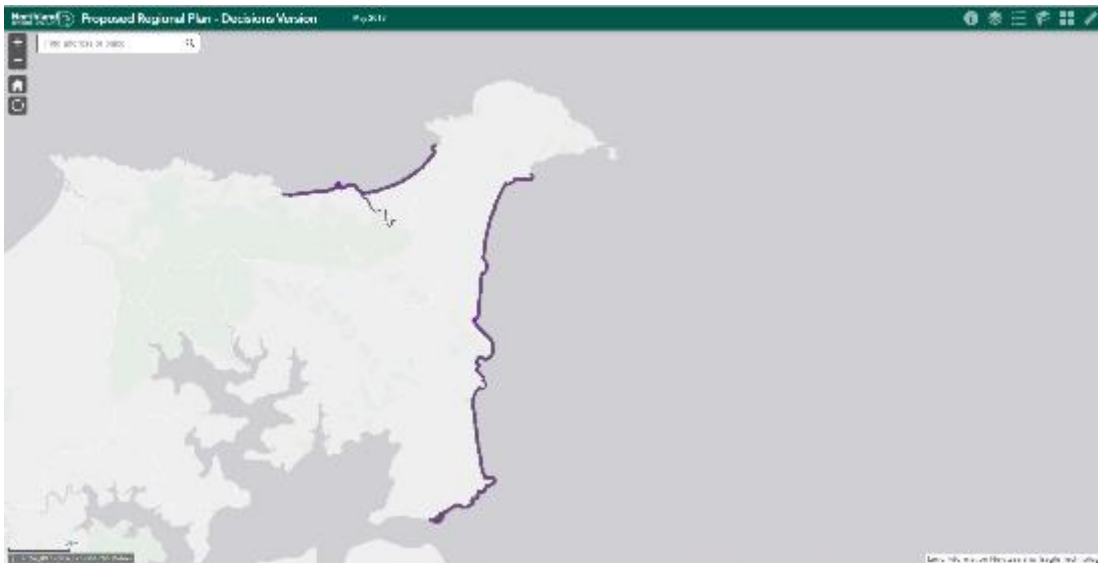
## APPENDIX 1: PROPOSED REGIONAL PLAN MAPS

Note: in addition to the historic areas there are also identified sites and areas of significance to tangata whenua. This includes some inland areas and associated archaeological sites.



Map of Kerikeri Historic Area within the CMA. Each map is accompanied by links to Documentation and Background info (Proposed Regional Plan – Appeals Version July 2019)



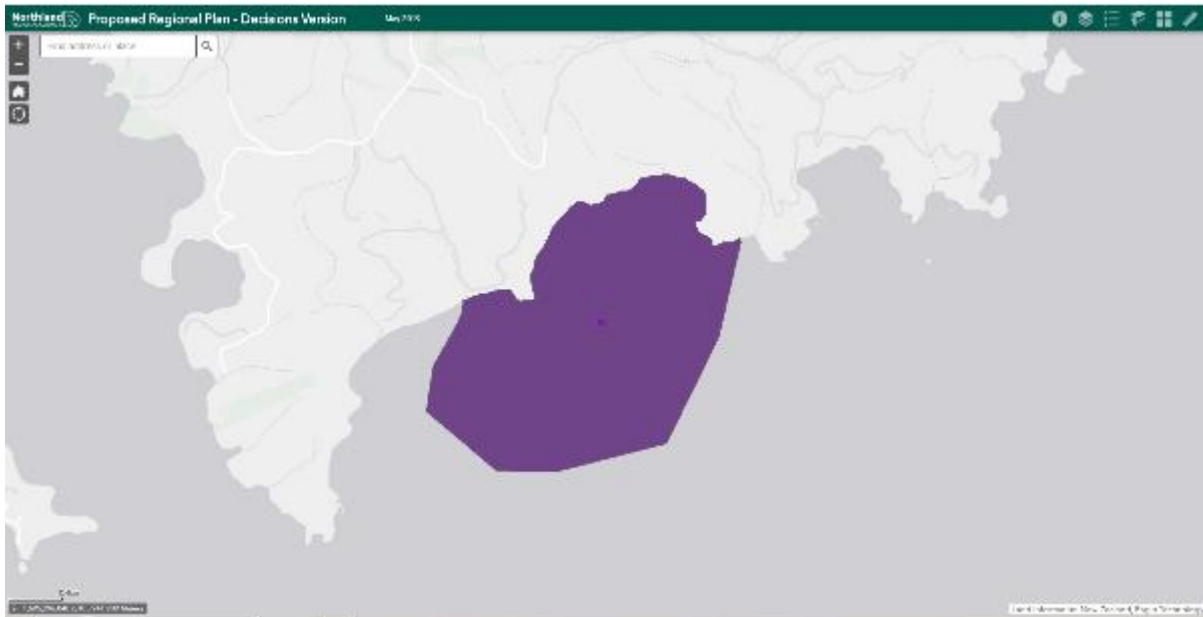


Map of Kurahaupo Historic Area within the CMA. Each map is accompanied by links to Documentation and Background info (Proposed Regional Plan – Appeals Version July 2019)

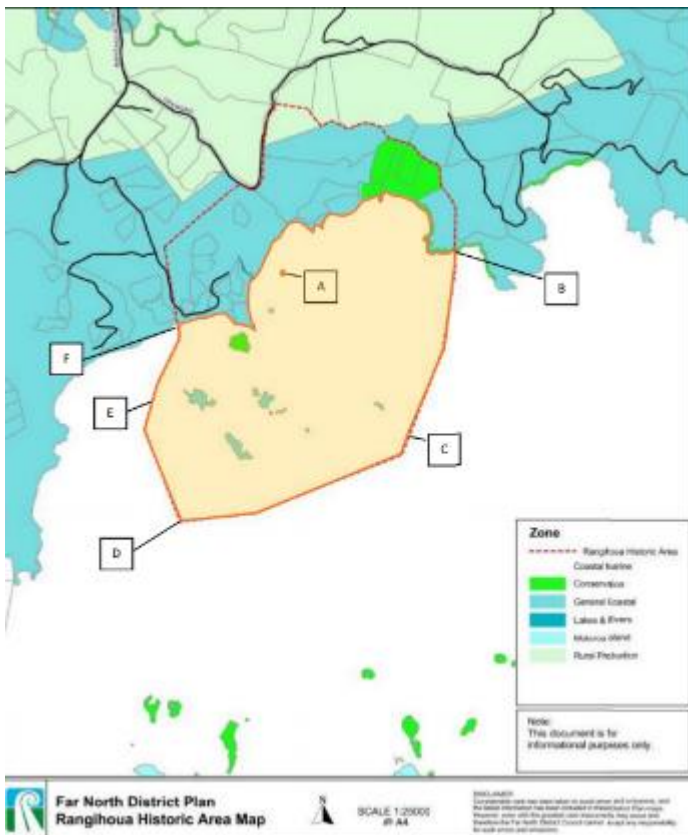


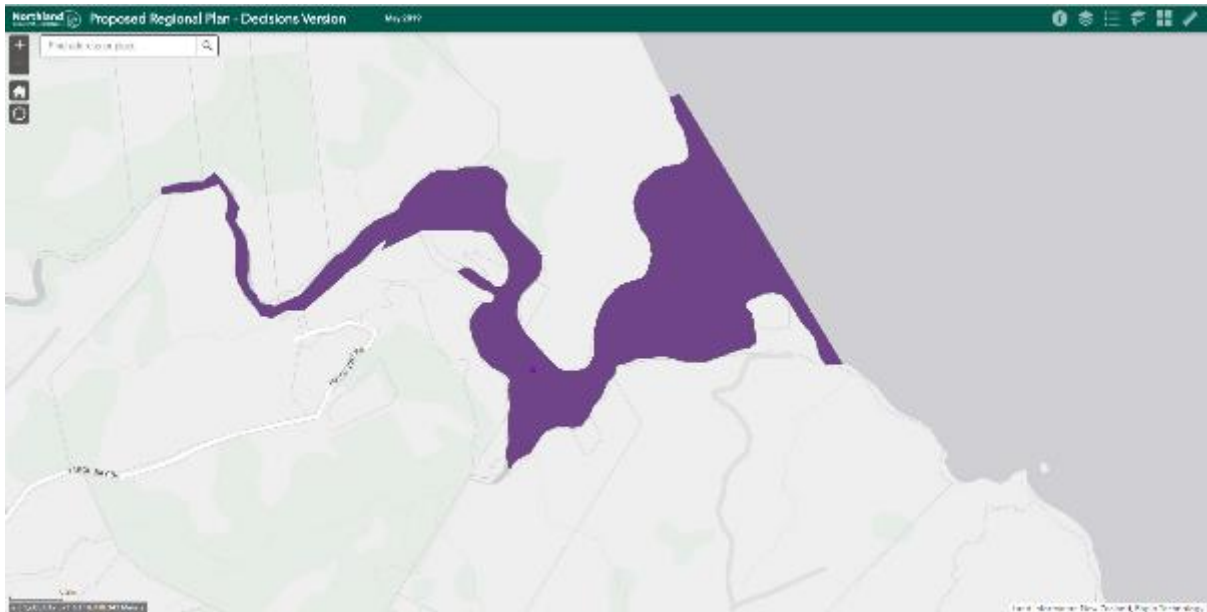
**Heritage New Zealand supplied map showing extent of Kurahaupo Historic Area outlined in red.**

Heritage New Zealand has identified the extent of place for the Kurahaupo Historic Area as shown in this plan. Kurahaupo was confirmed as a historic area by the Maori Heritage Council (MHC1994/6/30) and is on the HNZ List.

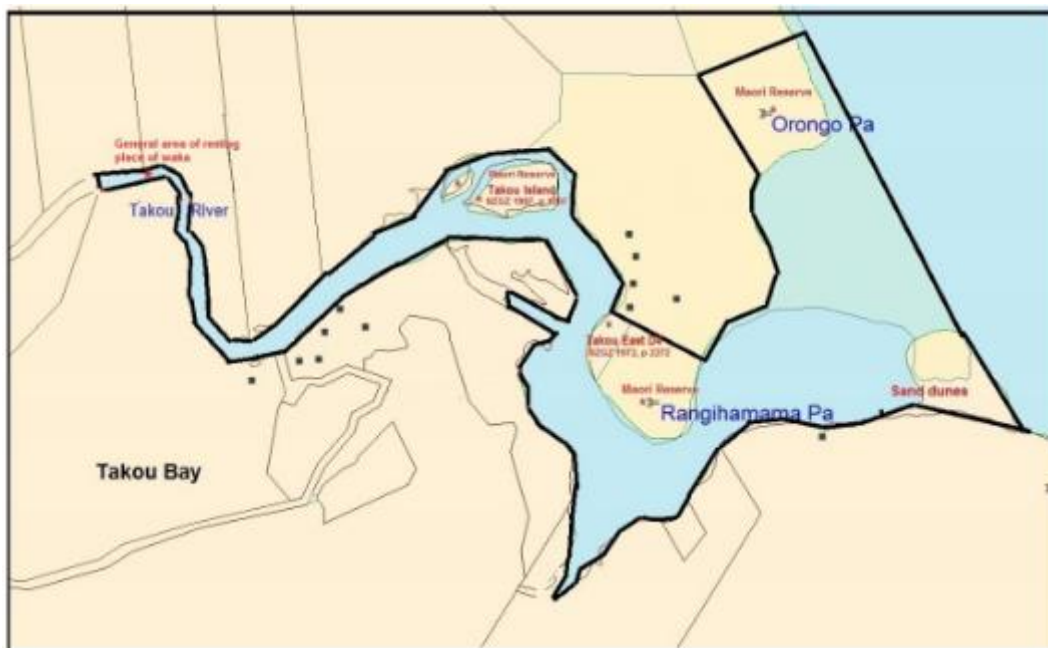


Map of Rangihoua Historic Area within the CMA. Each map is accompanied by links to Documentation and Background info. At present only the area that falls within NRC jurisdiction is protected, as the Far North District plan only includes it for information purposes (Proposed Regional Plan – Appeals Version July 2019)





Map of Te Kopua Kawai o te Whakaheke Waka Landing Site Historic Area within the CMA. Each map is accompanied by links to Documentation and Background info (Proposed Regional Plan – Appeals Version July 2019)



Extent of registration includes part of the land described as Maori Res B 380158 (NA 50B/1221), Takou East D4 (NZGZ 1972, p. 2292) and Maori Res Takou Island (NZGZ 1997, p.1207) North Auckland Land District and includes parts of the foreshore, seabed and river bed of the Takou River, Orongo Pa, Rangihamama Pa Takou East urupa and Takou Island.

Map showing inland areas currently not protected under the coastal plan (source; New Zealand Historic Places Trust Pouhere Taonga Registration Report for the Wahi Tapu Area Te Kopua Kawai o te Whakaheke 2012)