

Far North Proposed District Plan

26-29 May 2025

Hearing 12

Historic and Cultural Values

- Historic Heritage
- Sites and Areas of Significance to Māori
- Notable Trees
- Kororāreka Russell Township Zone

Contents of S42A Report Writers Overview



Each of the Four topics:

Overview of Submissions

Key Matters for Consideration

Key recommendations

Historic and cultural values – Definitions

Historic heritage has the same meaning as in section 2 of the RMA (as set out below)

- a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
 - i. archaeological:
 - ii. architectural:
 - iii. cultural:
 - iv. historic:
 - v. scientific:
 - vi. technological; and
- b. includes—
 - i. historic sites, structures, places, and areas; and
 - ii. archaeological sites; and
 - iii. sites of significance to Māori, including wāhi tapu; and
 - iv. surroundings associated with the natural and physical resources.

Heritage Area Overlays

Scheduled heritage
resources

SASM

Notable Trees

Historic and cultural values – PDP structure

Part 2 – Historic and cultural values section

Heritage Area Overlay (HA)

Broad spatial protection for areas with heritage values

Historic Heritage (HH)
Site or location specific protection of scheduled heritage resources

- Scheduled heritage resource outside HA Overlay – HH chapter for all provisions
- Scheduled heritage resource inside HA Overlay – HA and HH chapters for objectives and policies, HA chapter for rules and standards
- Located in HA overlay with no scheduled heritage resource on site or within 20m – HA chapter for all provisions

SASM

Notable Trees

Can be located within or overlap with a Heritage Area Overlay but no rules or standards in the heritage chapters for either SASM or Notable Trees

Part 3 – Zone rules

Heritage Area Overlays – Overview

'Part A' type HA Overlays

- Kerikeri — Part A
- Kohukohu
- Kororāreka Russell —
 - Part A — The Strand
 - Part B — Wellington Street
 - Part C — Christ Church
- Mangōnui and Rangitoto Peninsula — Part A
- Paihia — Part A
- Rangihoua
- Rāwene — Part A

'Part B' type HA Overlays

- Kerikeri — Part B
- Kororāreka Russell — Part D
- Mangōnui and Rangitoto Peninsula — Part B
- Paihia — Part B
- Pauerua
- Rāwene — Part B
- Te Waimate

Heritage Area Overlays – Rules/standards

'Part A' type HA Overlays

- Maintenance, repair, additions, alterations of buildings/structures - Permitted if not affecting scheduled heritage resources, comply with colour standard HA-S2 and not located in front yard
- New buildings/structures - Restricted discretionary
- Earthworks – Permitted if less than 500mm deep and 20m from a scheduled heritage resource

'Part B' type HA Overlays

- Maintenance, repair, additions, alterations and new buildings/structures - Permitted if not affecting scheduled heritage resources and comply with colour standard HA-S2
- Earthworks – Permitted if less than 500mm deep and 20m from a scheduled heritage resource

Scheduled heritage resources – Rules/standards

- Maintenance and repair – Permitted if:
 - No additions or alterations, or changes to the external visual appearance
 - Complies with heritage colours in HA-S2
- Seismic strengthening or fire protection – Permitted if not externally visible
- Additions/alterations and new buildings or structures – Permitted if not located on a site containing a scheduled heritage resource
- Earthworks – set back 20m from a scheduled heritage resource

Otherwise restricted discretionary

Infrastructure and historic heritage – Rules/standards

- Infrastructure not located within a site containing a scheduled heritage resource:
 - 'Part B' type overlays – Permitted
 - 'Part A' type overlays – Permitted if:
 - Underground
 - Maintenance/repair/upgrading within 1m of original location
 - Connections to buildings/structures for network utilities
 - New above ground infrastructure in road reserve
- Infrastructure on a site containing a scheduled heritage resource:
Permitted if:
 - Maintenance/repair/upgrading within 1m of original location
 - Connections to buildings/structures for network utilities

Historical Heritage – Overview of Submissions



- HA Overlay mapping
 - Rangitoto Peninsula
 - Paihia
 - Puerua
 - Te Waimate
 - Others
 - Topic wide matters
 - Dry-stone walls
 - Arch GIS
 - Heritage Alert layer
 - HA Overlay obs and pols
 - HA Overlay rules and standards
 - HH provisions
 - Infrastructure
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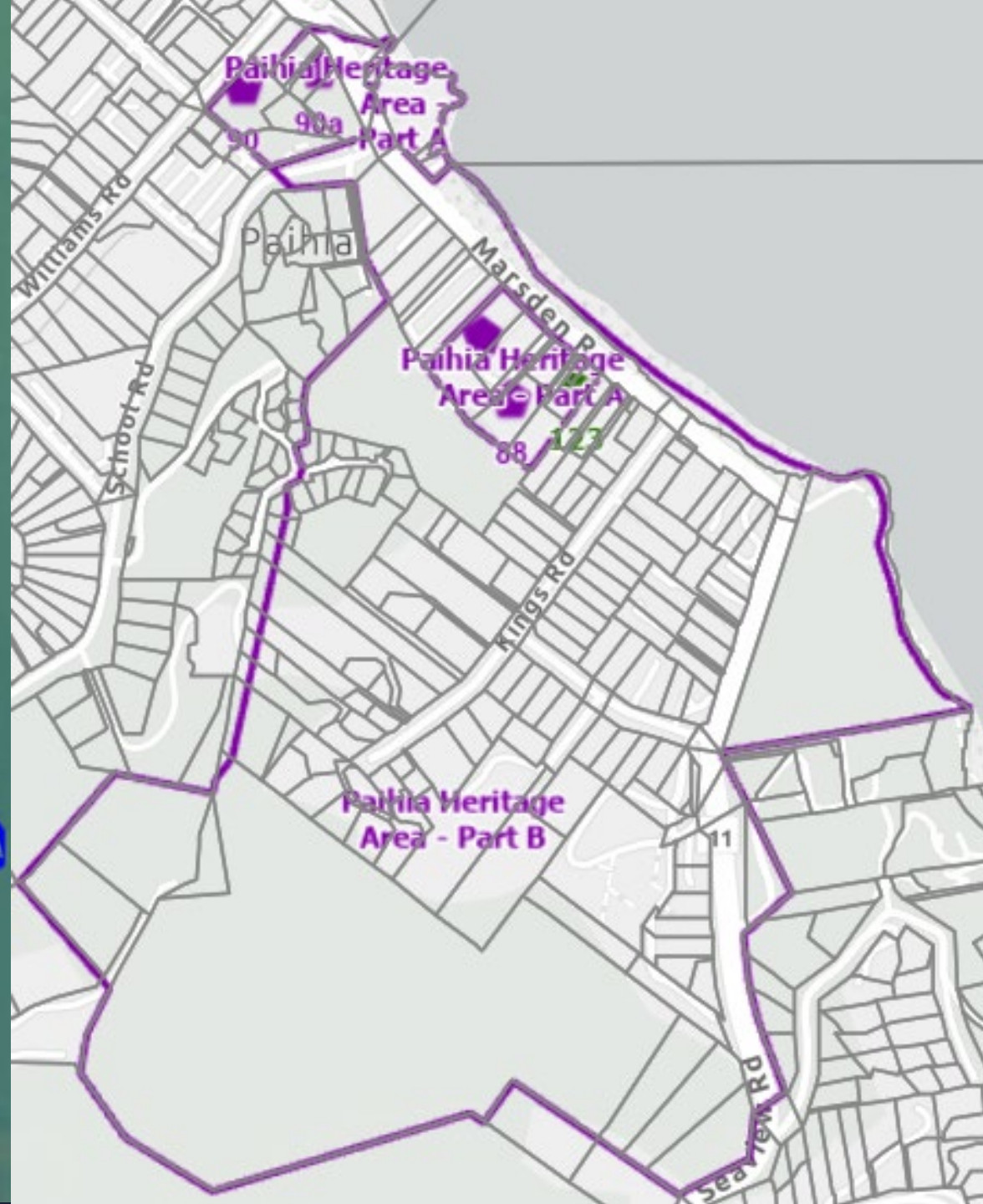
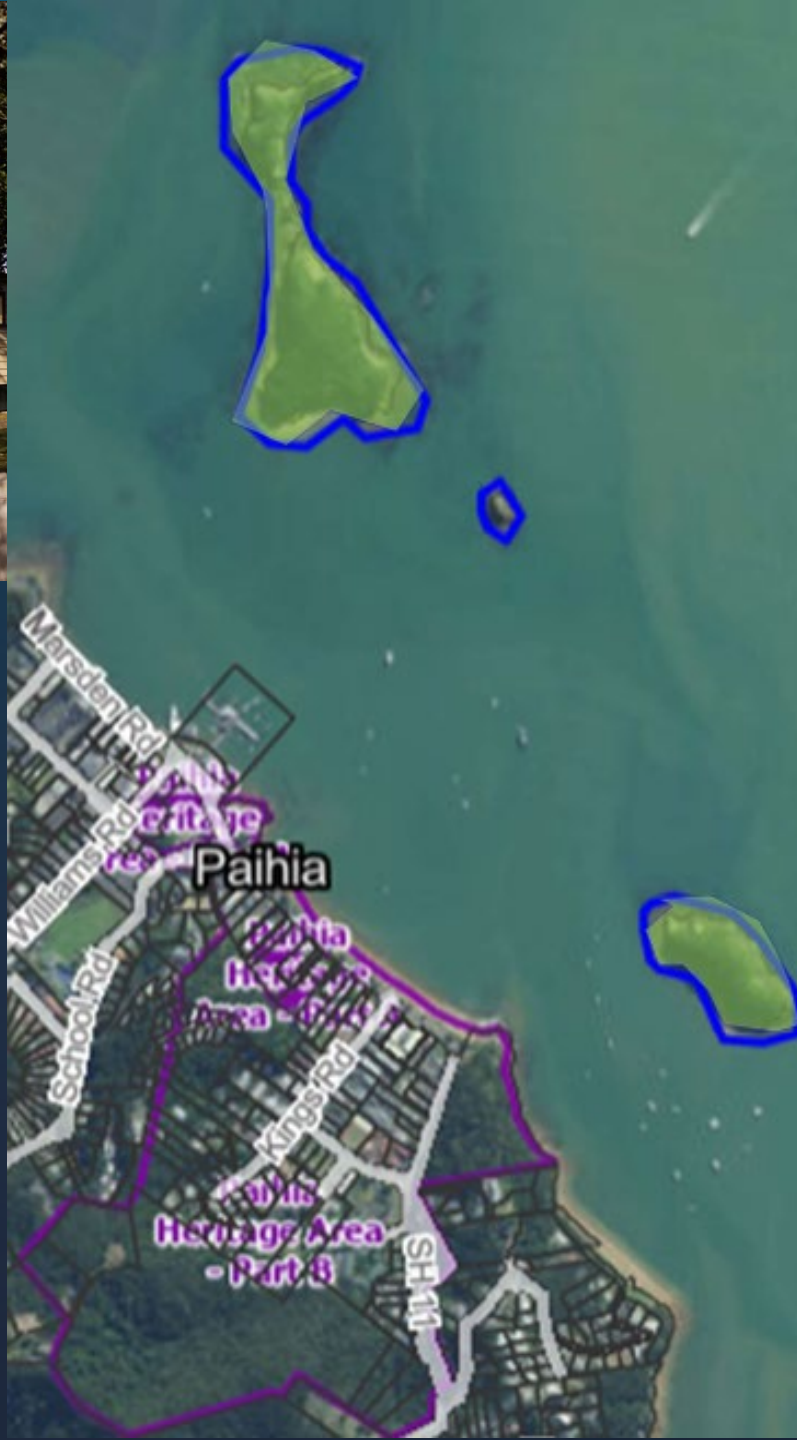


Mangōnui and Rangitoto Peninsula Heritage Area Overlay

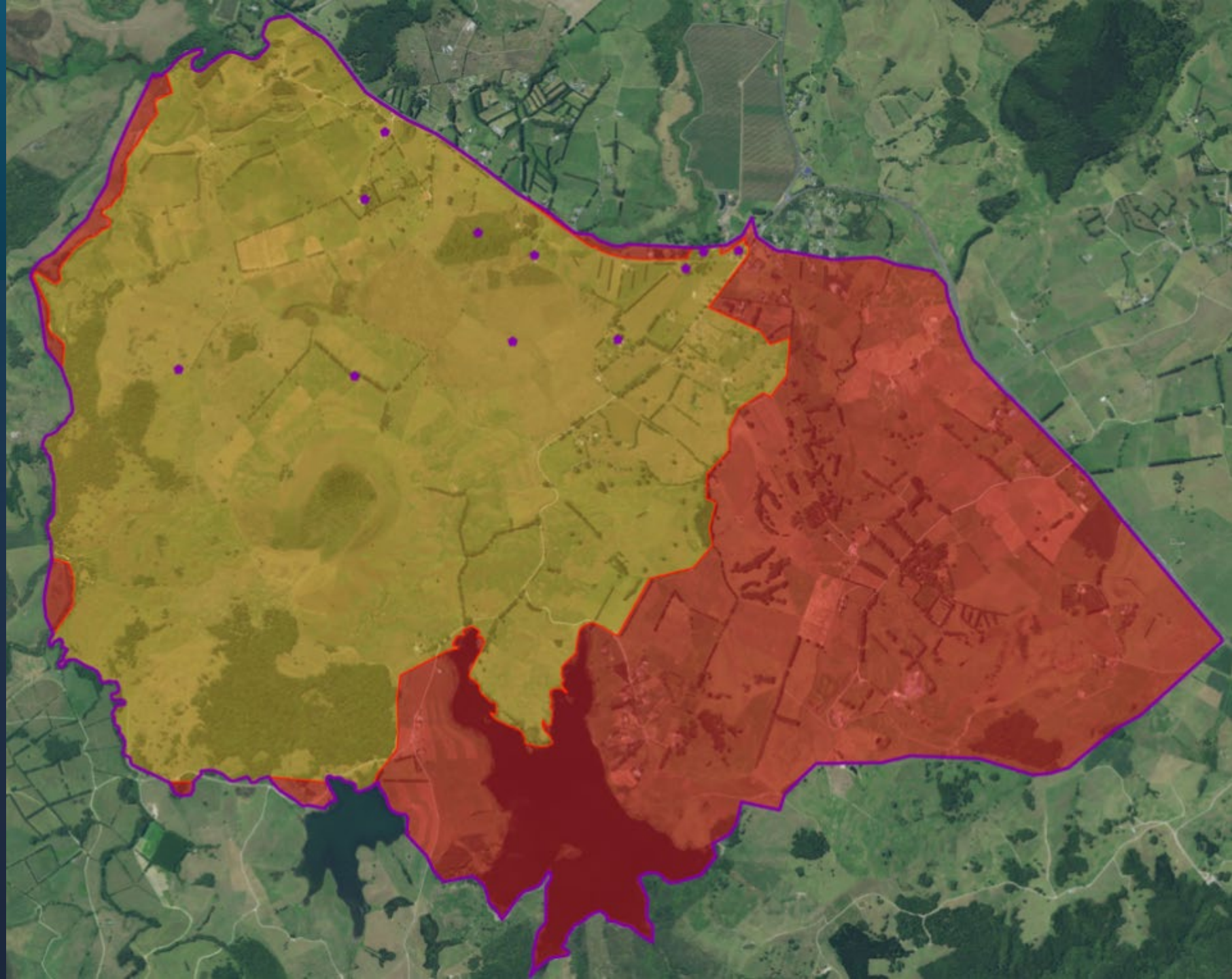




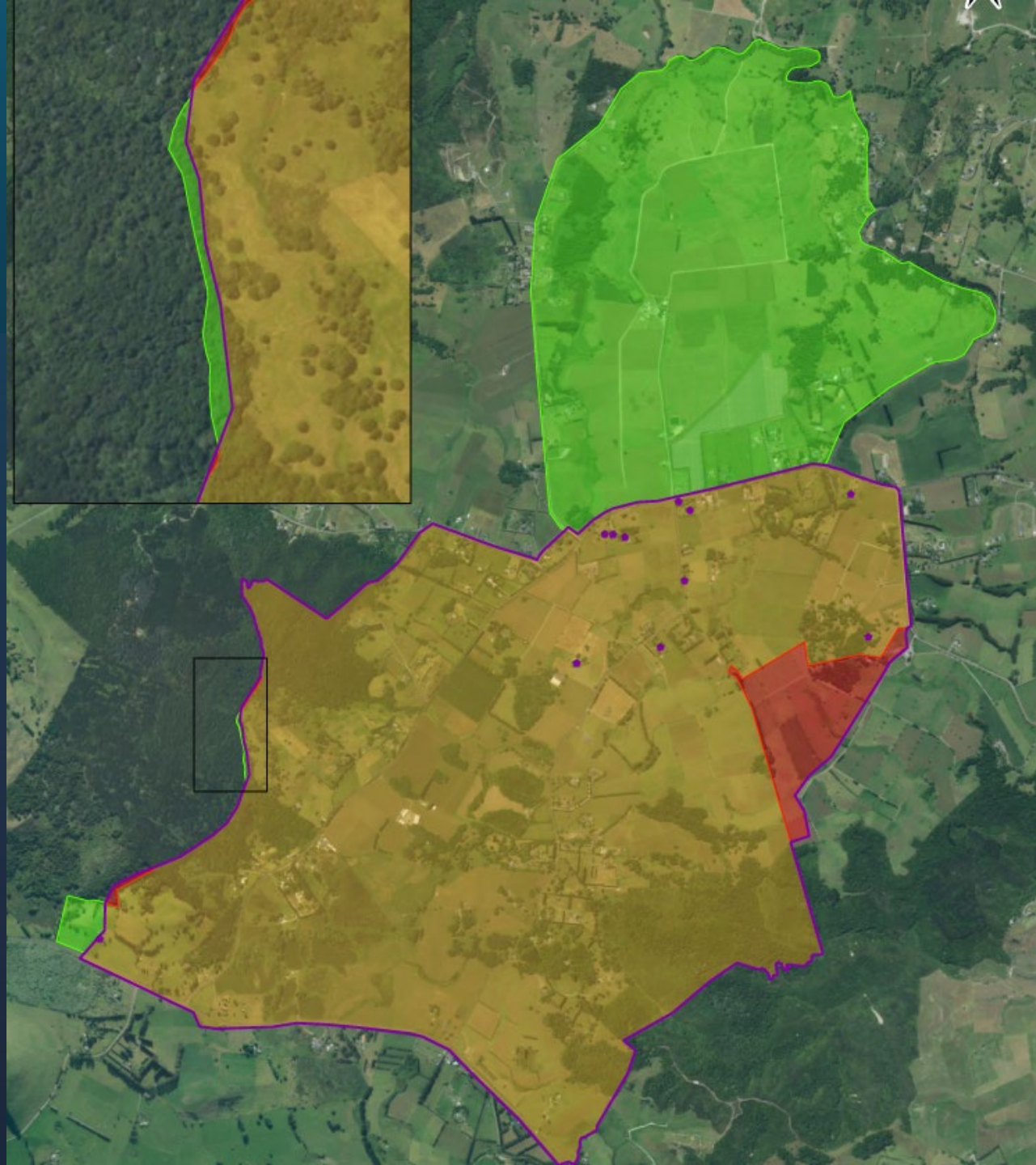
Paihia Heritage Area Overlay



Pouerua Heritage Area Overlay

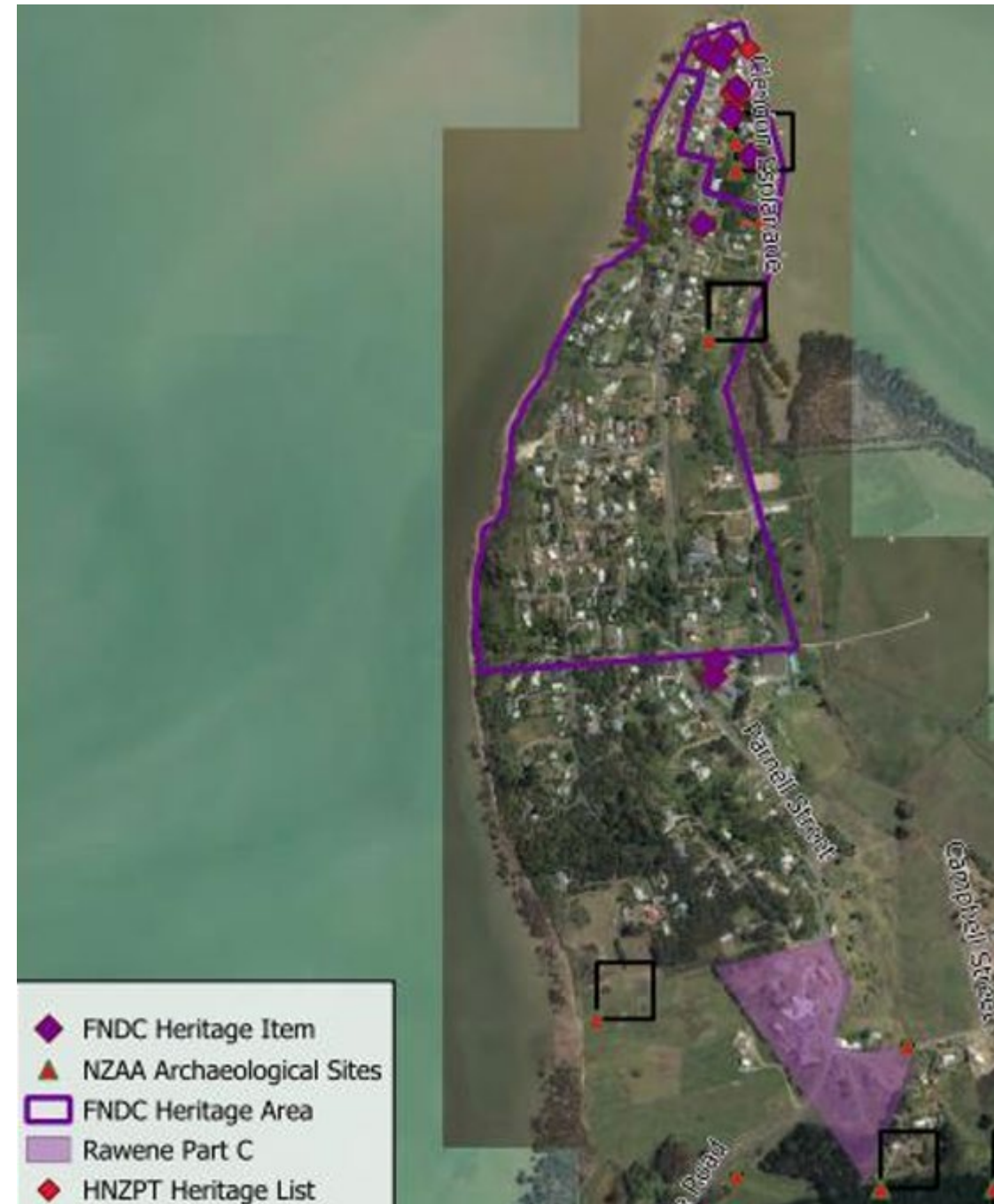


Te Waimate Heritage Area Overlay



Heritage Area Overlays – Other matters

- Rāwene Part C – around hospital site and cemetery – HNZPT
 - Waitangi – resolved to address as part of a Waitangi Special Purpose Zone under Hearing 15B – HNZPT and Waitangi Limited
 - Islands (Motuarohia, Moturua, Motukiekie) - listed in attachment to HNZPT evidence but not discussed whether pursuing a HA Overlay or Heritage alert layer
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Topic wide matters

- Dry-stone walls - HNZPT request for blanket protection of all dry-stone walls across the Far North, both inside and outside of HA Overlays
 - Heritage Alert Layers – HNZPT request for non-statutory layer used to alert landowners of the presence of heritage values with no consenting implications
 - Oruru Valley
 - Kawakawa
 - Kaeo
 - ARCHsite – HNZPT request for a non-statutory layer on FNDC GIS
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HA Overlay – Overview, objectives and policies

- Main changes:
 - Include references in overview to new areas of HA Overlay (e.g. Flagstaff Hill, Waitangi Islands)
 - Reframing objectives and policies to better reflect s6(f) wording
 - Largely unopposed through evidence
 - Federated Farmers – continues to request a sentence in the overview to "acknowledge and provide for existing and legally established rural activities as part of the rural environment"
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HA Overlay – Rules and standards

- Main changes:
 - Refining and simplifying rules to remove duplication and inconsistencies
 - Removing ambiguous language e.g. 'visible from a public place'
 - Simplifying earthworks rules to focus on risk using a depth control, rather than more arbitrary area and volume controls
 - New artificial crop protection structure rule for 'rural' HA Overlays
 - Clearer HA-S2 Heritage Colours standard and associated appendix
 - David Truscott – remains concerned with HA-S2 Heritage Colours
 - Foodstuffs – concerned with discretionary status for some activities under HA-R4
 - No other outstanding issues raised in pre-circulated evidence
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Historic Heritage chapter provisions

- Main changes:
 - Reference to 'Toi Mana – Arts, culture and heritage strategy' in overview
 - Reframing objectives and policies to better reflect s6(f) wording
 - Reference to suitably qualified and experienced heritage professional in HH-P5 relating to demolition
 - Have regard to the outcomes of HNZPT consultation and iwi/hapu management plans in policies
 - Alignment of rules/standards with HA Overlay chapter
 - No outstanding issues raised in pre-circulated evidence
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Infrastructure and historic heritage

- Main changes:
 - HH-P13 to align with the Infrastructure section 42A report and be consistent with recommendations for the heritage infrastructure rules
 - HA-R6, HA-R10 and HH-R6 – restructured based on whether a site contains a scheduled heritage resource or not and which type of HA Overlay it is in
 - Permitted pathways in all areas depending on location and purpose of infrastructure, otherwise restricted discretionary
 - Top Energy – remain concerned with the 500mm earthworks threshold, the 1m location flexibility for upgrading of infrastructure, the term 'all zones' and consistency between HA-R6 and HA-R10
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Sites and Areas of Significance to Māori - Overview of Submissions



- 33 original submitters (73 submission points)
- 242 further submitters (1820 submission points)
- Submissions from Iwi authorities, Iwi commercial entity, Iwi Development Trust , Marae Trust, Local Government, Central Government Agencies, Heritage NZ Pouhere Taonga, Infrastructure providers, interested groups and individuals.

Sites and Areas of Significance to Māori - Key Matters Raised



- Cultural appropriateness and clarity of wording in objectives, policies and rules.
- The addition and removal of sites and areas of significance to Māori from the schedule

Sites and Areas of Significance to Māori – Key Recommendations



- Amendments to Objectives
- Amendments to Policies
- Amendments to Rules
- Amendments to Schedule 3 and Planning Maps

Notable Trees - Overview of Submissions



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- 20 original submitters (42 submission points)
 - 21 further submitters (80 submission points)

Submissions from:

- Network Utility Providers
- Government Organisations
- Local Companies
- Key Interest Groups
- Individuals

Notable Trees - Key matters raised



- Clarity around Definitions
- Clarity around Policies and Rules, particularly relating to pruning and trimming of Notable Trees
- The safe and efficient use around infrastructure and network utilities
- Consideration to Emergency Tree Works
- The addition or removal of trees from the Notable Tree Schedule

Notable Trees - Key recommendations



- Amendment of the definition of Rootzone Area
- Minor amendments to the Policies and Rules
- The removal of the requirement to have a Level 6 Arborist
- Addition and removal of Notable Trees

Notable Trees – Addendum to the s42A report



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- A new definition of ‘Emergency Tree Works’
 - Amendments to the policies and rules to allow for Emergency Tree Works

Notable Trees – Key Issues raised in evidence



Top Energy has raised the following key issues in their evidence:

- Amendments to objectives and policies
 - Inclusion of a new definition for ‘Emergency Tree Works’
 - More flexible language
 - Opposed arborist supervision and the 14-day notification period.
 - Requested consistent terminology
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- David Truscott and Pacific Eco Logic provided statements but are not appearing at this hearing.

Kororāreka Russell Township Zone – Overview of Submissions



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- Key submitter – John Andrew Riddell
 - Key issue – interaction between Kororāreka Russell Township Zone and Kororāreka Russell HA Overlay
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KRTZ – Key recommendations

- Draw from ODP to expand KRTZ policies e.g. KRT-P1 to better explain the character of Kororāreka Russell and KRT-P6 to incorporate elements of the ODP design guidelines
 - Amend KRT-P2 to provide more flexibility for connections to services at subdivision stage
 - Link KRT-P6(b) to matters of discretion for buildings/structures in KRT-R1
 - Consequential amendments to align with format and structure of other zone chapters e.g. KRT-R5 for home businesses and KRT-R8 for minor res units
 - Include the words 'of the ground floor' in KRT-S5 to better align with the ODP equivalent standard
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KRTZ and HA Overlay – Outstanding issues

- John Andrew Riddell:
 - Building scale rule (KRT-S5) - does not reflect the ODP distinction between different floor area ratios within and outside the HA Overlay
 - Design guidelines – should reference the 2007 stand alone design guidelines document
 - Reference to KRT-P6(b) in KRT-R1 should be expanded out to all of KRT-P6 and applied to KRT-R8 and HA-R4 as matters of discretion
 - HA-R4 – Part D of the HA Overlay should be moved into the permitted category
 - KRTZ overview should include a statement about the capacity limits of the wastewater system
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