QuickTime™ and a decompressor are needed to see this picture.
Executive Summary

This study brings together historic heritage research and analysis that may be used by the Thames-Coromandel District Council in its forthcoming review of the District Plan. It is also intended to aid discussions regarding community heritage values as part of the Coromandel Peninsula Blueprint project and in conjunction with the development of Local Area Blueprints.

The report is divided into a number of sections, some of which supply historical information. Others provide an analysis of the current planning framework and make recommendations for increased protection of the district’s historic heritage resources under the auspices of the District Plan and specific Reserve Management Plans.

A thematic assessment approach has been taken to compiling historical information in a format that is best suited to identifying and interpreting historic heritage resources in the district.

Key aspects of the report include, in no particular order, the:

- Identification of district-wide and local area historic heritage narratives and resources
- Proposed additions to the heritage schedule of the District Plan
- Identification of historic heritage resources on council parks and reserves
- Suggested changes to the District Plan intended to improve resource consent outcomes
- Recommendations to advance the promotion and integrated management of the district’s historic heritage resources

This report is intended to serve as a discussion document in support of the Council-community partnership that is fundamental to successful historic heritage identification and protection. Historical knowledge and understanding is constantly evolving and so this report should be seen as a stepping stone or springboard, rather than as a terminus.

Cover image: Detail from ‘Conference of Lieutenant-Governor Wynyard and native chiefs in Coromandel Harbour’ [opening of the Coromandel gold fields in October 1852] Illustrated London News 1853 Alexander Turnbull Library, Wellington
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Introduction

Given the long and fascinating history of the Coromandel Peninsula, the identification, protection and promotion of the district’s historic heritage resources by the Thames-Coromandel District Council, in partnership with the community and other agencies, will help to safeguard an asset that is treasured by local people and appreciated by all New Zealanders.

Community aspirations in regard to conserving local history and council responsibilities for the sustainable management of historic heritage resources come together in this domain. Guided by the definition of historic heritage provided in the Resource Management Act (RMA), this heritage review project has attempted to organise historical information and analysis so that it can be readily used by council officials and officers in working with the district’s residents and visitors to maintain and enhance local historic heritage resources.

Thames-Coromandel District Council is already playing an exemplary role in the use and conservation of significant historic heritage resources in its care. The former Carnegie Library, Tararu Cultural Centre and former Coromandel Courthouse are three landmark buildings in the district that are a credit to the council and the community. Historic places in private or central government ownership, such as the Colville General Store, St Paul’s Anglican Church in Kennedy Bay, and Hikuai School attest to the widespread community pride in historic buildings and their ongoing practical use in a diverse range of environments and communities. There can be no doubt that the people of the Coromandel Peninsula value their history and wish to protect their heritage sites, structures, and stories so that they can be enjoyed now and into the future.

Coromandel Harbour (@ Anne Challinor July 2009)
Authorship

This report has been prepared by Dr Ann McEwan (Heritage Consultancy Services, Hamilton). Historians Helen McCracken and Dr Stephen Hamilton prepared the thematic chapters. Dr Louise Furey (CFG Heritage) has provided archaeological information and advice to the project. Dr Greg Mason (Inform Planning) provided specialist planning input. Susan Gresson helped to prepare the appendices and Anne Challinor was the project photographer.

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Project Scope and Limitations

This report is intended to provide a historic overview of the Coromandel Peninsula and is particularly focused upon making recommendations that may be considered as part of the forthcoming TCDC District Plan review.

While the author is aware of the cultural diversity of the Peninsula, both historically and in the present day, this report does not presume to tell the story of the district from a tangata whenua perspective. Nor does it purport to be a research project based on primary research material, such as oral histories, family diaries, or historic newspapers.

While every effort was made to ascertain the accuracy and credibility of the source material used during the preparation of this report, the author acknowledge that history can at times be fragmentary, controversial and open to multiple interpretations.

Please note that this thematic study aims to outline only briefly the pre-European history of the Coromandel Peninsula. It does not presume to provide a detailed Maori settlement history on behalf of tangata whenua. TCDC is in the process of engaging with hapu and iwi through iwi authorities to facilitate appropriate ways of accessing the iwi histories of the District. If appropriate, this information may in the future be able to sit beside this document.

For further information regarding iwi histories of the district please contact Thames-Coromandel District Council, in the first instance, to be put in touch with the appropriate iwi authorities.
In line with national and international best practice a thematic heritage assessment has been developed to assist in the identification and interpretation of the Coromandel Peninsula’s historic heritage places, sites, structures and narratives.

The following framework is based upon the Canadian National Thematic Framework (2000) but has been modified to suit local circumstances. The Canadian thematic framework was selected for its relevance in a fellow settler society and its brevity, which lends itself more readily to heritage interpretation outputs.

The five principal themes and their associated sub-themes, are intended to act as a sieve, or a test bed, for assessing the breadth of historic heritage resources that the district may acknowledge, identify, manage and interpret.

An individual historic heritage resource, whether a building, archaeological site or wahi tapu area, may have a number of themes attached to it. ‘The consistent organizing principle for the Thematic Framework is activity’ (Australian Heritage Commission, p. 4). The themes are not arranged in a chronological sequence and should be seen as being inclusive of men, women and children and of people of all ethnic groups, religious beliefs and political persuasions. No theme is more or less important than another.

1. Peopling the Land:
   - Coromandel’s earliest inhabitants - Te Tara-o-te-ika-a-Maui
   - Early European settlement
   - Gold, timber and gum settlements
   - Farming
   - Population growth
   - Holiday settlements
   - People and the environment

2. Building economies:
   - Barter and exchange
   - Extraction and production
   - Trade and commerce
   - Technology and engineering
   - Labour
   - Communications and transportation

3. Governing the Coromandel:
   - Politics and political processes
   - Government institutions (local and central)
   - Security and law
   - Military and defence

4. Building Communities:
   - Religious and welfare institutions
   - Education and self-improvement
   - Social groups and classes
   - Serving the Community

5. Mind and Body:
   - The Arts
   - Sport and Leisure
   - Invention and Discovery
   - The Great Escape
Legislative Backdrop and Strategic Alignments

Identification and interpretation are two of the three key principles of heritage management. The third is protection, whereby identified heritage resources are conserved in order that they can provide a physical reminder of past peoples, events and activities. A number of central government statutes and local government policies direct and promote the sustainable management of the district’s historic heritage resources.

Resource Management Act 1991 (RMA)

The RMA establishes the statutory basis for the District Plan. It is the principal statute for the management of land, subdivision, water, soil, the coast, air and pollution control.

Part 2 of the RMA states the Act’s purpose and principles:

PURPOSE AND PRINCIPLES
5. Purpose
1. The purpose of this Act is to promote the sustainable management of natural and physical resources.
2. In this Act, ‘sustainable management’ means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while
a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and

c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6. Matters of national importance - In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development:
b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development:
c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers:
e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
f) The protection of historic heritage from inappropriate subdivision, use and development.
(g) The protection of recognised customary activities.

Historic heritage is defined in the Resource Management Act as ‘[t]hose 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 includes
(i) historic sites, structures, places, and areas; and
(ii) archaeological sites; and
(iii) sites of significance to Maori, including waahi tapu; and
(iv) surroundings associated with the natural and physical resources.

Under s187 of the Act the Thames-Coromandel District Council is a Heritage Protection Authority and thus can issue heritage orders as a means of protection.

National Library Act 2003

Legal Deposit provisions under the Act allow for the collection and preservation of published documentary heritage ‘for the benefit of all New Zealanders’.

Public Records Act 2005

Thames-Coromandel District Council is required to collect and adequately store Council records and archives under this Act.

The Historic Places Act 1993 (HPA)

The primary purpose of the HPA is to promote the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand (s.4(1)).

Statutory protection of archaeological sites is established by the HPA. Any person wishing to undertake work that may damage, modify or destroy an archaeological site, or to investigate a site by excavation, must first obtain an authority from the New Zealand Historic Places Trust for that work (ss.10-20 of the HPA).

An ‘archaeological site’ is defined in the Historic Places Act 1993 as:

Any place in New Zealand that
(a) either –
   (i) was associated with human activity that occurred before 1900; or
   (ii) is the site of the wreck of any vessel where that wreck occurred before 1900; and
(b) is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand (Historic Places Act 1993).

Under the HPA, the New Zealand Historic Places Trust also has the responsibility to establish and maintain a register of historic places, historic areas, waahi tapu, and waahi tapu areas for the purposes of:

• informing members of the public about historic places, historic areas, waahi tapu, and waahi tapu areas
• notifying owners of historic places, historic areas, waahi tapu, and waahi tapu areas where necessary for the purposes of the HPA
• assisting historic places, historic areas, waahi tapu, and waahi tapu areas to be protected under the RMA
The Building Act 2004

In administering its functions under the Building Act, a territorial authority can adopt a flexible approach with heritage buildings, and one of the Act’s stated purposes is “the need to facilitate the preservation of buildings of significant cultural, historical or heritage value” (s.4).

The territorial authority grants or refuses an application for a building consent based largely on compliance with the building code. Currently the Building Act links with the Historic Places Act through Project Information Memoranda (PIMs) and building consent processes. These links provide an ‘early warning system’ and enable the Trust to fulfill its statutory function to advocate the protection of historical and cultural heritage in the public interest.

The Building Act also contains provisions relating to managing dangerous or unsanitary buildings. These provisions may require owners of heritage building to strengthen their building or remove any danger.

Also relevant to the development and implementation of Council policy with regard to historic heritage are the following:

Reserves Act 1977

Conservation Act 1987

Under the Act the Department of Conservation’s definition of historic and cultural heritage is:

Any natural feature, land, water, archaeological or historic site, building or other structure, facility, object, event or tradition, or combination of these, which contributes to an understanding and appreciation of New Zealand’s history and cultures.

Crown Forests Asset Act 1989

Local Government Act 2002

At the regional and local government level the following policies and plans are relevant to historic heritage identification and protection:

Environment Waikato Regional Policy Statement

This is currently under review and its next iteration will be predicated in part upon the 2003 amendment to the RMA in which the sustainable management of historic heritage was made a matter of ‘national importance’. The 2009 RPS discussion document, which has been recently notified, is also proposing the development of a regional Cultural Heritage Inventory, based upon the Auckland Regional Council’s model. It is intended that a Waikato CHI would bring together historic heritage information from across the region and aid in identification, assessment and interpretation of historic heritage resources, including those with archaeological values.

Whaia te Mahere Taiao a Hauraki – Hauraki Iwi Environmental Plan 2004

This plan includes consideration of wahi tapu and cultural heritage identification and management. It is not recognised by Ngati Maru but may provide a platform for developing Council-iwi historic heritage partnerships with members of the Hauraki Maori Trust Board.
Thames-Coromandel District Council District Plan

The proposed District Plan includes within it the following objective in which the assessment criteria for identifying historic heritage resources are implicit. It is to be hoped that the review of the District Plan gives rise to a set of explicit assessment criteria, ideally based upon the definition of historic heritage in the RMA.

TCDC DP Objective 214.3

To conserve, protect and enhance the buildings, items, streetscapes, trees, landscape features, archaeological sites and waahi tapu, which are of cultural, historic, architectural, aesthetic, scientific or special heritage significance in the District and to ensure that new works do not compromise their significance.

Parks, Reserves and Cemeteries - Asset Management Plan for the Thames-Coromandel District Council 2006

The Thames-Coromandel District Council owns approximately 2200 hectares of parks and reserves in the district. In addition to the physical assets there are also a number of local reserve management committees and local interest groups that provide valuable information and input with regard to management of parks and reserves.

TCDC Heritage Strategy 2007

Actions identified in the Heritage Strategy that are being implemented through the Heritage Review Project include:

Maintain registers of heritage items – the description of this action in the Strategy includes adding the NZHPT registered archaeological sites to the District Plan. This action should be reconsidered in view of the relative significance and integrity of the registered sites (see Note appended to the NZHPT register

Update the registers – Strategy mentions updating only with new NZHPT registrations. The Heritage Review Project is predicated on the presumption that the District Plan Schedule will also be updated with additional items that may not be registered by NZHP but are nevertheless considered to have historic heritage significance that should be protected under the auspices of the District Plan.

Zone Heritage Areas

Protection of trees – in as much as some elements of the natural environment may be said to embody New Zealand’s culture and history thanks to their association with human activity, trees can be historic heritage features. Coromandel kauri giants, for example, are associated with both the exploitation of Coromandel resources and their conservation. A multi-disciplinary review of the Coromandel and Thames Tree Registers, which should include the identification of other notable trees outside these areas, is desirable as part of the District Plan review.

Establish a Heritage Committee – the Hauraki Heritage Forum has been revived in 2009 and this group of community groups and key stakeholders may undertake some of the promotional activity envisaged in the Heritage Strategy. The desirability of a designated TCDC Heritage Standing Committee has not been the focus of this project but it might be given some further consideration during the District Plan review process. If such a committee were to be established it would need to be supported by and aligned with a designated Heritage Planner position in the Policy and Planning department.
TCDC Historic Heritage SWOT Analysis

Strengths

The Coromandel Peninsula has a rich history and heritage, one that illuminates the development of local communities and has national resonance and significance.

There is a well-established awareness of the history of the district, especially as regards its history of Maori settlement, European discovery, mining and timber industries, and its longstanding role as a visitor and lifestyle destination.

The existing framework offered by District Plan, and other council policies, including Reserve Management Plans and the District Cemetery Policy, provides a foundation for effective heritage identification and protection.

Many organizations, groups and individuals stand ready to assist the Council in identifying, protecting and promoting the district’s historic heritage values.

Council has shown itself to be a good steward of historic buildings and recognises the value of conservation plans and assessment reports in facilitating good heritage outcomes.

Weakness

Only historic heritage resources located in the vicinity of Thames and Coromandel are scheduled in the District Plan. This has the unintended consequence of suggesting the rest of the Peninsula has no historic heritage resources that merit the protection afforded by the District Plan.

Resource consent outcomes for scheduled historic heritage buildings in Thames and Coromandel have not bee altogether positive. (Please see the Built Heritage Monitoring Study undertaken by Dr Greg Mason appended to this report.)

The information required to process resource consent applications effectively and communicate the district’s historic heritage values to residents and visitors is either lacking or difficult to access.

The 2007 TCDC Heritage Strategy places a high value on the work of the NZHPT in identifying and registering historic places and areas. While that is a key function of the Trust it is not sufficient for the council to rely solely on the NZHPT in this area. The Trust may not consider local historic heritage resources meet the requirements for registration, despite the fact that there is a high level of interest and support within the community for identification and protection by the council. Equally the RMA places a requirement upon territorial authorities to sustainably manage natural and historic heritage resources, regardless of whether the latter are registered by the NZHPT.
Opportunities

Promotion of the Peninsula’s rich history and the numerous historic heritage sites, structures and resources that exist in every community area within the district can enhance community well-being, inspire young and old to learn more about their local history, and facilitate authentic cultural tourism experiences.

The Council’s relationship with Coromandel iwi and hapu can be fostered and enhanced through a shared commitment to identifying and protecting the Maori history of the Peninsula.

Partnerships with community groups and historic heritage protection agencies can improve identification and protection outcomes and extract the greatest value from the financial and human capital required in this area.

Increased council integration under the umbrella of historic heritage identification, protection and promotion has the potential to enhance the council’s community profile, asset management effectiveness and fiscal responsibility.

Threats

Council policy and practice may not deliver the outcomes for historic heritage identification and protection required by the RMA and desired by local communities.

A lengthy delay between identification of historic heritage resources and their scheduling on the District Plan, if that is the appropriate protection mechanism, may lead to loss of heritage values.

Confusion as to the difference between historic heritage and character values, the former defined in the RMA and the latter having more to do with visual appearance and often favouring a Victorian ‘time-warp’ approach, may lead to poor outcomes for historic heritage protection and conflict between Council and local residents.

Community misunderstanding or misinformation as to what historic heritage protection can be achieved under the District Plan, and the cost to ratepayers of both regulatory controls and non-regulatory incentives, may undermine Council efforts in this area.

Fragmentation and lack of communication between Council departments may compromise historic heritage service delivery and place unnecessary limits on the financial and personnel resources needed in this area.

Damage and destruction of archaeological sites and Maori historic heritage values may occur through uninformed subdivision and development processes.

Demolition by neglect of historic heritage buildings, sites and places may occur if the Council focuses solely on the resource consent process for achieving historic heritage protection outcomes.

The community may become dissatisfied with Council efforts to identify, protect and promote historic heritage values if communication is poor or inadequate.
Identification

Before historic heritage sites, structures, buildings or places can be protected or promoted they must first be identified. Sometimes identification happens only when a building or archaeological site is under threat of demolition or destruction but ideally identification is undertaken proactively by council working in partnership with local communities and heritage professionals. Identification of sites and places of significance to local iwi and hapu should ideally also arise out of a proactive relationship with Council, although some information may

Historic heritage identification recommendations:

- **District-wide historic heritage resources should be identified in consultation with local communities and key stakeholders.**

Using this report and the existing Heritage Registers for Thames and Coromandel as the basis for focused consultation with local iwi, community groups, key stakeholders and interested individuals should affirm and extend the list of identified historic heritage resources in the district.

- **Consistency of nomenclature between the TCDC District Plan heritage registers and the NZHPT Register of Historic Places is desirable to aid in the ease with which historic heritage resources can be identified.**

It is recommended that a co-operative review exercise be undertaken by NZHPT and TCDC staff in order to align registers and establish the accuracy of address/location information.

- **Further research is needed to identify the historic heritage values of the District’s trees and other natural features.**

If trees on the District Plan are to be identified as having historic heritage value further research is needed, particularly where they relate to sites and structures, for example at the Ngati Maru pa site and Victoria Park recreation area in Thames. More comprehensive information lends itself to better and more holistic management decisions made in partnership by Parks and Reserves and Policy Planning staff working in tandem.

- **Develop a single integrated Historic Heritage Inventory for the Coromandel Peninsula**

This could be developed by the Council in collaboration with the NZ Historic Places Trust and Department of Conservation, which in turn may be included within Environment Waikato’s Cultural Heritage Strategy.

Historic heritage resources currently identified by the NZ Historic Places Trust and the Department of Conservation are listed below. Refer to the ‘Protection’ section for an enumeration of historic heritage resources from a Council perspective.
New Zealand Historic Places Trust

There are currently 172 heritage items in the Thames-Coromandel District Council area registered by the NZ Historic Places Trust. The majority of the registered historic places in Coromandel Peninsula are historic buildings, but there are also a substantial number of pa, middens, terraces and pits that are registered by the NZHPT and relate to the pre-European Maori settlement of the Peninsula.

The following paragraphs are taken from the NZ Historic Places Trust web site. They explain the function of the NZHPT’s Register and its role as an identification tool that may also assist in the management of historic heritage resources.

Rarangi Taonga: the Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas is the national schedule of New Zealand’s treasured heritage places. It is established under the Historic Places Act 1993, and compiled by the New Zealand Historic Places Trust Pouhere Taonga. Registration means that a place or area is included on the Register.

Why is the Register important?

The Register:

i. Identifies and informs owners, the public, community organisations, government agencies and local authorities about significant heritage; and

ii. Assists heritage to be protected and conserved.

What does registration mean?

Registration:

• is an information and advocacy tool – it is the established national means of identifying important heritage in a locality;
• does not equal automatic protection;
• does not directly create regulatory consequences or legal obligations on property owners;
• can provide heritage funding opportunities;
• does not directly create specific rights or control over property; and
• can lead to heritage properties being considered for inclusion in district plan heritage schedules.

How does registration link with district plans?

District plans are administered by local authorities and set out the changes that can be made to a property. Most district plans control proposed changes to heritage places and sites listed in the plans. The NZHPT can get involved in this process and advocate for the retention of heritage values.

Local authorities are required to notify the NZHPT if a project information memorandum (PIM) or building consent application is received regarding a registered property. This allows the NZHPT to offer conservation advice to property owners. The fact that a property is included in the Register should be noted on any relevant land information memorandum (LIM) supplied by a local authority.

The Four Parts of the Register

The Register is divided into four parts:

iii. Historic Places include bridges, memorials, pa, archaeological sites, buildings, mining sites, cemeteries, gardens, shipwrecks, and many other types of places.

iv. Historic Areas are groups of related historic places such as a geographical area with
a number of properties or sites, or a cultural landscape. Emphasis is on the
significance of the group.
v. Wahi Tapu are places sacred to Maori in the traditional, spiritual, religious, ritual or
mythological sense.
vi. Wahi Tapu Areas are groups of wahi tapu.

Historic places are further divided into two categories: Category I status is given to places of
'special or outstanding historical or cultural heritage significance or value'; Category II status
to places of 'historical or cultural heritage significance or value'.

Places may be significant because they possess aesthetic, archaeological, architectural,
cultural, historical, scientific, social, spiritual, technological or traditional significance or value.

The following list details those historic places and areas that are currently registered by the
NZHPT. The list includes the NZHPT register number for each item, and the class of
registration, whether Category I or II. Some corrections and additions have been made for
accuracy and to aid in finding.

Note: The archaeological sites on the Historic Places Register were entered in the mid-1980s,
prior to the Trust developing rigorous assessment criteria for inclusion. They are
predominantly on land previously designated State Forest. The sites overall are not
representative of the range of archaeological sites on the Coromandel Peninsula, nor are they
the most significant or best preserved. The selected examples are not actively managed to
remove wilding pines, and several of the forest areas containing the sites have been logged
over in recent years.

128 A & G Price's Foundry
208 Beach Road, Thames Category I

2662 All Saints’ Anglican Church
884 Manaia Road, SH 25, Manaia Category II

697 Assay House
2 Kapanga Road, Coromandel Category II

4609 Band Rotunda
Victoria Park, Brown Street, Thames Category II

4610 Boer War Memorial
Victoria Park, Brown Street, Thames Category II

129 Brian Boru Hotel
200 Richmond Street, Thames Category I

4611 Briars Houses
Tiki Road, Coromandel Category II

4666 Burke Street Wharf
Waiotahi Creek Road, Thames Category II

4630 Cadman House
Whangapoua Road, Coromandel Category II

4612 Campbell House
Whangapoua Road, Coromandel Category II

4613 Catherine [Kathleen] Mine Machinery Foundations
Hauraki Road, Coromandel Category II

4615 Coroglen Hall
Watt Street, Coroglen Category II

4616 Coromandel Drapery [former]
Kapanga Road, Coromandel Category II

7269 Coromandel Historic Area
Rings Road, Coromandel Historic Area
4617 Cottage
222 Watt Street, Coromandel Category II
4618 Cottage
5 Owen Street, Whitianga Category II
4619 Cottage
3 Owen Street, Whitianga Category II
4620 Cottage
20 Victoria Street, Whitianga Category II
4621 Cottage
1 Coghill Street, Whitianga Category II
4667 Darling House
Tiki Road, Coromandel Category II
4622 Elliot House
Kennedy Bay Road, Driving Creek, Coromandel Category II
699 Fairlawns [house]
575 Rings Road, Coromandel Category II
702 former Cornwall Arms Hotel
407 Cochrane Street, Thames Category II
4680 former Courthouse & Post Office
355 Kapanga Road, Coromandel Category I
2667 former Lady Bowen Hotel
506 Brown Street, Thames Category II
704 former Mine Manager’s house
1737 Rings Road, Coromandel Category II
4629 Four Oaks [house]
Rings Road, Coromandel Category II
130 Government Battery
Buffalo Road, Coromandel Category I
2666 former Hauraki Mine Office
692 Rings Road, Coromandel Category II
6270 Headland Pa
Matariki Forest, Whangamata Category II
6278 Headland Pa
Maungaruawahine, Opoutere Category II
4654 former Health Shop
5 Coghill Street, Whitianga Category II
6240 Hilltop Pa
Kennedy’s Bay Category II
705 Holy Trinity Anglican Church
Parawai Road, Thames Category II
4631 former Hospital
19 Buffalo Road, Whitianga Category II
4632 former Hospital
1740 Rings Road, Coromandel Category II
709 House
727 Tararu Road, Thames Category II
710 House
746 Tararu Road, Thames Category II
711 House
750 Tararu Road, Thames Category II
4633 House
200 Queen Street, Thames Category II
4635 House
SH 26, Hikutaia Category II
5384 House
306 Richmond Street, Thames Category II
4614 House
756 Rings Road, Coromandel Category II
4670 House (former Vicarage)
236 Tiki Road, Coromandel Category II
707  formerly Calloway House
   Colville Road, Kikowhakarerere Bay Category II

708  former Captain Rings House
   2365 Rings Road, Coromandel Category II

706  former Marshall House
   210 Parawai Road, Thames Category II

2671 House
   636 Rings Road, Coromandel Category II

712  Junction Hotel
   cnr Pollen & Pahau Streets, Thames Category II

4659 Kahakaharoa Cottage
   155 Watt Road, Coromandel Category II

9278 former Kauaeranga Valley School
   437 Kauaeranga Valley Road, Kauaeranga Category II

4681 Kopu Bridge
   SH 25, Kopu Category I

4636 Kuaotunu Memorial Hall
   Black Jack Road, Kuaotunu Category II

5383 former Kuaotunu School house
   Bald Spur Reserve, Kuaotunu Category II

713  former Lady Bowen Hotel
   501 Brown Street, Thames Category II

4638 Lillis House
   Wharf Road, Coromandel Category II

4624 former Livery Stables
   Cochrane Street, Thames Category II

4669 Ancient Order of Buffaloes Lodge
   Kapanga Road, Coromandel Category II

7133 Masonic Lodge No. 71
   776 Rings Road, Coromandel Category II

4639 McNeill House
   230 Watt Street, Coromandel Category II

4625 former Methodist Church
   Rings Road, Coromandel Category II

6243 Midden
   Otanguru Block, Emnslaw Forest, Whangapoua Category II

6244 Midden
   Otanguru Block, Emnslaw Forest, Whangapoua Category II

6245 Midden
   Otanguru Block, Emnslaw Forest, Whangapoua Category II

6246 Midden
   Otanguru Block, Emnslaw Forest, Whangapoua Category II

6250 Midden
   Brier Block, Emnslaw Forest, Coromandel Category II

6253 Midden
   Otara Bay, north of Tairua Category II

6281 Midden
   Matarike Forest, Ohui Category II

6273 Midden /?Terrace Pa
   Matarike Forest, Pauanui Category II

6201 Midden / Artefacts
   DOC, Port Jackson [destroyed/deflated] Category II

6283 Midden / hut site
   Matarike, Storm Beach Category II

6261 Midden / Pit
   Brier block, Emnslaw Forest, Coromandel Category II

6263 Midden / Pit / Terrace
   Brier block, Emnslaw Forest, Coromandel Category II

6277 Midden / Pit / Terrace
   Matarike Forest, Opoutere Category II
6255 Midden / Pits
Brier block, Ernslaw Forest, Coromandel Category II

6259 Midden / Stone mounds
Brier block, Ernslaw Forest, Coromandel Category II

6251 Midden / Terrace
Brier block, Ernslaw Forest, Coromandel Category II

6256 Midden / Terrace
Brier block, Ernslaw Forest, Coromandel Category II

6262 Midden / Terrace
Brier block, Ernslaw Forest, Coromandel Category II

6271 Midden / Terrace
Private ownership, Ohui Category II

6279 Midden / Terrace
DOC, Maungaruawahine, Opoutere Category II

6282 Midden / Terrace
Matariki Forest, Pauanui Category II

6288 Midden / Terrace
Matariki Forest, Whangamata Category II

6289 Midden / Terrace
Matariki Forest, Whangamata Category II

6290 Midden / Terrace
Matariki Forest, Whangamata Category II

6291 Midden / Terrace
Matariki Forest, Whangamata Category II

6294 Midden / Terrace
Matariki Forest, Whangamata Category II

6267 Midden / Terrace
Ernslaw Forest, Whitianga Category II

6295 Midden / Terraces / Stone Heaps
Ernslaw Forest, Whitianga Category II

6266 Middens / Pits / Terraces
Otanguru Block, Slaw Forest, Whangapoua Category II

4641 Mitcalfe House
cnr Frederick St & Rings Rd, Coromandel Category II

4623 Whitianga Museum (former Dairy Factory)
The Esplanade, Whitianga Category II

714 Coromandel Museum (former School of Mines)
841 Rings, Road, Coromandel Category II

4642 Old Davies Homestead
1195 Tiki Road, Coromandel Category II

4643 Old Golden Crown Battery Building
Brown Street, Thames Category II

4675 Old Stone Wharf
Ferry Landing, Whitianga Category I

4644 Original Mine Manager’s House
Kuaotunu Road Kuaotunu Category II

6241 Pa
Te Rerenga, Ernslaw Forest, Whangapoua Category II

6242 Pa
behind Opito, Ernslaw Forest, Whangapoua Category II

6248 Pa
Otanguru block, Ernslaw Forest, Whangapoua Category II

6272 Pa
Matatiki Forest?, Onenana Category II

6274 Pa
Matatiki Forest, Tairua Settlement Rd, Tairua Category II

6275 Pa
Matatiki Forest, Onenana Category II

6276 Pa
Matatiki Forest, Onenana South Category II
6280 Pa
  Matariki Forest, Ohui Category II
6284 Pa (peninsular)
  Matariki Forest, Whangamata Category II
6286 Pa (peninsular)
  Matariki Forest, Whangamata Category II
6293 Pa (peninsular)
  Matariki Forest, Whangamata Category II
6296 Pa (peninsular)
  Matariki Forest, Whangamata Category II
6249 Pa / Pits
  Otanguru block, Ernslaw Forest, Whangapoua Category II
6285 Pa / Pits (peninsula – Te Puia)
  Matariki Forest, Whangamata Category II
717 Pillar Box (VR type, relocated 2006)
  Pollen Street, Thames Category II
7242 Pillar Box (VR type)
  cnr Mary & Pollen Streets, Thames Category II
7244 Pillar Box (VR type)
  Queen Street, Thames Category II
6252 Pit / Midden
  Brier block, Ernslaw Forest, Coromandel Category II
6260 Pit / Midden
  Brier block, Ernslaw Forest, Coromandel Category II
6265 Pit / Terrace
  Ernslaw Forest, Coromandel Category II
6268 Pit / Terrace
  Ernslaw Forest, Coromandel Category II
6269 Pit / Terrace
  Ernslaw Forest, Whitianga Category II
6257 Pits
  Brier block, Ernslaw Forest, Coromandel Category II
6258 Pits / Midden
  Brier block, Ernslaw Forest, Coromandel Category II
6247 Pits / Terraces
  Slaw Forest, Te Rerenga Category II
6297 Pits / Terraces
  Puriri Category II
6298 Pits / Terraces
  Puriri Category II
6264 Pits / Terrace / Midden
  Brier block, Ernslaw Forest, Coromandel Category II
2670 Primary School and Shelter Sheds
  Kapanga Road, Coromandel Category II
718 Carnegie Library
  Queen Street, Thames Category II
4682 Queen of Beauty Mine Pump Quadrants
  Cochrane Street, Thames Category I
4645 Queen Victoria Monument
  Kapanga Road, Coromandel Category II
4646 Railway Goods Shed
  Queen Street, Thames Category II
719 Railway Station
  Queen Street, Thames Category II
4648 Reilly House
  2251 Rings Road, Coromandel Category II
6254 Rock carvings
  Brier Block, Ernslaw Forest, Coromandel Category II
4649 Rock silos (2)
  Robinsons Road, Whitianga Category II
4981 former Thames Courthouse
  Queen Street, Thames  Category II
133 Thames Cultural Centre
  Tararu Road, Thames  Category I
724 Thames / Hauraki Mine Pumphouse
  Cochrane Street, Thames  Category II
4655 St Andrew’s by the Sea Union Church
  82 Albert Street Whitianga  Category II
4656 Ward Cottage
  229 Hauraki Road, Coromandel  Category II
4657 Wilson House
  270 Tiki Road, Coromandel  Category II
4658 World War I Monument
  Monument & Waiotahi Creek Roads, Thames  Category II

See also http://www.historic.org.nz/Register/Search.asp available on 14 December 2009
Department of Conservation

The Department of Conservation identifies, manages and interprets historic heritage resources on behalf of the government and the people of New Zealand. The following paragraphs are taken from the department’s web site and set out the mission, vision and statutory mandate in regards to the nation’s natural and historic heritage.

Mission and vision

The Department of Conservation's challenge is to manage natural and historic heritage assets for the greatest benefit and enjoyment of all New Zealanders, by conserving, advocating and promoting natural and historic heritage so that its values are passed on undiminished to future generations.

The Department’s mission is:

To conserve New Zealand’s natural and historic heritage for all to enjoy now and in the future. He āta whakaute, manaaki, me te tiaki ia Papatuanuku ki Aotearoa kia ū tonu ai tōna whakawaiūtanga hei oranga ngakau mō te tini te mano ināianei, āke tonu ake.

The Department’s vision is:

New Zealand’s natural and historic heritage is protected; people enjoy it and are involved with the Department in its conservation. Kei te mahi ngātahi te Papa Atawhai me nga iwi whānui ki te whakaute, te manaaki me te tiaki i nga taonga koiora me nga taonga tuku iho o Aotearoa hei painga mō te katoa.

Statutory mandate

The Department of Conservation is the leading central government agency responsible for the conservation of New Zealand’s natural and historic heritage. Its legislative mandate is the Conservation Act 1987 and other key statutes such as the National Parks Act 1980 and Reserves Act 1977. Like other government departments, the Department of Conservation has the responsibility to advise Ministers and the Government and to implement government policy.

The Department’s key functions as set out in the Conservation Act are:

vii. to manage land and other natural and historic resources;
viii. to preserve as far as practicable all indigenous freshwater fisheries, protect recreational fisheries and freshwater habitats;
ix. to advocate conservation of natural and historic resources;
x. to promote the benefits of conservation (including Antarctica and internationally); and
xi. to foster recreation and allow tourism, to the extent that use is not inconsistent with the conservation of any natural or historic resource.

The Department has a particular responsibility under section 4 of the Conservation Act so to interpret and administer the Act as to give effect to the principles of the Treaty of Waitangi. This involves building and supporting effective conservation partnerships with tangata whenua at the local level.

The Department also contributes to the conservation and sustainable management of natural and historic heritage in areas for which it is not directly responsible. It does this through its roles under other statutes including the Resource Management Act 1991, the Fisheries Acts 1983 and 1996, the Biosecurity Act 1993, the Forest and Rural Fires Act 1977 and the Crown Pastoral Land Act 1998.
Conservation management and the work of the Department are characterised by a high level of public input. Conservation is based on societal support, and on the concept that conservation land is the common heritage of all New Zealanders. As such, conservation land is public land. These principles are inherent in all conservation legislation. This legislation also establishes a hierarchy of conservation boards and the New Zealand Conservation Authority, an independent body appointed by the Minister. The Authority has powers to approve formal management plans binding the Department and also serves to advise the Minister.

DoC operates a historic heritage management system, known as the 6Ps, which itemise the key actions to be taken by the department in this area. The 6Ps are Place (identify), Protect, Prioritise, Plan, Preserve and Promote. This staged management system offers a good template for territorial authority historic heritage activity.

DoC’s focus upon ‘historic heritage’, as opposed to ‘cultural heritage’, aligns the department’s heritage work programme with the wording of the RMA in this regard. The Department’s historic heritage model, in which fabric, stories and culture are interlinked, is also a useful paradigm that identifies the tangible and intangible values that local residents and visitors will wish to see identified, protected and promoted. DoC’s awareness of the importance of archives, historic images, and oral histories, and the way that people may feel about a historic heritage place, structure or artefact, is also very pertinent to the way in which a local authority, such as TCDC, can engage with the people of the Coromandel.

The following list includes the principal historic heritage resources in the Coromandel Peninsula identified by the Department of Conservation.

*Broken Hills, Puketui*

A gold-mining settlement of some 200 people existed here by 1912, but just two years later the population was dwindling, and today a campsite occupies the township site. Includes the Government Battery (1930s), Golden Hills Battery (1910), Broken Hills Battery (1899-1914) and an underground jail.

*Cuvier Island Light Station*

Lit in 1889, the lighthouse was the ‘first cast iron light tower manufactured in New Zealand’. Cuvier was the most distant of the offshore lighthouses and DOC manages all the historic sites on the island, including a World War II radar station. A pa, garden terraces and pits are also on the island, evidence of Maori settlement and cultivation.

*Kauaeranga Kauri Trail*

Kauri logging from the 1870s to the 1920s changed this landscape and made a major contribution to the national economy. Includes the Billy Goat incline (1922), Dancing Camp kauri driving dam (1924) and Christmas Creek kauri driving dam (1925). The Pinnacles Hut is also a major Coromandel visitor attraction.

*Opera Point Pa*

Dated to c. 1700, this is one of several pa sites on Te Rehutae, the north head of Whangapoua Harbour. Within the rohe of Ngati Huarere, he pa appears to have been abandoned after raids by Ngapuhi in 1818.

*Craig’s Sawmill, Opera Point*

Thomas Craig established a sawmill here, having acquired the timber cutting rights in the Opitonui Valley from the Maori owners in 1862.
Opito Point Pa

The pa (c.1600) occupies the whole of the headland at the eastern end of Kuaotunu Peninsula. Physical features include defensive ditches, pits and terraces.

Sailor’s Grave

The grave of William Simpson, who died when he was helping to load kauri spars on to the HMS Tortoise in May 1842, is thought to be the oldest sailor’s grave in New Zealand. The grave is maintained by the Royal NZ Navy.

Hereheretaura Pa & Hahei Pa

Within the Te Para Historic Reserve at the southern end of Hahei Beach, are the remains of two Ngati Hei pa (c.1650).

Whitianga Pa

Another Ngati Hei pa (c. 1600), this historic site was ransacked in the mid-18th century by a Ngati te Rangi war party. Captain Cook visited the abandoned pa site in November 1769 and praised its strategic advantages.

The following historic heritage places are also actively managed by DOC on the Coromandel Peninsula:

Bald Spur Historic Reserve, Kuaotunu – former school building 1892

Booms Historical Walk, Coromandel Forest Park – log booms site 1918

Hot Water Beach Radar Station Site, 120 Radar Road, Hot Water Beach (World War II)

- Refer to T11/856 NZAA Site Record Form. South of the beach on Radar Road are the remains of a World War II radar station (SO 7879 Lt 3). Although the buildings were sold and relocated after the war, the concrete footings, some masonry retaining walls and a masonry culvert are still extant. The station consisted of a reception/mess building, ablution blocks, a workshop and barracks. The radar masts stood on the ridge above the buildings. A staff of 50 manned the station, working in twelve-hour shifts.

Kauri Trial Pa, near Coromandel – pa site c.1700

Lillis Battery, Tokatea Saddle – bulldozer & stamper battery c. 1950

Mahurangi Island – food storage pit c. 1700

Musterers’ hut, Poley Bay, Port Charles – day shelter c.1900

Opoutere midden – c. 1300

Otautu Pa Historic reserve, Colville – headland pa c. 1700

Papa Aroha – pa site c. 1700

Pinnacles Hut, Coromandel Forest Park

Royal Standard Mine, Wharekirauponga – tramway route 1896

Smith Historic Reserve, Thames – pa site c. 1700
Te Mautohe Pa, Cathedral Cove – c. 1650 pa site

Te Puia Block Historic Reserve, near Hot Water Beach – c. 1700 pa site

Welcome Jack Battery, Coromandel Forest Park – battery c. 1900

Wentworth Falls, mines & valley, near Whangamata – mine drives c. 1880

Wigmore Historic Reserve, Hahei – 1890 memorial/grave site of Robert and Fanny Wigmore

DOC also manages large areas of regenerating native forest on the Coromandel Peninsula. While the flora within these forests is principally valued for its ecological significance, historic heritage values may also be embodied in such places. The identified kauri trees around the Peninsula, for example, embody historic heritage values because they represent a heritage narrative concerning both industrial exploitation and, in the 20th century, environmental conservation efforts. Maori cultural values are also embodied in Coromandel landmark features such as Mount Moehau, to which public access is restricted because of its sacred cultural values.

By and large it is in the relationship between people and place that historic heritage values may be found. One obvious but often overlooked instance of this is in the names given to places, landmarks, trees and other natural features. The Devicich Kauri, for example, on the Kopu-Hikuai Road, is on the DOC estate and was named for Simon Devicich, a Croat gumdigger who also ran a store for miners in the Kauaeranga Valley. More commonly Maori place names embody heritage values and stories that may be identified and protected through their continued use and interpretation.

Broken Hills Battery site, Puketui near Hikuai
Protection

Having identified historic heritage resources in a district, locality or property, the decision must then be made as to how that resource should be managed. Many people assume identification and management are synonymous and that as soon as a building, site or structure has been recognised for its heritage value it will automatically follow that the item should and will be protected in perpetuity.

Significant historic heritage resources are located throughout the district and the District Plan heritage schedule should reflect this fact. Not only does the current DP schedule exclude significant heritage resources that should be afforded protection but it may also lead to the impression that Thames and Coromandel are the only historic settlements on the Peninsula.

In fact identification and management are two separate stages and the decision to protect a historic heritage resource is only one of the steps that may be taken following identification. In the section headed ‘Promotion’ some alternatives to protection will be discussed. Active management, or protection, may be managed using a variety of statutory mechanisms including the District Plan and Reserves Management Plans. The Policy for Government Departments’ Management of Historic Heritage 2004 is also relevant in this regard.

Protection Historic Heritage Recommendations:

- Assess identified historic heritage resources in private ownership for possible inclusion on the District Plan.
- Review TCDC Reserve Management Plans for those reserves identified as having potential historic heritage values and rewrite the management issues and actions accordingly.
- Consider the extent to which historic heritage assessments should be undertaken as technical documentation for subdivision and Structure Plan preparation.

A Note about Archaeological Risk Assessment

Sites of early occupation and use, that is those dating from c.1300-1450 A.D., have been compromised over the years as a result of coastal erosion and beach development. Dune sites, generally regardless of their age, have been affected by the same processes. This restricts our understanding of settlement pattern and changes to use of marine resources over time. The pressure is now moving away from the coast, so that areas inland from beaches are under threat. The ability to tell the story of changes through time in settlement pattern, styles of houses, artefact use and how people used the landscape has been affected. Unfortunately there are few undeveloped or unmodified areas left that can fill in the gaps. Coastal sites are also now under a new threat from sea level rise, increased storm surge and changing hydrology in the harbours and estuaries.
The following matters have been considered in reviewing the current district plan heritage provisions:

- The clarity of provisions in the Heritage Protection section and ease of comprehension;
- The internal consistency of the provisions;
- The extent to which the provisions appropriately identify all relevant values to be protected;
- The extent to which the provisions identify activities that adversely affect heritage values;
- The need to strengthen the provisions in response to legislative changes to the RMA.

Referring to the list of heritage items identified for protection in the plan as a ‘Register’ risks confusing it with the NZHPT Register under the Historic Places Act 1993. To avoid confusion, it is suggested that the heritage list be referred to as a ‘Schedule’, which is typical in most district plans.

Internal Consistency

On the whole, the heritage protection section in the district plan appears to provide a reasonably strong and consistent framework for addressing the adverse effects of activities on heritage values, particularly considering that it was written when the ‘recognition and protection of the heritage values of sites, buildings, places or areas’ was only a section 7 matter (now repealed).

As identified in the scoping study commissioned by EW (Mason and McEwan, 2008), the heritage provisions do lack internal consistency due to weak policies that are both limited in number and short on detail. The role of policies in RMA plans is to outline the agreed course of action required to achieve the objective(s). The plan’s methods in turn state the particular techniques to be used to implement the policies (Ericksen, 2003). The existing heritage objective in the TCDC plan is:

To conserve, protect and enhance the buildings, items, streetscapes, trees, landscape features, archaeological sites and Wahi Tapu, which are of recognised significant cultural, historic, architectural, aesthetic, scientific or special heritage value in the District and to ensure that new works do not compromise those values.

The single objective is to be achieved by the following two policies:

1. To provide for the effective protection of objects, sites, places and buildings with heritage value.
2. To enhance and promote heritage values wherever possible throughout the

While case law has determined that policies may be flexible or inflexible, broad or narrow, or highly specific (Willis, 2003), having detailed policies is advantageous for a couple of reasons. First, they can provide clear guidance to resource consent applicants and council decision-makers about the intentions of the plan in achieving the heritage objective. This helps to create certainty about council’s stance on heritage protection and the means by which it intends to secure it.

Second, the objectives and policies form part of an important test under section 104D of the RMA in relation to non-complying activities. This test specifies that a consent authority may grant a resource consent for a non-complying activity “only if it is satisfied that either (a) the adverse effects of the activity on the environment… will be minor; or (b) the application is for an activity that will not be contrary to the objectives and policies” of a plan and/or proposed plan. It is therefore imperative that a plan’s objectives and policies are clearly stated and comprehensive to enable section 104D to be applied transparently and defensibly.
At present the heritage rules do not include non-complying activities, but this may change following the district plan review as TCDC reconsiders its rules in light of the 2003 RMA amendment (discussed below).

The following policy topics are suggested to assist with developing the plan’s heritage policies further. They are reinforced by many of the methods already espoused in the heritage protection section of the plan and therefore will strengthen the plan’s overall internal consistency. They are also congruent with advice provided by the NZHPT (2007).

- Identification and assessment of the significance of the district’s heritage resources.
- Inclusion of heritage resources and their values to be conserved, protected and enhanced in the district plan (e.g. on a Heritage Register and Heritage Policy Area).
- Inclusion of rules in the district plan that reflect the potential for activities to cause adverse effects.
- Requirement that assessments of environment effects accompanying resource consent applications be carried out by suitably qualified specialists.
- Building the capacity of council decision-makers to adequately assess the effects of resource consent applications through regular training.
- Requirement that resource consent applications must satisfy relevant assessment criteria.
- Encourage conservation, protection and enhancement of heritage values by offering financial incentives and/or advice to heritage owners.
- Liaise with tangata whenua, NZHPT, EW and other groups/agencies.
- Raise public awareness about the district’s heritage and promote its protection.
- Change plan provisions when there is evidence that they are not effective in conserving, protecting and enhancing heritage resources.¹

**Strength of provisions**

The current heritage provisions remain unchanged since the district plan was notified in 1997. Therefore, the review needs to consider how to respond to the increased status afforded to historic heritage by way of the 2003 RMA amendment, which elevated historic heritage to a matter of national importance.

The heritage protection rules make a range of activities permitted, controlled or discretionary. Permitted activities relate to ‘minor work’ on the exterior or interior of registered buildings and buildings in Heritage Policy Areas where the interior has not been identified for protection. Controlled activities relate to new or relocated buildings and external alterations to buildings in the Heritage Policy Areas. Discretionary activity status is applied to a range of activities including exterior and interior (where identified) alterations to registered buildings, demolition, relocation and removal of registered buildings and those in Heritage Policy Areas, and the modification, damage or destruction to archaeological sites. A couple of points can be made about this regulatory framework.

First, controlled activity status has been shown to be an ineffective rule category for protecting heritage values, both for individual heritage items listed on a district plan schedule (Mason and McEwan, 2005a) and for heritage resources situated in a precinct or zone similar to the Heritage Policy Areas (Mason and McEwan, 2005b). The main issue is that controlled activities cannot be declined regardless of the fact that the construction of new buildings and external alterations can significantly undermine heritage values. Following both reviews, Wellington and Thames-Coromandel District Councils strengthened the activity status of controlled activities to restricted discretionary and discretionary activities.

Second, in relation to registered items, the plan does not sufficiently distinguish between the degree of adverse effects arising from alterations compared to the demolition, relocation or removal of buildings. In other words, while both activities require consent as a discretionary activity the demolition, relocation or removal of a registered item has the potential to

¹ The Matamata-Piako, South Waikato and Waikato District Plans include detailed heritage policies addressing these matters and they may assist in redrafting the TCDC plan policies.
completely destroy its heritage values. This is contrary to the rules for the Heritage Policy Areas that provide a stronger activity status for demolition, relocation or removal (discretionary) compared to external alterations (controlled).

The same point can be made about archaeological and wāhi tapu sites. That is, there is only one activity status (discretionary) applying to their modification, damage or destruction, even though it could be argued that the effects on heritage values will not be equal. For instance, the total destruction of an archaeological or wāhi tapu site will negate its heritage values, whereas the modification of a site may have little or no adverse effect.

It is therefore recommended that TCDC consider making the demolition, relocation or removal of a registered item and the total destruction of an archaeological or wāhi tapu site a non-complying activity. The advantage is that it would signal to resource consent applicants that such activities are contrary to the plan’s intention (which is to retain registered heritage resources) and is likely to be granted only in exceptional circumstances. It also ensures the section 104D test is carried out by a local authority when considering such an application.²

A caveat to this recommendation is that the current National-led Government has proposed to remove the non-complying activity status from the RMA via the Resource Management (Simplifying and Streamlining) Amendment Bill. While this proposal has been opposed by the NZHPT, NZILA and others the final decision on whether or not the non-complying activity status will be retained has yet to be made.

Activities to be regulated:

It is important that the plan anticipates all activities that may be undertaken in the district that may have a negative impact on heritage values. In this regard, a number of activities do not appear to be captured by the existing rules.

Subdivision
The 2003 RMA amendment specifically refers to inappropriate subdivision as an activity that councils must control in order to protect historic heritage. Effects of subdivision and subsequent development on registered heritage can include the loss the original curtilage associated with a heritage building or buildings, the loss of surroundings that contribute to an items heritage values (including gardens or open space), the loss of historical or visual association between heritage items, higher density and/or inappropriately located development.

While the plan includes a general rule for subdivision in a Heritage Policy Area (a controlled activity or discretionary if the standards are not met), there does not seem to be a similar rule applying specifically to subdivision of land containing a registered heritage item. In the NZHPT’s (2009, p.55) view, such subdivision should be either a discretionary or non-complying activity. Subdivision controls relating to heritage items need to be supported by detailed assessment criteria to assist in assessing the effects of consent applications.

The district plan does allows for ‘conservation lots’ to be created in rural and coastal zones as part of the subdivision process, which can and have been used to protect heritage items such as archaeological sites (Mason and McEwan, 2008).

New buildings on the site of a registered item
Associated with the issue of subdivision is the lack of a rule in the heritage protection section dealing with new or relocated buildings on the site of a registered heritage item, although there is such a rule in place for the Heritage Policy Areas.

² Waikato councils that apply a non-complying activity status to demolition/relocation/removal/destruction of scheduled items include Hamilton, Hauraki, Matamata-Piako, Otorohanga, Waikato and Waitomo District Plans.
The monitoring work undertaken for Wellington City Council (Mason and McEwan, 2005a) demonstrated that new buildings can have significant adverse effects on registered heritage along the lines outlined above for subdivision. It is therefore vital that there is a rule in the district plan that requires consent for such an activity so that potential effects on heritage values and alternative proposals can be considered. Such a rule needs to be sufficiently strong to enable council to decline consent if the effects are likely to be significant and supported by detailed assessment criteria.

Modification of, damage to, or destruction of archaeological sites
This provision focuses on the effects of activities (i.e. modification, damage, destruction), but it does not indicate the types of activities that may give rise to the effects. In contrast, the other plan rules relate to specific activities known to adversely affect heritage values if not appropriately controlled (alterations, demolition or removal of a building, new buildings, earthworks). To avoid doubt, it is suggested that TCDC consider specifying in the rules the types of activities likely to lead to the modification, damage or destruction of archaeological sites, which may include tree clearance and planting, stock grazing, new structures, fencing etc.

If rules relating to the subdivision of or new or relocated buildings on the site of a registered heritage item are located elsewhere in the plan it is recommended that they be included in the heritage protection section for ease of access; rules can be repeated in other sections as appropriate. The Waikato District Plan includes all heritage provisions in one section, which makes the plan easy to use and ensures a reader can identify all the regulatory requirements relating to heritage protection.

Values to be protected
The 2003 RMA amendment provided a definition of historic heritage, which includes a range of values or qualities that constitute 'heritage' and that therefore require protection:

“historic heritage” –
   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:
      1) archaeological:
      2) architectural:
      3) cultural:
      4) historic:
      5) scientific:
      6) technological;
   b) includes –
      (i) historic sites, structures, places, and areas; and
      (ii) archaeological sites; and
      (iii) sites of significance to Maori, including wahi tapu; and
      (iv) surroundings associated with the natural and physical resources:

With the definition in mind, there are several notable gaps in the range of heritage values identified in the district plan Register.

First, there are no sites with archaeological or Māori heritage value despite there being rules in place to protect them. This anomaly is being addressed by current research to identify such sites for inclusion on the Register.

Similarly, while the plan rules require resource consent for alterations affecting listed interiors there are currently no interiors identified on the heritage Register, which renders the rule superfluous unless interior features to be protected are added.

The RMA definition of historic heritage includes the surroundings associated with a heritage item as an aspect to be protected. With regard to registered buildings, the plan largely takes
an ‘object-oriented’ approach to regulation, which means that consent is only required when physical changes to the structure are proposed. This means that changes occurring on the site of the registered item, but not physically affecting the structure do not trigger a rule under the heritage provisions. It is suggested that the plan’s Register denotes when a heritage building has associated surroundings of value and that rules are introduced that require consent for activities that may have a negative impact (most notably the construction of new buildings, as discussed above).

Provisions relating to archaeological and wāhi tapu sites do recognise that activities (i.e. earthworks) ‘within the vicinity’ of a registered site can cause adverse effects and so a discretionary rule is applied. However, there are activities other than earthworks that can impact on archaeological and Māori heritage values, such as new structures and landscaping. It also brings in to question what ‘in the vicinity of’ means and how it has been interpreted during plan implementation. Designating appropriate surroundings and specifying these in the heritage Register may be a way of avoiding confusion.

The need for monitoring

Monitoring the district plan is essential for assessing the quality of existing provisions; in particular whether or not plan implementation has enabled the heritage outcomes anticipated by the plan to be achieved ‘on the ground’.

Such monitoring is likely to shed light on gaps in the district plan that are not identified above. It would also inform about the quality of plan implementation and the extent to which plan provisions have been adhered to during the development process. Researching the implementation process will also provide information on the quality of information being provided in resource consent applications, the capacity of applicants and council staff to accurately assess the effects activities, and the degree to which consent outcomes satisfy relevant assessment criteria.

Assessment of the Suitability of Heritage Policy Areas for Continued Area Protection in Thames-Coromandel

This report briefly considers the suitability of the current Heritage Policy Area (HPA) provisions included in the Thames-Coromandel District Plan. The Plan identifies three types of HPA – commercial, housing and industrial, the last two being applied in Thames only. The aim of the provisions is to ensure that the particular heritage values of the HPAs are retained during the development process. Resource consent is required (as a controlled activity) for external alterations to any non-scheduled building within the HPA, as well as the construction of a new building within an HPA. The demolition, removal or relocation of all or part of a non-scheduled building in an HPA requires resource consent as a discretionary activity.

The analysis and discussion below reveals that TCDC has previously considered a range of mechanisms for protecting the values of its built heritage and that the current District Plan area provisions could be strengthened based on this earlier work.

Three documents have helped inform the assessment and recommendations, namely:
1) Plan Change 42: Grahamstown Heritage Zone Overlay (1993);
2) Plan Change 54: Coromandel Heritage (1995); and

These documents are summarised below. The findings of the TCDC built heritage monitoring study (2009) have also informed the assessment and recommendations.
Plan Change 42: Grahamstown Heritage Zone Overlay (1993)

Plan Change 42 to the Transitional District Plan introduced a heritage zone overlay in the Grahamstown area. The plan change was based on recommendations made in a Thames Heritage Study and associated Landscape Assessment, which had been carried out by consultants in 1989-90. It appears the council’s focus at this time was predominantly on Grahamstown, as they considered it had the greatest number of items of heritage significance in Thames (p.9).4

The plan change designated functions “relating to Thames heritage” to a Heritage Committee, including statutory duties, e.g. assessing resource consent applications for proposals within Grahamstown and for scheduled items, as well as non-statutory powers, e.g. establishing a heritage awards programme. A “major responsibility” of the Heritage Committee was the “interpretation of the significance of aspects of Thames’ cultural heritage” (10).5

The heritage zone overlay also included two smaller conservation areas, Pollen St and Victoria Park. The Pollen St Conservation Area “was designed specifically to protect what is arguably the most significant component of heritage streetscape remaining in Thames”. The Victoria Park Conservation Area “was designed to conserve, protect and enhance the heritage values of this historically significant open space” (p.15).

The plan change spelt out that the new provisions were to override existing plan provisions for Grahamstown where there was a conflict (p.29). Design guidelines were produced for commercial buildings as well as for residential buildings. The former related to both scheduled and non-scheduled commercial buildings within in the overlay area; the latter guidelines applied to houses within the overlay that were 40 years of age or older (a rolling date), as well as scheduled dwellings.

The plan change introduced the following rules for development in the Grahamstown Heritage Zone (pp.33-34):

- Alteration, addition to, or modification of any non-scheduled building 40 years of age or older (controlled activity).
- Demolition of any non-scheduled building 40 years of age or older (discretionary activity).
- Alterations, additions, modifications and demolitions of non-scheduled buildings less than 40 years old (controlled activity).
- Construction of new building or structure (controlled activity).

Assessment criteria and design criteria are also specified, and these appear to have influenced the selection and wording of criteria currently used in the District Plan.6

Plan Change 42 included separate objectives, policies and rules for the Pollen Street and Victoria Park Conservation Areas. With regard to the former, a stricter activity status for development was applied compared to the rules for development in the Grahamstown Heritage Zone (outlined above). Demolition was made a non-complying activity and additions, alterations or modifications were a discretionary activity (all requiring notification). As such, buildings in the Pollen Street Conservation Area were afforded the same significance as

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4 Tourism was sited as a reason for protecting heritage in the Coromandel. In particular, reference was made to a 1991 “international task force of Tourism experts” under the Pacific Area Travel Association (PATA), which “identified the potential of the Coromandel Peninsula in cultural heritage / tourism terms” (p.20).
5 The Heritage Committee’s full range of responsibilities is set out as policies on pp.30-32 of the plan change document.
6 Rules were also introduced for scheduled buildings, namely demolition of a scheduled item – a non-complying activity requiring notification, and additions and alterations – a discretionary activity requiring notification (p.37). Rules were also introduced for archaeological sites, wahi tapu and trees (pp. 36-42). There are also several policies relating to non-regulatory methods, such as rates relief and the waiving of consent fees. This plan change represents a useful model for considering changes to the current Plan framework for heritage.
scheduled buildings. Design criteria (including diagrams) were set out that largely mirror those in the District Plan today.\(^7\)

The Victoria Park Conservation Area was concerned with maintaining the open space and links with the coastline, as well as protecting particular features on the Park, including a band rotunda and trees. The policies relating to the Park “substitute for a Management Plan under section 41 of the Reserves Act 1977 and shall be implemented with enablement through the Annual Plan” (p.66). Only one rule was applied which gave the Heritage Committee responsibility for assessing proposals and, if they did not accept a proposal, it became a non-complying activity requiring council consent.

**Plan Change 54: Coromandel Heritage (1995)**

Plan Change 54 to the Transitional District Plan was informed by a document titled *Coromandel Heritage and Planning Issues Study* (1994), which outlined the town’s history and identified “a number of” events and sites of importance, assessed the landscape character of the town, and suggested an “interpretation strategy” for identifying heritage items (p.2). The plan change aimed at enhancing the protection afforded buildings already identified on the Plan schedule, as well as introducing provisions to protect buildings in Coromandel’s Town Centre Zone.

As well as introducing an objective and several policies, new rules were added for development affecting buildings in the Town Centre Zone, namely (p.3):

- Alterations, additions and modifications (discretionary activity).
- Construction of a new building (discretionary activity).
- Demolition or relocation (discretionary activity).\(^8\)

Design Criteria were also introduced that closely reflect those presently in the District Plan for Coromandel. A height standard of two-storeys or 8-metres was also set for the Town Centre Zone.

As with Plan Change 42 relating to Grahamstown, Plan Change 54 gave delegated authority to the Heritage Committee to assess resource consent applications and carry out the same broad range of functions spelt out in the earlier plan change (p.13-14). It similarly introduced policies and rules relating to scheduled buildings, archaeological sites and trees (apparently not wahi tapu), as well as policies promoting the use of non-regulatory methods for protecting heritage (pp.11-25).\(^9\) In many ways, the plan change took the provisions developed for Grahamstown and reworded them to apply to Coromandel.

**Proposed District Plan Recommended Decisions Report 33: Heritage**

There is very little in here to inform about the rationale behind the HPAs, as established in the proposed District Plan. Several submitters requested the HPAs be made smaller (which was accepted for the Thames Town Centre HPA), or removed altogether in the case of the Industrial HPAs (which was rejected by council).

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\(^7\) This helps to explain why the current design criteria are not universally applicable in Thames – they appear to have been written for a discrete area, i.e. Grahamstown.

\(^8\) Note: there is an anomaly in the page numbering between pp.2-11. Some of these pages appear at the end of the scanned document, including the rules relating to demolition or relocation.

\(^9\) Plan Change 54 also refers to a Coromandel Hospital Historic Area, including rules controlling additions, alterations or modifications to pre-1960 buildings, the construction of new buildings, and the demolition or relocation of pre-1960s buildings, or the three main buildings on the site.
Conclusion and Recommendations

It appears that the heritage provisions in the current District Plan have been influenced by the framework introduced in the Transitional District Plan by way of Plan Changes 42 and 54. The former, relating to Grahamstown, which in turn influenced the latter relating to Coromandel, provided the most comprehensive approach to the identification and protection of heritage values, and it therefore provides a useful model for considering the current HPA provisions.

The aspects of the Grahamstown Historic Area that are worth noting include:

- It related to a specific area in Thames, the boundaries of which appear to have been identified following research and assessment of the area’s built heritage values.
- It recognised differences within the Historic Area that warranted additional protection by way of Conservation Areas and scheduling of individual buildings.
- The design criteria used to assess the applications were based on a study of the built form of the Grahamstown area and therefore had a high degree of relevance.
- The policies were broad in scope and a range of rules were applied to address the effects of different activities.\(^{10}\)

Also of interest is the use of the Heritage Committee to consider resource consent applications and to undertake a range of non-statutory functions to promote heritage protection.

With these positive aspects in mind, the following recommendations are made to stimulate thought and discussion about the future role of HPAs in the District Plan, and how they might be amended to ensure good heritage outcomes. These recommendations are additional to those set out in the Built Heritage Monitoring Study (2009).

- **Identify the heritage values of built areas through careful historical research and field assessments:**

  It is important to have a clear understanding of why an area is important and requiring protection, as well as the extent of the area to be protected. This requires sound research and expert assessment ‘on the ground’.

- **Apply three levels of protection to reflect built heritage significance and the degree to which changes can be made without comprising heritage values:**

  1) Heritage Area (or similar) – for built areas having significant heritage values and for which physical change should be avoided or kept to a minimum.
  2) Character Area (or similar) – for built areas that have lesser heritage values, but that nonetheless reflect a particular character or amenity. It is likely that such areas would tolerate a greater degree of change provided the built elements that give the area character are reflected in development, e.g. building materials, building form and style, height, retention of open space.
  3) Scheduled Buildings – for buildings that warrant protection in their own right. As with Heritage Areas, changes to scheduled buildings should be avoided or kept to a minimum.

- **Include detailed descriptions in the District Plan of a Heritage or Character Area’s history and built form:**

  There is virtually no information in the District Plan relating to the HPAs, i.e. why they have been selected, where they are located, and what their particular values or characteristics are. Some district plans have detailed and useful information included in them that give the reader a strong sense of why an area is important (e.g. Dunedin City Council’s description of the Heritage Precincts protected in the district plan).

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\(^{10}\) Controlled activity status was used for several rules in the Grahamstown Historic Area Zone, as was common for the time, but this has since been shown to be an ineffective rule category for protecting heritage values (Mason and McEwan, 2005a; 2005b; Mason, 2009).
• **Develop comprehensive assessment criteria and design criteria based on the built heritage/character area descriptions to ensure they are directly relevant to the development proposals being assessed:**

As noted in the Built Heritage Monitoring Study (2009), many of the design criteria are irrelevant for most development proposals, as they have not been written with the particular HPA or all scheduled buildings in mind. The area descriptions recommended above would provide a useful basis for preparing criteria that relate specifically to a protected area. This means that each area identified in the District Plan may have a different set of criteria for assessing resource consent applications.

St Paul’s Anglican Church, Heretaunga / Kennedy Bay
Review of existing District Plan schedule of historic heritage

**Thames**

Register Item No 1 Hauraki Prospectors Assn
- Not registered by NZHPT
- Group of buildings that embody Thames’ 19th century mining history and the mid-20th century appreciation of its educational and tourism potential

Register Item No 2 Old Golden Crown Mine Storage Shed
- NZHPT Category II, no. 4643

Register Item No 3 A & G Price Foundry
- NZHPT Category I, no. 128
- Group of buildings, dating from 1871

Register Item No 4 Burke Street Wharf
- NZHPT Category II, no. 4666
- *No information on Item Identification Sheet*

Register Item No 5 former Royal Hotel
- NZHPT Category II, no. 2668

Register Item No 6 World War One Memorial
- NZHPT Category II, no. 4658

Register Item No 7 Saxon Shaft and Pumping Station
- NZHPT Category II, no. 4650

Register Item No 8 Sunkist Lodge
- NZHPT Category II, no. 2667 – name given as former Lady Bowen Hotel

Register Item No 9 Victoria Park
- Not registered by NZHPT
- Identified as Victoria Park Conservation Area
- *No information on Item Identification Sheet*

Register Item No 10 Band Rotunda [Victoria Park]
- NZHPT Category II, no. 4609
- *No information on Item Identification Sheet. Question as to why the rotunda should be scheduled separately from the Park? Ornamental brackets are not visible in 1989 register photograph.*

Register Item No 11 former Lady Bowen Hotel
- NZHPT Category II, no. 713 – name given as Lady Bowen Hotel
- *Potential for confusion here between items 8 and 11 as regards their names on the NZHPT register*

Register Item No 12 Boer War Memorial [Victoria Park]
- NZHPT Category II, no. 4610
- *Also located in Victoria Park – single ‘conservation area’ approach more appropriate and arguably more suited to raising awareness of the relationship between the park, rotunda and memorial*

Register Item No 13 former Police Station
- Not registered by NZHPT

Register Item No 14 Robertson’s’ Funeral Homes Ltd
- NZHPT Category II, no. 4981 – name give as Thames Courthouse (former)
Register Item No 15 former Miners' Union Office
- NZHPT Category II, no. 4653 – name given as Thames Aluminium Co. building
- No information on Item Identification Sheet

Register Item No 16 Carnegie Library [former]
- NZHPT Category II, no. 718 – name given as Public Library

Register Item No 17 Thames School of Mines
- NZHPT Category I, no. 132

Register Item No 17a Fire Bell behind Thames School of Mines
- Not registered by NZHPT – unless registration of School of Mines includes Fire Bell
- No apparent relationship between school buildings and bell

Register Item No 18 former Livery Stables
- NZHPT Category II, no. 4624
- No information on Item Identification Sheet

Register Item No 19 Thames Working Men's Club
- NZHPT Category II, no. 702 – name given as former Cornwall Arms Hotel (now Club)

Register Item No 20 former Odd fellows' Lodge
- Not registered by NZHPT
- No information on Item Identification Sheet

Register Item No 21 Corinthian Lodge
- Not registered by NZHPT
- See Salmond conservation plan for further information

Register Item No 22 row of historic shops, east side of Pollen Street
- Not registered by NZHPT as a group – individual registrations of shop frontages as follows.
- Query as to 'shop frontage' name given by NZHPT – does HPT registration include only the street elevations?
  
  Register Item No 22a 704/706/708 Pollen Street
  Register Item No 22b
  - NZHPT Category 2, no. 2685?? – Check current status, as on-line Register of Historic Places does not include this property
  - No information on Item Identification Sheet. Duplicate listing for same building, same legal description – Embassy Theatre. Determine correct street address and combine as one heritage item.

  Register Item No 22c 710 Pollen Street
  - NZHPT Category II, no. 5481
  - No information on Item Identification Sheet. What about 712 Pollen Street, northern half of this building?

  Register Item No 22d 714 Pollen Street
  - NZHPT Category II, no. 2684

  Register Item No 22e 720, 720a, 720b Pollen Street
  - NZHPT Category II, no. 5482
  - No information on Item Identification Sheet.

  Register Item No 22f 724 Pollen Street
  - NZHPT Category II, no. 2683
  - No information on Item Identification Sheet.
Register Item No 22g 726 Pollen Street
- NZHPT Category II, no. 2682
- *No information on Item Identification Sheet.*

Register Item No 22h 728, 730, 732 Pollen Street
- Not registered by NZHPT
- *No information on Item Identification Sheet. Modern building – review heritage values and placement on the schedule.*

Register Item No 22i 734/736 Pollen Street
- NZHPT Category II, no. 2677 – 736 Pollen Street only
- *No information on Item Identification Sheet. Check street addresses and confirm scope of scheduling.*

Register Item No 22j 738 [-742?] Pollen Street
- NZHPT Category II, no. 2679 – for group 738-742
- *No information on Item Identification Sheet. Check street addresses to reconcile NZHPT register and DP schedule.*

Register Item No 22k 742-8 Pollen Street
- NZHPT Category II, no. 2681 – for group 746-8
- *No information on Item Identification Sheet. Reconcile HPT registration and DP schedule.*

Register Item No 22l 750 Pollen Street
- NZHPT Category II, no. 2680
- *No information on Item Identification Sheet. Check inclusion of 752 Pollen Street in this item.*

Register Item No 22m 754 Pollen Street
- NZHPT Category II, no. 2678
- *No information on Item Identification Sheet. Check inclusion of 756 Pollen Street in this item.*

Register Item No 22n 758 Pollen Street
- NZHPT Category II, no. 2675
- *No information on Item Identification Sheet. This looks like a modern building – review heritage values and placement on the schedule.*

Register Item No 22o [760-?] 768 Pollen Street
- NZHPT Category 2, no. 2676?? – Check current status, as on-line Register of Historic Places does not appear to include this property
- *No information on Item Identification Sheet. Site was vacant when Heritage Study carried out, since then the Thames Masonic Centre has apparently been erected on the site. Question heritage values and placement on the schedule.*

Register Item No 22p 770 Pollen Street
- Not registered by NZHPT
- *No information on Item Identification Sheet.*

Register Item No 23 Thames Hauraki Mine Pumphouse
- NZHPT Category II, no. 724 – address given as Cochrane Street
- *Has the recommended Conservation Plan been prepared?*

Register Item No 24 Quadrants from Thames Hauraki Mine Pumphouse
- NZHPT Category I, no. 4682 – Queen of Beauty Mine Pump Quadrants
- *Suggest Items 23 and 24 be combined into an area listing.*
Register Item No 25 Junction Hotel
- NZHPT Category II, no. 712

Register Item No 26 St James’ Union Church
- NZHPT Category I, no. 131 – note DP schedule states Cat II registration

Register Item No 27 St James’ Church Hall
- NZHPT Category II, no. 722

Register Item No 28 Beck Cottage
- Not registered by NZHPT
- No information on Item Identification Sheet.

Register Item No 29 House, 300 Pahau Street
- Not registered by NZHPT
- Minimal information on Item Identification Sheet

Register Item No 30 Thames Club
- Not registered by NZHPT

Register Item No 31 St George’s Anglican Church
- NZHPT Category I, no. 721

Register Item No 32 St George’s Anglican Church Hall
- NZHPT Category II, no. 2672

Register Item No 33 Old Hospital Building
- Not registered by NZHPT
- REMOVE from register as building has been removed from the site.

Register Item No 34 Brian Boru Hotel
- NZHPT Category I, no. 129 - note DP schedule states Cat II registration

Register Item No 35 Rural Bank [ACC] building
- Not registered by NZHPT
- Late 1980s facadism, exterior appears in relatively poor condition today [2009]

Register Item No 36 Halsbury Chambers
- Not registered by NZHPT
- No information on Item Identification Sheet.

Register Item No 37 Westpac Bank building
- Not registered by NZHPT
- No information on Item Identification Sheet.

Register Item No 38 Tararu Cultural Centre
- NZHPT Category I, no. 133
- Minimal information on Item Identification Sheet. See NZHPT on-line register information.

Register Item No 39 House 746 Tararu Road
- NZHPT Category II, no. 710
- No information on Item Identification Sheet.

Register Item No 40 House 750 Tararu Road
- NZHPT Category II, no. 711
- No information on Item Identification Sheet.

Register Item No 41 House 727 Tararu Road
- NZHPT Category II, no. 709
  - No information on Item Identification Sheet.

Register Item No 42 former St John’s Anglican Church
- NZHPT Category II, no. 723
  - No information on Item Identification Sheet. Now in private ownership – date of sale by Anglican Church?

Register Item No 43 Pillar Boxes V R Type [3]
- NZHPT Category II, no. 717, 7242 & 7244
  - Minimal information on Item Identification Sheet. Three separate locations, three separate NZHPT registrations – suggests the need for three separate scheduled items.

Register Item No 44 House, 200 Queen Street
- NZHPT Category II, no. 4633
  - Minimal information on Item Identification Sheet.

Register Item No 45 Shortland/Thames Railway Station
- NZHPT Category II, no. 719, also goods’ shed no. 4646
  - Limited information on Item Identification Sheet. Desirable that scheduling clearly identifies the two separate buildings that are included in Item No. 45.

Register Item No 46 Thames Plunket Rooms
- Not registered by NZHPT
  - REMOVE from schedule as the building has been removed from this site – relocated to Pipiroa in Hauraki District Council. No information on Item Identification Sheet. See Burgess heritage assessment report.

Register Item No 47 House, 300 Queen Street
- Not registered by NZHPT
  - Note photograph held by the Auckland Art Gallery shows the circular staircase in this building. Consider scheduling interior features of this house following a site assessment.

Register Item No 48 Superior Dairy
- Not registered by NZHPT
  - Minimal information on Item Identification Sheet, but mention of former use as a Maori boarding house.

Register Item No 49 Holy Trinity Anglican Church
- NZHPT Category II, no. 705
  - Limited information on Item Identification Sheet.

Register Item No 50 House, 210 Parawai Road
- NZHPT Category II, no. 706 – name given as House [formerly Marshall]

Register Item No 51 ‘Coniston’ house, 201 Heale Street
- Not registered by NZHPT
  - Limited information on Item Identification Sheet.

Register Item No 52 ‘Thurlston’ house, 300 Banks Street
- Not registered by NZHPT
  - Limited information on Item Identification Sheet.

Register Item No 53 House, 316 Rolleston Street
- Not registered by NZHPT
  - Limited information on Item Identification Sheet.
Register Item No 54 Roman Catholic Convent
- Not registered by NZHPT
- Limited information on Item Identification Sheet.

Register Item No 55 House, 402 Williamson Street
- Not registered by NZHPT
- Minimal information on Item Identification Sheet.

Register Item No 56 Lodge Sir Walter Scott
- NZHPT Category II, no. 4652
- Minimal information on Item Identification Sheet, but some archival information appended to original study sheet.

Register Item No 57 House, 200 The Terrace
- Not registered by NZHPT
- Limited information on Item Identification Sheet.

Register Item No 58 Old School House
- Not registered by NZHPT
- Limited information on Item Identification Sheet. Notes architectural integrity has been compromised by installation of aluminium window joinery.

Register Item No 59 Brick building, Thames High School
- Not registered by NZHPT
- No information on Item Identification Sheet.

Register Item No 59a Bell tower, Thames High School
- Not registered by NZHPT
- No information on Item Identification Sheet.

Register Item No 59b Old school building, Thames High School
- Not registered by NZHPT
- Minimal information on Item Identification Sheet.

Register Item No 60 Shortland Wharf
- NZHPT Category II, no. 4672
- No information on Item Identification Sheet, but some archival information appended to original study sheet.

Register Item No 61 Hotel Imperial
- Not registered by NZHPT

Register Item No 62 Salutation Hotel
- Not registered by NZHPT

Register Item No 63 House, 306 Richmond Street
- NZHPT Category II, no. 5384
- No information on Item Identification Sheet.

Register Item No 64 House, 202 Kirkwood Street
- Not registered by NZHPT
- No information on Item Identification Sheet. Noted that owner requested inclusion on the schedule – review heritage values to establish significance of the dwelling.
Coromandel

Register Item No 1 House, 6 Taurua Place
- NZHPT Category II, no. 4659 – name given as Kahakaharoa Cottage, also known as Yellow House and Johnson House
- Relocated 1993 from 155 Watt Street [see photograph of house in Watt Street in heritage study inventory]. Review heritage values and placement on DP schedule.

Register Item No 2 Kelso Cottage
- Not registered by NZHPT.

Register Item No 3 James House
- Not registered by NZHPT.
- See Tree register, item no. 32

Register Item No 4 Coromandel Colonial Cottage Motel
- NZHPT Category II, no. 704 – name given as former Mine Manager’s House

Register Item No 5 Coromandel Hospital
- NZHPT Category II, no. 4632
- See Tree register no. 31.
- Review extent of scheduling in light of NZHPT Coromandel Hospital Historic Area and consider extending schedule to include whole of historic area curtilage and features.

Register Item No 6 ‘Four Oaks’ house
- NZHPT Category II, no. 4629
- See tree register no. 29.

Register Item No 7 Mitcalfe House
- NZHPT Category II, no. 4641

Register Item No 8 St Andrew's Presbyterian Church
- NZHPT Category II, no. 720
- See Tree register no. 27

Register Item No 9 House, 1374 Rings Road
- Not registered by NZHPT
- Minimal information on Item Identification Sheet. Review heritage values and placement on DP schedule.

Register Item No 10 House, 671 Rings Road
- Not registered by NZHPT
- REMOVE from schedule as the building has been demolished.

Register Item No 11 House, 1205 Rings Road
- Not registered by NZHPT
- Minimal information on Item Identification Sheet. Review heritage values and placement on DP schedule.

Register Item No 12 House, 1200 Rings Road
- Not registered by NZHPT
- Limited information on Item Identification Sheet. Based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.

Register Item No 13 School of Mines
- NZHPT Category II, no. 714 – name given as Museum (former School of Mines)
Register Item No 14 Masonic Lodge
- NZHPT Category II, no. 7133

Register Item No 15 House, 756 Rings Road
- NZHPT Category II, no. 4614

Register Item No 16 House, 729 Rings Road
- Not registered by NZHPT
- *No information on Item Identification Sheet, but original study Item Identification Sheet has a photograph appended to it showing a wedding party, 'at Martin's house', in the front garden. Review heritage values and placement on DP schedule.*

Register Item No 17 House, 719 Rings Road
- Not registered by NZHPT
- *Minimal information on Item Identification Sheet. Review heritage values and placement on DP schedule.*

Register Item No 18 House, 692 Rings Road
- NZHPT Category II, no. 2666 – name given as Hauraki Mine Office (former)
- *Substantially altered. Review heritage values and placement on DP schedule in view of loss of architectural integrity.*

Register Item No 19 House, 636 Rings Road
- Not registered by NZHPT
- *Limited information on Item Identification Sheet. Based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.*

Register Item No 20 House, 865 Rings Road
- Not registered by NZHPT
- *Minimal information on Item Identification Sheet. Review heritage values and placement on DP schedule.*

Register Item No 21 House, 2251 Rings Road
- NZHPT Category II, no. 4648 – name given as Reilly House

Register Item No 22 House, 2365 Rings Road
- NZHPT Category II, no. 708 – formerly Captain Rings
- See Tree register no. 36.

Register Item No 23 House, 290 Edward Street/Road?
- Not registered by NZHPT
- *Limited information on Item Identification Sheet. Based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.*

Register Item No 24 House, 109 Pagitt Street
- Not registered by NZHPT
- *No information on Item Identification Sheet. Review heritage values and placement on DP schedule.*

Register Item No 25 House, 130 Pagitt Street
- Not registered by NZHPT

Register Item No 26 House, 100 Pagitt Street
- Not registered by NZHPT
- *Limited information on Item Identification Sheet. Based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.*
Register Item No 27 Schubert House, 2 Watt Street
- NZHPT Category II, no. 4651
- Modified and limited pre-1965 information about the building. Review heritage values and placement on DP schedule.

Register Item No 28 House, 22 Watt Street
- Not registered by NZHPT
- No information on Item Identification Sheet. Review heritage values and placement on DP schedule.

Register Item No 29 House, 141 Watt Street
- Not registered by NZHPT
- Limited information on Item Identification Sheet. Based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.

Register Item No 30 House, 222 Watt Street
- NZHPT Category II, no. 4617

Register Item No 31 House, 245 Edward Street
- Not registered by NZHPT
- No information on Item Identification Sheet. Review heritage values and placement on DP schedule.

Register Item No 32 House, 230 Watt Street
- NZHPT Category II, no. 4639 – name given as McNeill house
- Limited information on Item Identification Sheet.

Register Item No 33 House, 475 Albert Street
- Not registered by NZHPT
- No information on Item Identification Sheet. Review heritage values and placement on DP schedule.

Register Item No 34 House, 335 Albert Street
- Not registered by NZHPT
- Limited information on Item Identification Sheet based on CT alone. Photographs dated 1956 appended to original study sheet show veranda infill section with solid balustrade. Review heritage values and placement on DP schedule.

Register Item No 35 ‘Blueberry Cottage’, 80 Oxford Terrace
- Not registered by NZHPT
- Limited information on Item Identification Sheet. Based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values. Note reference to a potter’s studio.

Register Item No 36 ‘Fir Lawn’
- NZHPT Category II, no. 699
- See Tree register no. 23. Building appears to be in a very poor state of repair and gardens are overgrown.
- Note former Fir Lawn dairy was relocated to Coromandel Colonial Cottage Motel for use as a spa bathhouse. Possible scheduling of item on its new site?

Register Item No 37 Coromandel Hotel
- Not registered by NZHPT
- Limited information on Item Identification Sheet. Social history of the pub is missing. Noted that it has been ‘extensively modified over time.'
Register Item No 38 Coromandel Citizens’ Hall
- Not registered by NZHPT
- Occupied by local branch of the RSA.
- Post-1973 alterations to the faced include recessed entry and decorative strong courses over windows.

Register Item No 39 Catholic Presbytery
- Not registered by NZHPT
- Moved to present site in 1983.

Register Item No 40 House, 415 Kapanga Road
- Not registered by NZHPT
- Limited information on Item Identification Sheet. Based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.

Register Item No 41 RAOB Lodge
- NZHPT Category II, no. 4669
- No information on Item Identification Sheet.

Register Item No 42 House, 444 Wharf Road
- Not registered by NZHPT
- REMOVE from schedule as the building has been removed from this site.

Register Item No 43 House, 316 Wharf Road
- Not registered by NZHPT
- Information on Item Identification Sheet is based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values. Consider adding dairy cream separating shed to this scheduled item.

Register Item No 44 House, 145 Hauraki Road
- Not registered by NZHPT
- Modified.

Register Item No 45 House, 229 Hauraki Road
- NZHPT Category II, no. 4656 – name given as Ward Cottage

Register Item No 46 House, 205 Hauraki Road
- Not registered by NZHPT
- Review heritage values and placement on DP schedule. Highly modified, now unrecognisable as 19th century miner’s cottage.

Register Item No 47 Lillis House, 188 Wharf Road
- NZHPT Category II, no. 4638

Register Item No 48 Thames Coromandel District Council Area Office
- NZHPT Category I, no. 4680 – name given as former Courthouse and Post Office
- This item is located on the Memorial Reserve. Review placement on the schedule in view of heritage management and protection that may be offered through the relevant Reserve Management Plan.

Register Item No 49 Coromandel Drapery
- NZHPT Category II, no. 4616

Register Item No 50 Government Battery
- NZHPT Category II, no. 130
• This item is located on the Drinkwater Reserve. Review placement on the schedule in view of heritage management and protection that may be offered through the relevant Reserve Management Plan.

Register Item No 51 Assay House
• NZHPT Category II, no. 697

Register Item No 52 Hauraki House
• NZHPT Category II, no. 2670 – name given as Primary School & Shelter Sheds
• See Tree register no. 18.
• This item is located on the Hauraki House Reserve. Review placement on the schedule in view of heritage management and protection that may be offered through the relevant Reserve Management Plan.

Register Item No 53 Shop, 209 Kapanga Road
• Not registered by NZHPT
• Significantly altered between 1993 and present day. Review heritage values and placement on DP schedule.

Register Item No 54 Shop, 225 Kapanga Road
• Not registered by NZHPT
• Additions to both sides since 1993 and façade does not appear to date from c. 1901. Review heritage values and placement on DP schedule.

Register Item No 55 Shop, 265 Kapanga Road
• Not registered by NZHPT

Register Item No 56 Moehau Tearooms
• Not registered by NZHPT
• REMOVE from schedule, as the building is no longer on this site. Burnt down 2009. Note: Norfolk pine on site said to have been planted in the 1890s – see identification sheet.

Register Item No 57 Four Square, 18 Kapanga Road
• Not registered by NZHPT
• Decorative veranda brackets post-date 1993. Information sheet is based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.

Register Item No 58 Shop, 24 Kapanga Road
• Not registered by NZHPT

Register Item No 59 Shop, 36 Kapanga Road
• Not registered by NZHPT
• Decorative veranda brackets post-date 1993. Information sheet is based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.

Register Item No 60 Shop, 46 Kapanga Road
• Not registered by NZHPT
• Information sheet is based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.

Register Item No 61 Coromandel Surgery
• Not registered by NZHPT
• Information sheet is based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.

Register Item No 62 Kathleen Mine Foundation
• NZHPT Category II, no. 4613 – name given as Catherine Mine Machinery Foundations

Register Item No 63 Audley House
• NZHPT Category II, no. 4612 – name given as Campbell House
• See also Tree register no. 2.

Register Item No 64 former Methodist Church
• NZHPT Category II, no. 4625
• See Tree register no. 24. Largely rebuilt 1948.

Register Item No 65 Elliott House, 90 Driving Creek Road
• NZHPT Category II, no. 4622
• See also Tree register no. 41.

Register Item No 66 Old Davies Homestead
• NZHPT Category II, no. 4642
• Given the very poor condition of the building its inclusion on the schedule should be reviewed.

Register Item No 67 Wilson House
• NZHPT Category II, no. 4657

Register Item No 68 former Vicarage, 234/236? Tiki Road
• NZHPT Category II, no. 4670
• Significantly compromised by subdivision of the property at front and rear of the house. No visual connection to church and cemetery. Veranda/carport extension post-dates 1993. Review inclusion of this house on the schedule.

Register Item No 69 Monument
• NZHPT Category II, no. 4645 – name given as Queen Victoria Monument
• This item is located on the Memorial Reserve. Review placement on the schedule in view of heritage management and protection that may be offered through the relevant Reserve Management Plan.

Register Item No 70 House, 1682 SH25 Manaia
• NZHPT Category II, no. 4611 – name given as Briars House

Register Item No 71 ‘Seaview’ house
• NZHPT Category II, no. 4667 – name given as Darling House

Register Item No 72 ‘Karamana’ house
• NZHPT Category II, no. 4630 – name given as Cadman House

Register Item No 73 Calloway house
• NZHPT Category II, no. 707 – House formerly Calloway
• Substantially restored post-1993.

Register Item No 74 Stone Arch and building
• Not registered by NZHPT
• This item is located on the Samuel James Reserve. Review placement on the schedule in view of heritage management and protection that may be offered through the relevant Reserve Management Plan.

Register Item No 75 House, 1355 Rings Road
• Not registered by NZHPT
- Architectural integrity has been compromised, historically linked to Coromandel Hospital. Review heritage values and placement on DP schedule.

Register Item No 76 War Memorial
- Not registered by NZHPT
- *This item is located on the Memorial Reserve. Review placement on the schedule in view of heritage management and protection that may be offered through the relevant Reserve Management Plan.*

Register Item No 77 House, 32 Whangapoua Road
- Not registered by NZHPT

Register Item No 78 Drinking Trough
- Not registered by NZHPT

Register Item No 79 Stone Wall, Wharf Road
- Not registered by NZHPT
- *Limited information on identification sheet. Requires research to ascertain age and heritage significance of the wall.*

Register Item No 80 House 2076 Rings Road
- Not registered by NZHPT
- *Minimal information on Item Identification Sheet. Review heritage values and placement on DP schedule.*

Register Item No 81 House 2628 Rings Road
- Not registered by NZHPT
- *Limited information on identification sheet. Ownership by Culdian Celestial Age Trust raises issue of more recent historic interest. Review heritage values and placement on DP schedule.*

Register Item No 82 House, 1000 Tiki Road
- Not registered by NZHPT
- *Limited information on identification sheet. Building has apparently been reclad. Review heritage values and placement on DP schedule.*

Register Item No 83 House, 1070 Tiki Road
- Not registered by NZHPT
- *REMOVE from schedule, as the building is now longer on this site.*

Register Item No 84 House, 1825 Tiki Road
- Not registered by NZHPT

Register Item No 85 House, 65 Kingston Road
- Not registered by NZHPT
- *Limited information on identification sheet. Review heritage values and placement on DP schedule.*

Register Item No 86 House, 2330 Tiki Road
- Not registered by NZHPT
- *Limited information on identification sheet based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values.*

Register Item No 87 House, 2590 Tiki Road
- Not registered by NZHPT
- Limited information on identification sheet based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values. Review heritage values and placement on DP schedule.

Register Item No 88 House, SH 25
- Not registered by NZHPT
- Limited information on identification sheet based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values. Review heritage values and placement on DP schedule.

Register Item No 89 House, 1040 Tiki Road
- Not registered by NZHPT
- Limited information on identification sheet based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values. Review heritage values and placement on DP schedule.

Register Item No 90 House, 1565 Tiki Road
- Not registered by NZHPT
- Limited information on identification sheet based on interviews with local informants – desirable to cross-reference with other sources to lend further weight to heritage values. Review heritage values and placement on DP schedule.

Register Item No 91 House, 205 Albert Street
- Not registered by NZHPT
- No information on Item Identification Sheet.

Historic Site

Register Item No 92 Tauranga Waka Site
- Not registered by NZHPT
- Limited information, further research recommended.
Michael King Memorial Reserve, Opoutere
Additional items to consider for District Plan scheduling

Historic heritage items and areas have been identified within the following Community Board Areas:

Thames Community Board Area

The following items are scheduled by the NZHPT and should be considered for scheduling on the District Plan:

Kopu Bridge, SH 25, Kopu - Category I, No. 4681 (1927-8)
Possibly in conjunction with Hauraki DC?

Former Thames Borough Council Office, Queen Street, Thames - Category II, No. 4668
Check address information

House / Corbett Homestead, SH 26, Hikutaia - Category II No. 4635

Kauaeranga Valley School (former), 437 Kauaeranga Valley Road, Kauaeranga - Category II no. 9278

Additional historic heritage items that merit consideration for scheduling:

Totara Vineyard, 219 Ngati Maru Highway, Totara

Formerly the Gold Leaf Vineyard established by Joe Ah-Chan in 1925 and sold to Stanley Young Chan in 1950, who renamed it SYC Wines. Gilbert Chan, son of Stanley, is the winemaker at the vineyard today, maintaining an 84-yer historical association between two Chinese New Zealand families and a prominent business located on the outskirts of Thames.

Principal themes: Peopling the Land, Building Economies

House, 817 Mt Pleasant Road, Thames

Former home of Rei Hamon (1919-2008), a self-taught artists who is best known for his line drawings of Coromandel’s flora and fauna. A kauri near the source of the Kaimarama Stream is named for him in recognition of his life as a bushman and efforts to raise awareness and conserve the Coromandel’s remnant native forests. Hamon was also a stalwart member of Mormon Church, serving as Branch president in Thames at one time. He was the subject of a television documentary Rei Hamon Man of Nature that screened on Maori TV in May 2009.

Principal theme: Mind & Body

Former John Grigg house, 604 Queen Street, Thames

John Grigg (1838-1920) was an astronomer, teacher, composer and musician and he built an observatory behind his Thames home in 1884. This was then rebuilt on another site, presumably this one, in 1894 and enlarged into a two-storey structure. He has been described as the ‘founding father of New Zealand cometary astronomy’, having discovered four comets and received two Donohoe Medals from the Astronomical Society of the Pacific in recognition of his stargazing efforts. Grigg was also a foundation member of the Thames Baptist Church and operated a furnishing and upholstery business in Thames in addition to his musical and astronomical commitments. The house is a square-plan hip roofed villa with an enclosed veranda. The property once extended south to the Karaka outfall.

Principal them: Mind & Body
Waikawau & Tapu tram baches, 949-961 Thames Coast Road & 1 Tapu Wharf Road (1951-)

EJ (Ted) Russell acquired decommissioned trams from the Auckland tram Company in the early 1950s and transported them to the Coromandel. 10 were converted to baches at Tapu and 23 received the same treatment at Waikawau. Others were located singly on farms etc for accommodation and storage.

Principal theme: Mind & Body

St Mary’ Anglican Church, Paeroa-Kopu Road, Hikutaia (1914)

Promoted by the local schoolmaster EJ Walters and other members of the local community in 1910. Restored in 2002 with support from Frank Bax and Keith Trembath. The lectern and altar were evidently carved by RW Lowry of Hikutaia.

Principal theme: Building Communities

World War One Memorial Gates, Alley Memorial Park, Hikutaia

Gates erected to commemorate local men who served during World War I as well as those who died during the ‘Great War’. Henry Alley settled in Hikutaia in 1872 and he and his wife raised ten children there. The Alley family’s contribution to the area is also commemorated in the name of the gates.

Principal themes: Governing the Coromandel, Building Communities

**Coromandel/Colville Community Board Area**

The following items are scheduled by the NZHPT and should be considered for scheduling on the District Plan:

All Saints’ Anglican Church, Manaia - Category II, no. 2662

*Consider scheduling*

Additional historic heritage items that merit consideration for scheduling:

Driving Creek Railway & Potteries, 360-90 Driving Creek Road, Coromandel (1973- )

Potter Barry Brickell began to build the pottery and railway on the outskirts of Coromandel in 1973, 12 years after he first settled in the township. The railway, at first built for transporting clay, has become a visitor attraction in its own right. According to design historian Douglas Lloyd-Jenkins ‘Brickell’s influence over New Zealand ceramics was two-fold. He was a parent to both the ceramic sculpture movement and the more expressive domestic ware that begun to appear in the 1970s’ (*At Home – A century of New Zealand design* p. 245). Lloyd-Jenkins also notes that Brickell helped to popularise Coromandel as an artistic retreat.

Principal theme: Mind & Body

Coromandel Fire Station, 345 Tiki Road, Coromandel (1896-)

The Coromandel Fire Brigade was established in 1896 and its centenary in 1996 as marked by the publication of a booklet. The oldest building on the fire station site houses a historical museum.

Principal theme: Building Communities
‘Hobbit house’, 385 Pagitt Street, Coromandel

This building requires further research but appears on the surface to present a latter 20th century earth structure with monopitch roof forms and idiosyncratic fenestration. It evokes an alternative DIY aesthetic in contrast to the timber cottages more commonly associated with Coromandel’s mining heritage.

Principal theme: Mind and Body

Shell bach / Former Camp Shop, 86 Waitete Bay Road, Waitete Bay

A monopitch mid-20th century combined residence and shop built to serve the campers and local residents in the bay and once run by the White family. It is located on an elevated site at the northern end of the bay and is one of the most prominent baches in ‘The Camp’. Construction appears to be concrete block with exposed aggregate with a high shell content.

Principal theme: Building Economies, Building Communities

House / former School and Post Office and flagpole, 2 Captain Amodeo Road, Amodeo Bay (c. 1898)

This house once served as the local school and post office and has been owned as a holiday home by the Moss family since the mid-1950s. It stands on a prominent site overlooking the bay and close by a popular fishing lodge and boat ramp on the Coromandel-Colville Road. The house’s villa form suggests a turn of the century farmhouse. It was built for Charles McCall and his family who were assisted in 1894 by Captain Frank Amodeo when the housetlot of timber he was delivering to the bay aboard the *Argyle* was washed away in a flash flood.

Principal themes: Building Communities, Mind & Body

Colville Village Centre Heritage Area, Colville Road, Colville

The 2006 publication *Escape to the Cape* records the history of a number of structures from 2km south of the village centre to the area in the vicinity of the intersection of Wharf and Woods Road with the Main North Road. Included within the area are the:

- Colville Community Hall, est. 1931, 2310 Colville Road
- The Colville Tennis Club Pavilion and Courts, est. 1947, 2313 Colville Road
- Colville General Store & Colville Café, former built late 1940s by Dick Goudie with timber from the dismantled Naval Base at Port Jackson, 2314 Colville Road
- Colville Post Office, 1930, 2312 Colville Road
- War Memorial Hall, 1898 built as Brethren Church, dedicated in 1924 as a World War I memorial hall, 2331 Colville Road
- Fire Station, 1996, 2331 Colville Road
- Colville School, est 1891, moved to present site in 1924, 2391 Colville Road

Principal themes: Peopling the Land, Building Communities

Bridle homestead and bakehouse, 103 Wharf Road, Colville

Built in 1892 by Joseph and Jane Bridle for use as an accommodation house. It also housed a bakery, butchery, grocery, and gum and fungus store.

Principal themes: Building Economies, Building Communities

Stone fish trap (poraka), Wharf Road, Colville

A local landmark and evidence of the historic importance of fishing in the district.

Principal themes: Peopling the Land, Building economies
Opuhi Intentional Community meeting house, Wharf Road, Te Whau Point, Colville

The first of the intentional communities in the Colville area established in the 1970s, this one founded by Aucklanders Heath Black, Julian Rosenberg and Chris King in 1970. The meeting house was modelled on a wharenui to create a communal meeting place for the independent families who were, and are, shareholders of Opuhi Reserve Ltd.

Principal themes: Building Communities, Mind & Body

Ye Old Stone Jug, c. 1780 Port Jackson Road (seaward side), Paritu

Built in the 1920s from the local tonalite to accommodate quarry workers, this small building is suggestive of the isolated life led by the stonemasons at Paritu. Since 1960 the stone is still quarried in nearby Darkie Stream, a second wharf having been built in 1950 south of the first.

Principal theme: Building Economies
Stone wharf, Port Jackson Road, Paritu

The wharf was built in 1918 by the NZ Coromandel Granite Co Ltd from tonalite [Coromandel granite] to facilitate the uploading of Coromandel granite for export from the district. The stone was quarried from the 1900s until the 1950s and was used for the basement level of Parliament Buildings in Wellington (1922)

Principal theme: Building Economies

St Paul’s Anglican Church, 1361 Kennedy Bay Road, Kennedy Bay

Church stands close by one of two marae in the bay and is a landmark in the small community. It was built on another site in 1901 and moved to its present site in 1953.

Principal theme: Building Communities.

**Mercury Bay Community Board Area**

former Try Fluke Mine Manager’s house, 288 Kuaotunu Wharekaho Road, Kuaotunu

An NZHPT Category II registered historic place. The Try Fluke Mine was the most successful of the Kuaotunu mines, and was established in 1889. The house was likely built in the same year. It is a bay villa with a return veranda and double gables overlooking the garden frontage.

Principal theme: Building Economies, Peopling the Land

Crosson bach, 348 Blackjack Road, Otama (2002)

Winner of the NZIA’s Supreme Award in 2004, this house is known locally as ‘the container’ and is a contemporary response to many of the quintessential qualities of the Coromandel ‘bush bach’; vertical board and batten cladding, large openings to facilitate indoor-outdoor living, and robust interior fittings. Despite the fact that this house was built only very recently the architectural acclaim it has received thus far and the representative quality it has as a high-quality bach overlooking an east coast beach, gives it historic heritage values that will almost certainly accrue further with time.

Principal theme: Mind & Body
Pole house, 5 Endeavour Place, Cooks Beach (1975, 2007)

A pole house with a recent addition, both designed by architect Neil Simmons, Bucklands Beach. The original dwelling is set back from the beach and rises up through four storeys with open plan living and all rooms.

Principal theme: Mind & Body
Sarah's Gully, Opito, NZAA site T10/167

This site is significant for establishing the relationship between ‘Moa Hunters’ and crop storage and horticulture.

Principal theme: Peopling the Land

Stone Wharf, Ferry Landing, Whitianga Harbour (1838)

An NZHPT Category I registered historic place. The oldest stone wharf in New Zealand was built by Gordon Davies Browne. Browne was a Sydney timber merchant who made land purchases in New Zealand in the 1830s. In c.1836 he established a timber mill and shipbuilding yard at Ferry Landing and so needed the wharf to service his operations. After several years of poor health Browne died in the Bay of Islands in 1842. The wharf is still in use and was built from local stone.

Principal theme: Building Economies

former Mercury Bay Dairy Company building (Mercury Bay Museum), 11 The Esplanade, Whitianga (1934)

An NZHPT Category II registered historic place. Whitianga’s first dairy factory was located in Albert Street, opposite Monk Street. It was of timber construction and erected 1911. The dairy company office and manager’s house were retained when the factory was demolished in early 1930s. Land for a new factory was purchased from Thomas Hannan (street name) for £150 in 1926. The factory was built for £6435 in 1934 and it operated until 1972, after which time all local milk was sent to Te Aroha for processing. In 1949 a merger occurred between the Tairua Dairy Company and that the Mercury Bay operation. In the 1970s the local Lions Club joined forces with the Mercury Bay Historical Society to buy the factory for use as a museum. The museum opened in 1979, having been vested in the council's ownership.

Principal themes: Building Economies, Building Communities

1 Coghill Street, Whitianga (c.1883)

An NZHPT Category II registered historic place. The land on which this cottage stands was subdivided by Thomas Peacock in 1882. Peacock had arrived in NZ in 1862, and was to serve two years as Mayor of Auckland. He was also a shareholder in the Whitianga Kauri Timber Mill Co. Coghill was the name of Peacock’s home town in Scotland and he named Owen, Campbell, Mary and Isabella Streets after his children. This cottage section was purchased from Peacock by George Loram in 1883. Six years later the rear of the property was sold off to Herbert Watts (see 20 Victoria Street). Notable features of the cottage include its flared veranda roof with decorative brackets, simple gabled ‘box’ shape with rear lean-to, and multi-pane sash windows.

Principal theme: Peopling the Land

3 Coghill Street, Whitianga (post-1882)

This cottage is presently used to accommodate a visiting lawyers practice rooms. It stands on part of the Peacock subdivision on the edge of Soldiers Memorial Park.

Principal theme: Peopling the Land
5 Coghill Street, Whitianga (post-1882)

An NZHPT Category II registered historic place. The cottage has had a significant addition made to one side but its original form still evident. In 1882 Frederick Hoy purchased this property and the one beside it from Thomas Peacock. He then sold this section to David Hamilton in 1890. The building has been used as shop since 1984.

Principal theme: Peopling the Land

20 Victoria Street, Whitianga (c.1889)

An NZHPT Category II registered historic place. Once part of the Peacock subdivision of 1882, this cottage was erected c. 1889 following the sale of the rear section of 1 Coghill Street by Gorge Loram to Herbert Watts. An addition to the rear of the cottage was made in 1998. Watts was a local butcher and some locals know the house as the Hamlin house after Ethel Hamlin who owned it 1944-78.

Principal theme: Peopling the Land

Cottage, 3 Owen Street, Whitianga (post-1882)

An NZHPT Category II registered historic place. The cottage stands on land that was also part of the 1882 Peacock subdivision. The lot was first purchased by Harriet Hughes, who then sold it to EJ White, the local postmaster, in 1888. It appears the decorative brackets on the veranda may be recent additions as they are not visible in the NZHPT register photo dated June 1993.

Principal theme: Peopling the Land

Cottage, 5 Owen Street, Whitianga (c.1884)

An NZHPT Category II registered historic place. The cottage stands on land that was also part of the 1882 Peacock subdivision. In 1884 this section and the one behind it fronting Campbell St were purchased by Catherine McTavish. The house dates from c. 1884, and the property was sold to Jane Bryce, wife of the local storekeeper, in 1898.

Principal theme: Peopling the Land

Former Whitianga Cottage Hospital, Buffalo Beach Road, Whitianga (1898)

An NZHPT Category II registered historic place. Also former Doctor’s residence, 1896 Mercury Bay Hospital Committee first met – need for resident doctor and hospital created by timber and gold mining activities and growth of settlement; site offered by Mercury Bay Timber Co in September 1897 for sum of 30/- per acre – purchase of 6 acres eventually agreed; successful tender submitted by C. Wright for £415; ready for first patients 2 July 1898 – A morgue and female ward were opened over the next two years. The hospital also maintained dispensaries at Coroglen, Tairua and Kuaotunu. In 1913 sleeping quarters for the night nurses were provided and in 1939 the hospital amalgamated with Thames Hospital Board. Auckland architect William Henry Skinner designed the hospital and also St James’ Presbyterian in Thames.

Principal theme: Building Communities

Note: NZHPT is unable to verify the fate of the following building, which is associated with the Cottage Hospital:

Former Doctor’s Residence (1887/9) Cat II HPT; first resident Dr Buckley, appointed early 1888. Additions made in 1913 and 1923. Tender for removal/demolition was called in 1992. May 1994 the building was still extant but deteriorating. 1995 relocated to Auckland.

Principal theme: Building Communities
St Andrew's By the Sea Community Church, Albert Street, Whitianga

Methodist-Presbyterian, Mercury Bay Co-operating Parish; also serves Whenuakite, HPT register Cat II, built by Arthur and Fred Meikle in 1898; aka the Undenominational Church, land bought from Peacock for £15, church begun 1890, opened 27 March 1898, served Methodist, Presbyterians and Anglicans, op shop too and large church hall, former dedicated to Audrey and Michael Fitzgerald, March 2003, first church in Whitianga [?], previously open air services or Leonard Lee’s boat shed or mill hall, second hand pews form Auckland, Rev James Marshall and Archdeacon Maunsell first ministers, also Maori preachers from Te Ho Ho church preached here, Amene family from Wharekaho led hymn singing, two front rows of pews reserved for Maori – first wedding Gow and Meikle in 1898

Principal theme: Building Communities

Wilderland community and shop

The community was established in 1964/5 by Dan and Edith Hansen, who had previously lived at Beeville near Matamata. The farmland the Hansens bought near Whitianga had been abandoned by previous owner in c.1956. On it the Hansens founded an intentional community or commune. Dan Hansen had been paralysed from the waist down in 1940 following an accident and so he relied on mechanical solutions to his mobility problems. The name of the community was taken from Tolkien’s *Lord of the Rings*. In 1984 all drugs, including alcohol and tobacco, were banned at Wilderland in response to the negative impact contemporary ‘hippie culture’ was having on the community. In the early 1990s the Hansens gifted the property to a charitable trust to preserve its collective community ethos.

Principal theme – Mind and Body, Building Communities

Coroglen Tavern, SH25 / Tairua-Whitianga Road, Coroglen

The present pub took over the former Coroglen Post Office in 1946. Earlier the Waiwawa Hotel on the other side of the river had burnt down (1879-1922) and a temporary pub had been established in a local home. A community pub and Coromandel music venue, the hotel has hosted a darts club since 1966; and in 2008 was named Best Country Tavern.

Principal theme – Mind and Body

Coroglen Hall, SH25 / Tairua-Whitianga Road, Coroglen (c. 1900)

The hall is a registered NZHPT Category II historic place. The venue for Country Women’s Institute meetings from 1933 and Mercury Bay Country Girls’ Club meetings from 1962. Once part of a thriving township, built on timber and gum, and now the last public building from the heyday of Gumtown/Coroglen. Monopitch addition to the side of the building appears to date from the mid-20th century.

*If this building stands on a council reserve then the recommended management approach is to identify the historic heritage values of the building within the relevant RMP and therefore refrain from scheduling the building on the District Plan.*

Principal theme – Building Communities

Whenuakite War Memorial Hall, SH 25 1198 Tairua-Whitianga Road, Whenuakite

Owned by the TCDC, the hall is a timber framed building clad in weatherboards and corrugated iron. Church services are held here under the auspices of St Andrews by the Sea Community Church at Whitianga. The building, which originally stood at the Hot Water Beach Radar Station, stands on an elevated site but is not in good condition.
If this building stands on a council reserve then the recommended management approach is to identify the historic heritage values of the building within the relevant RMP and therefore refrain from scheduling the building on the District Plan.

Principal theme: Building Communities

**Tairua/Pauanui Community Board Area**

Cory-Wright homestead, 297 Main Road, Tairua (c.1912)

The Cory-Wright family has been associated with Tairua for almost 100 years. George (d. 1917) and his son Harold farmed over 3000 acres at Tairua. Harold began subdividing the farm in the late-1940s in response to growing interest in Tairua as a holiday destination. His wife Phyllis Cory-Wright published a memoir and local history about Tairua in 1988.

Principal themes: Building Economies, Building Communities

Former William Jackson house, 71 Main Road, Tairua (c.1870)

William Jackson was manager of the timber mill in Tairua and the house he built for himself just south of the mill and the emerging Tairua township was subsequently used as the Police Station (1878-95). According to the Francis Bennett the house was later owned by the Beach family (1925-78) and it is thought to have been relocated to a site overlooking the Main Road in the late 20th century. The house would appear to be a square-plan villa with a hipped roof and a modified veranda.

Principal themes: Building Economies, Governing the Coromandel

Paku Heritage Area, Tairua

Small-scale commercial and open space heritage area located at the base of Paku overlooking the inner-harbour and bounded by Paku Drive, The Marina and The Esplanade. Historic heritage structures include a former limestone mill (now the Old Mill Restaurant, 1 The Esplanade), which pre-dates 1965, and a number of structures transported to the site after that date.

- The Old Mill Restaurant, The Esplanade, Paku, Tairua (pre-1965)
- The Cypress Tree, former camp ground store and post office, The Esplanade, Paku (c. 1924)
- former Mrs Beach’s house & shop, Paku
- SS Ngoiro, The Esplanade, Paku

Pauanui Community Church, Jubilee Drive, Pauanui (1979-80, 1993 addition + 1998 memorial wall)

A building appeal was launched for the church in 1978 and the contract signed on 14 July 1979. One year later it was opened. The large stained glass window above the altar was donated by Mrs Edith Hopper, mother of the Hopper brothers who developed Pauanui. The window depicts the scenery, history, flora and fauna of the Coromandel Peninsula. The church stands on the periphery of the Pauanui shopping centre and has been added to on several occasions since it was first opened. In style and construction the church is a modest building, in sympathy with contemporary holiday houses in the resort. Nevertheless it communicates its ecclesiastical function through its steeply pitched roof, porte cochere over the entrance, memorial wall and symbolic stained glass window.

Principal theme: Building Communities
Pauanui Heritage Area

Dunlop Drive & McCall Avenue, Pauanui (1968- )

Sections in these streets were the first to be sold by Pauanui Ocean Beach Resorts. They conform to the cul-de-sac model adopted for the resort plan. Both were named, as many Pauanui streets are, after councillors who served on the Thames County Council. Median planting and red seal roadways are distinctive features of the public realm in Pauanui.

Including

House, 11 McCall Avenue, Pauanui (1968)

First houses erected by a purchaser of the Pauanui Ocean Beach Resorts. An A-frame built by its first owner Andy Carr. This house has been added to at the front but the original form of the house can still be read. Completed by Christmas 1968 and christened 'The Retreat'.

Whangamata Community Board Area

St Patrick’s Catholic Church, 115 Port Road, Whangamata

A former joinery factory established after World War II by builder Alan Dunn and converted for use by the Catholic Church in 1961. Previously the site of Mrs Shaw’s shop and post office in c. 1932.

Principal theme: Building Communities

Whangamata Cinema, 708-710 Port Road, Whangamata

The building appears to date from c. 1943 and at one time there was also a cabaret in an adjacent building. IN 1967 the Thames County Council gave Whangamata Amusements Ltd permission to screen movies on Sundays, on condition that they were G rated and did not clash with church services.

Principal theme: Building Communities

Whangamata Community Church, 103 Beverley Terrace, Whangamata

Providing church facilities for Presbyterian, Anglican and Methodist adherents and dedicated on 31 December 1955.

Principal theme: Building Communities

Seaview Road Bach Heritage Area, Whitianga

Comprising the full length of Seaview Road, Whangamata and properties on both sides of the road. White’s Aviation Ltd’s January 1953 aerial photograph of Whangamata Harbour shows a large number of the Seaview Road baches already in existence and surprisingly little changed up until the present day.

Included within this area is:

Miss Williamson’s Bach, 108 Seaview Road, Whangamata

Beverley Williamson was the daughter of Philip and Madeline Williamson. According to local historian Anne Stewart Ball the bach was built in 1934 by H Mason at a cost of c. £150. Philip
and Madeline Williamson farmed the area and the nearby park is named in their memory, after Philip Williamson bequeathed the land to the local council in the 1940s. Beverley Williams was the author of *Whangamata – 100 Years of Change* published in 1988. She died in 2004.

Principal theme: Mind & Body

Former home of Michael King and Maria Jungowska, 6 Wharekawa Place, Opoutere (c.1990)

The house was home to one of New Zealand’s pre-eminent historians and writers for a decade and was the residence of King and Jungowska at the time of their deaths in 2004. The property was purchased from Michael King’s children by the University of Waikato in 2008 and now functions primarily as a writing retreat.

Principal theme: Mind & Body
ROLE OF THE DISTRICT PLAN IN PROTECTING HISTORIC HERITAGE LOCATED ON RESERVES

A question that arises when considering historic heritage located on reserves gazetted under the Reserves Management Act 1977 is whether the RMA and the plans produced under that Act apply and, if so, in what circumstances. In this regard, Section 4 of the RMA states that:

4 Act to bind the Crown
(1) Except as provided in subsections (2) to (5), this Act shall bind the Crown.
(2) This Act does not apply to any work or activity of the Crown which—
(a) Is a use of land within the meaning of section 9; and
(b) The Minister of Defence certifies is necessary for reasons of national security.
(3) Section 9(1) does not apply to any work or activity of the Crown within the boundaries of any area of land held or managed under the Conservation Act 1987 or any other Act specified in Schedule 1 to that Act (other than land held for administrative purposes) that—
(a) Is consistent with a conservation management strategy, conservation management plan, or management plan established under the Conservation Act 1987 or any other Act specified in Schedule 1 to that Act; and
(b) Does not have a significant adverse effect beyond the boundary of the area of land.
(4)
(5) No enforcement order, abatement notice, excessive noise direction, or information shall be issued against the Crown.

The Reserves Act 1977 is specified in Schedule 1 of the Conservation Act 1987 meaning that subsection 4(3) of the RMA takes effect. In other words, the Crown is free to undertake ‘any work or activity’ on reserves without consideration of heritage provisions in a district or regional plan provided that a two prong test is met: a) the work or activity is consistent with a relevant management plan; and b) the work or activity will not give rise to significant cross-boundary effects. This implies that, in the first instance, a reserve management plan is the instrument to be used for protecting and managing historic heritage on reserves.11

A number of questions that arise are:
1) Who assesses whether or not a particular Crown activity passes the tests and by what process?
2) What happens if the test is not passed - do the district plan rules then apply?
3) What happens where there is no relevant management plan, or where there is a management plan but the existing provisions are too weak to determine consistency?
4) In general, under what circumstances are district plan heritage provisions applicable to activities on reserves?

The Quality Planning guidance note on historic heritage12 does not provide any direction on the matter and only comments that:

Reserves may be classified as historic reserves. Historic reserves may be vested in local authorities or the Historic Places Trust, or local authorities or the Historic Places Trust may be appointed to control and manage historic reserves. Reserves of other classifications may also include important historic heritage. [RMA] Plans should be coordinated with the overall management direction of reserve management plans, prepared under the Act.

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11 When preparing or changing district plans, councils are required to have regard to “management plans and strategies prepared under other Acts” to the extent that their content has a bearing on resource management issues of the district (section 74(2)).
12 [RMA] Plans should be coordinated with the overall management direction of reserve management plans, prepared under the Act.
Currently, the Reserves Management section of the Thames-Coromandel District Plan states that reserves are subject to district plan rules, although it does not appear to state under what circumstances:

The development of Reserves Management Plans under the Reserves Act 1977 is an important method of achieving community involvement in the management of reserves. Many reserves have Operative Reserves Management Plans under the Reserves Act 1977. Whether reserves have a management plan or not they are subject to the provisions of the Reserves Act 1977. Reserves must be managed in accordance with both the Reserves Act and rules under the District Plan.

A review of two district plan heritage provisions – Clutha District Council (CDC) and Auckland City Council (ACC) – suggests councils have taken a varied approach to protecting heritage on reserves.

**Clutha District Council**

The Clutha District Plan has addressed a number of the questions raised above by including a permitted activity rule in the Heritage chapter reiterating the test set out in section 4(3) of the RMA. In addition, the rule dictates that any work or activity carried out on a reserve must be consistent with the relevant district plan rules. Importantly, it also requires the administering body of a reserve to give details to CDC of any anticipated work or activity, thereby establishing an assessment procedure.

**Rule HER.3 Activities Undertaken on Conservation and Reserve Land**

Any work or activity (excluding the erection of buildings) undertaken by persons or bodies (including the Crown) on or within land held or managed under the Conservation Act 1987 and those other Acts specified in the First Schedule of that Act, is a permitted activity provided that,

- it is consistent with the particular Act under which the land is held, or any management strategy or plan developed under that Act, and
- it is consistent with the general rules of this Plan and the rules of the stated underlying Resource Area, and
- it does not create a significant adverse effect beyond the boundary of that land, and
- notice is given to Council of the intention to carry out any such work or activity that outlines the intention and nature of the work or activity and how it complies with the points above.

Any activity that does not comply with this rule and the erection of buildings shall be considered as a discretionary activity.

**Reason**

The rules relating to resource use within these lands are generally set out by the relevant Act. Therefore Council need only intervene when the objectives of the Act are not being achieved or there is a significant effect generated outside the boundary of the land concerned.

CDC advised they chose this approach to avoid duplication of bureaucracy and process.¹³ Their view was that a resource consent process was not going to add value where a management plan was already in place to protect heritage. Council’s Planning and Environment Manager assesses proposals for work and activity on reserves, with the criteria being the management plan requirements. If there is no relevant management plan then resource consent is needed. If the management plan is vague with regard to heritage protection, then it comes down to a case-specific assessment. In a number of instances there

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¹³ Murray Brass, Planning and Environment Manager, personal communication, 16th June 2009
has not been a site-specific management plan, but the work has been undertaken by DoC in accordance with its overall Conservation Management Strategy, so council have deemed that as complying.

CDC has applied the provision numerous times. Generally it has related to work on a reserve being carried out by DoC, NZHPT, Council, and/or a community group (usually some combination of these). The approach has worked well in practice. The other agencies or community groups appreciate being able to proceed without extra costs and delays, and the management plan provisions have protected the values involved. CDC would not undertake compliance monitoring unless there was a complaint - they consider the agency responsible for the management plan as having the primary interest and responsibility. Clutha DC has never had a complaint to test this.

**Auckland City Council**

ACC in contrast schedules heritage items located on reserves, including buildings, trees and archaeological sites, and requires resource consent for any activity affecting them in accordance with the district plan rules. For instance, Maungakiekie/One Tree Hill, which has been gazetted as a recreation reserve under the Reserves Act, has two structures (including a surrounding area of 100m) and three trees scheduled in the Auckland City District Plan. Moreover, the hill is recorded as an archaeological site under the Historic Places Act. This means that council consent is required when an activity activates the relevant heritage provisions in the district plan and an archaeological authority is required if an activity will modify, damage or destroy archaeological features. In addition, there is a management plan in place, which also specifies objectives and policies relevant to the recognition and protection of the reserve’s heritage values.

**Whitianga and Wharekaho Reserve Management Plan**

An important consideration is the extent to which reserve management plans deal with heritage protection issues. A review of Document 2 of TCDC’s Whitianga and Wharekaho RMP (Individual Reserve Plans) found few details about historic heritage on the reserves. The exceptions are the Robinson Rd Estuary Reserves (pp.44-47), which include one historic reserve at 2A Robinson Rd and another proposed for historic reserve classification at 2B Robinson Rd. These reserves cover the site of a battle in 1820 between Maori tribes in which around 400 people were killed. The dead were buried along the foreshore and the area is accordingly tapu. The management plan also mentions the presence of an ‘historic stone building’, but no details about it are provided.

This demonstrates that reserve management plans can lack the necessary information for identifying historic heritage on reserves, assessing its significance, and/or providing meaningful provisions to ensure their protection. This in turn will make it difficult for TCDC to establish whether or not a proposed work or activity is consistent with the management plan. As well, the management plan exhibits poor linkages to the district plan schedule. An important task for the council, therefore, is to review current reserve management plans and strengthen heritage provisions where necessary.

**Recommendations**

It is suggested that both the CDC and ACC approaches are considered further, that is:

1. Having a permitted activity rule that enables ‘works and activities’ on reserves to be undertaken in-line with the requirements of section 4(3); and

2. Adding specific items contained in reserves to the heritage schedule (e.g. having built, archaeological, Maori heritage values etc.).

In regard to the first point, the RMA is clear that there are circumstances under which managers of reserves are not bound by the RMA. It is questionable whether councils can require resource consent for activities other than those that are assessed as failing the test in section 4(3). TCDC may wish to seek legal advice on this matter, in particular regarding what happens when management plan heritage provisions are weak or non-existent. What is
obvious is that a transparent process is required to enable a consistent appraisal of proposed works and activities on reserves so as to determine whether the plan rules should apply. It may also be necessary to prepare assessment criteria for determining what constitutes a ‘significant adverse effect beyond the boundary’ of a reserve.

Secondly, specific items could be added to the Heritage Registers so as to provide a complete list of heritage in the district that meets the plan criteria for scheduling. The assessment matters for resource consent applications contained in the plan may also assist with determining whether or not a proposed work or activity is consistent with a reserve management plan, especially in the absence of useful management plan provisions.

Other specific recommendations include:

- Listing all reserves with historic values on the district plan Heritage Registers.
- Listing all reserve management plans that relate to the reserves and indicating the quality of their heritage provisions (e.g. 1. comprehensive, 2. satisfactory, but need updating, 3. weak/non-existent).
TCDC Reserves where historic heritage values may exist and, if this is the case, should be identified and managed for protection through the relevant reserve management plan:

**Thames**

_**Bright Smile Mine Reserve**_

712 Mackay Street, Thames ID# 0487049201 Lots 369-372 & 369A-372A Kauaeranga 5

Historic heritage values: Site of the Bright Smile Goldmine that operated 1871-76. The mine shaft collapsed in 1879 and more recently the site has been used as a community garden.

Principal theme: Building Economies

_**Burke Street Beachfront Reserve**_

Burke Street, Fergusson Drive ID# 0487070500 Lots 1-4 DPS 60014

Historic heritage values: Beachfront title acquired by Marutahu people in 1872 and the RMP also mentions wharf piles, which are those belonging to the scheduled Burke Street Wharf (Register No. 4). RMP notes support for retention of wharf piles as a bird roosting habitat. Historic heritage values of the piles are equally important.

Principal themes: Peopling the Land, Building Economies

_**Campbell Street Reserve**_

106 Campbell Street, Thames ID# 0487036500 Lots 212 & 213 Kauaeranga 13

Historic heritage values: RMP states there is no known history of this reserve. Five large puriri and one pohutukawa may have historic heritage values, subject to further research being undertaken.

Principal theme: unknown at this time.

_**Dickson Park Reserve**_

115 Victoria Street, Tararu Lot 17 DPS 775, 0492019600 Pt Lot 2 DPS 74746, Maori (Tararu), Maori (Kauaeranga), Maori (Onepu), Sec 1-3 SO 61309

Historic heritage values: A gold stamper battery site and several gold edicts are in the area, part of which has been used as a camping ground for over 30 years.

Principal theme: Building Economies

_**Kauaeranga Valley – Devicich Recreation Reserve**_

ID# 0493102001 Lot 4 DP 55928 Blk V VI Thames SD

Historic heritage values: Devicich is a Croatian family name and many men from eastern Europe arrived in New Zealand around the turn of the 20th century to work on the kauri gum fields. The Devicich Kauri is the Coromandel Peninsula’s ninth largest and presumably this reserve has some connection with the family because of its name. Further research and interpretation is desirable.

Principal theme: Peopling the Land
**Kuranui Bay Reserve**
Fergusson Drive & Tararu Road, Thames ID# 0492028100 Lot 2 DPS 43354 PT Waihoanga NO 3A Blk, Blks I & II Thames

Historic heritage values: Formed from spoil from the adjacent mines, which resulted in the partial reclamation of Kuranui Bay.

Principal theme: Building Economies

**Porritt Park**
Queen Street, Thames ID# 0488100111 Lots 1, 3 & 4 DP 53443

Historic heritage values: Named for former Governor-General Sir Arthur Porritt (1967-72). Former location of Thames Plunket Rooms until they were to Pipiroa by resource consent. Citizens Advice Bureau and Thames Citizens Brass Band Hall occupy the reserve, both making an important contribution to community well-being and identity. RMP recommendation that removal of buildings may be desirable should be reviewed in light of historic use and potential heritage values embodied in the park.

Principal theme: Building Communities

**Queen Street North Reserves**
919 Queen Street, Thames ID# 0487022000 Pt Parareka Blk & Sec 26 Blk IV

Historic heritage values: The area has identified urupa sites ad has featured a Scented Garden developed by the Thames Lionesses Club in 1998. RMP should perhaps identify any management issues arising out of the urupa sites.

Principal theme: Peopling the Land

**Rhodes Park**
449 Ngati Maru Highway, Thames ID# 0490000300 Lot 1 DPS 79693
445 Ngati Maru Highway, Thames ID# 0490000400D Sec 3 Blk VII Thames SD & Maori (Ohoupo)

Historic heritage values: A rugby ground since 1928 and gifted to the Thames Rugby Football Union by Reginald Rhodes in 1938. The TRFU gifted the land to TCDC n 1988. Predating the long sporting history of the site, there are several burial grounds in the area on the river edge.

Principal themes: Peopling the Land, Mind & Body

**Taipari Park**
105 Mackay Street, Thames ID# 0489102700 Lot 1 DP 37117 NZ Gazette 1951/1644

Historic heritage themes: The site features three separate wahi tapu and is the subject of a management agreement with Ngati Maru. Long-term plan to remove Thames Centennial Pool is proposed to protect and respect the wahi tapu sites.

Principal themes: Peopling the Land, Building Communities
Tapu Domain and Beachfront Reserves
701A Thames Coast Road, Tapu ID# 0491029300 Lots 1 & 2 DPS 23986 NZ Gazette 1983/496
701B Thames Coast Road, Tapu ID# 0491029200 Lot 1 DPS 14344 Sec 28 Hastings Town Blk IX ML 20473
3 Wharf Road, Tapu ID# 0491028600 Lot 1 DPS 14344 Sec 28 Hastings Town Blk IX ML 20473 NZ Gazette 1965/864
2A Wharf Road, Tapu ID# 0491028400 Lot 1 DPS 14344 Sec 28 Hastings Town Blk IX ML 20473

Historic heritage values: RMP details Maori history (Ngati Tamatera) and indicates presence of wahi tapu. Part of the reserve purchased in the 1920s from AE Dodds for use as a World War I memorial sportsground. Tapu Flat Domain Board formed in 1945 and a community hall built 1948-9. Camping ground established in the 1960s to provide funding for the hall and grounds.

Principal theme: Peopling the Land, Mind & Body

Tararu Cultural Art Centre
600 Tararu Road, Thames ID# 0492022400 C Sec 78 Blk IV Thames SD

Historic heritage values: Site of former Thames North School. RMP notes that buildings at the rear of the former school building are not in keeping with the style of the school. Nevertheless they may have historic associations with it and, if this is the case, should be managed accordingly.

Principal theme: Building Communities

Te Mata North Reserves
801 Thames Coast Road, Te Mata ID# 0491016600 Lot 4 DPS 5052 Blk XI Hastings SD & Sec 122 MLP 13212

Historic heritage values: The scene of a battle between iwi. RMP does elaborate on any cultural or archaeological values pertaining to the site.

Principal theme: Peopling the Land, Governing the Coromandel

Te Puru Domain
6 West Crescent, Te Puru ID# 049108700 B Lot 70 DPS 8735

Historic heritage values: Te Puru was a Ngati Tamatera settlement and was extensively cultivated. Reserve occupied by Thames Coast Community Centre, Kindergarten and Bowling Club.

Principal themes: Peopling the Land, Building Communities

Te Puru Beachfront Reserves
1 Seaview Avenue, Te Puru ID# 0491077600 Sec 23 & 50 Unuarei Town Blk XIV Hastings SD
21A Seaview Avenue, Te Puru ID# 0491076800 Sec 12 & 22 Unuarei Town Blk XIV Hastings SD
43 Seaview Avenue, Te Puru ID# 0491079700 Sec 1 Unuarei Town Blk XIV Hastings SD NZ Gazette 1962/594
31 Aputa Avenue, Te Puru ID# 0491075602 Lot 3 DPS 90917 Hastings SD, also 0491075300 Lot 6 DPS 3688 Hastings SD
9 A Sarjants Road, Te Puru ID# 0491072100 Lot 24 DPS 1664 Blk XIV Hastings SD
Historic heritage values: Te Puru was a Ngati Tamatera settlement and was extensively cultivated. A large number of cultural and wahi tapu sites are located along the beachfront.

Principal theme: Peopling the Land

Thames Historical Museum
800 Pollen Street, Thames ID# 0487037100 Sec 64 SO 47975 Blk IV Thames SD NZ
Gazette 1975/923
503 Cochrane Street, Thames ID# 0487037100 Lot 1 DPS 29882
802 Pollen Street, Thames

Historic heritage values: Former school site, set aside as a reserve for a war memorial after World War II and featuring a commemorative rock wall and memorial gates that were built for the school. At the time the RMP as prepared a Heritage and Archive building was proposed for this site at 802 Pollen Street. This is now being planned for to the south of the former Carnegie Library building in Queen Street. The RMP makes no mention of the age or genesis of the current museum building.

Principal theme: Building Communities

Thames War Memorial Reserve
111 Monument Road, Thames ID# 0487069101 Pt Sec 42 SO 40398 Blk IV Thames SD NZ Gazette 1962/629

Historic heritage values: Site of Tutukaka Pa and set aside for use as a war memorial site after World War II. Mediterranean themed gardens are intended to evoke the countries in which some NZ servicemen and women served in World War I.

Principal theme: Building Communities

Te Amo o te Rangi
17 Crawford Drive, Thames ID# 0490070900 Lot 32 DPS 89145

Historic heritage values: Jointly owed by Ngati Maru and TCDC and significant to the iwi because of its relationship with Te Totara Pa. Signage and interpretation intended to highlight reserve history.

Principal theme: Peopling the Land, Building Communities

Victoria Park
Brown Street, Albert Street, Beach Road, Thames ID# 0487025700 Lot 2 DP 12729, Lots 1-2 DP 22803, Lots 1 & 3 DP 56092, Pt DP 2379, Pt Lot 520 Kauaeranga 13A Blk, Lots 521-3 Pt 524 Kauaeranga 13A Blk, Pt DP 3024 Thames Beachfront, DP 878 Pt Kauaeranga 13 Blk, Pt Thames Beachfront Blk IV

Historic heritage values: Reserve includes several urupa sites, a number of heritage structures (see Thames Register No. 9, 10 & 12), and several scheduled trees. RMP mention of the desirability of all park furniture and structures presenting a coherent unity of design may be at odds with historical genesis of park and its facilities.

Principal theme: Peopling the Land, Building Communities
Waikawau Reserve
Thames Coast Road, Waikawau Sections 25, 28, 29 Blk V Hastings SD

Historic heritage values: Ngati Tamatera holds title to this land and its future ownership and management is currently being discussed by TCDC and the iwi. This reserve abuts the Waikawau tram houses on the seaward side. The reserve features a boat ramp popular with local and visiting boaties and fishers.

Principal theme: Peopling the Land, Mind & Body

Waikiekie Historic Reserve
244 Waikiekie Road, Thames ID# 0490024001 Sec 27-29 Blk VIII Thames NZ
Gazette 1981/2341

Historic heritage values: Within the reserve lies part of the watercourse that moved water from the Kauaeranga River to the Thames Goldfields.

Principal theme: Building Economies

Waiomu Domain and Reserves
601C Thames Coast Road, Waiomu ID# 0491055200 Lot 3 DPS 30882 Lot 3 DPS 33150
601A Thames Coast Road, Waiomu ID# 0491057201 Lot 1 DP 33672 Blk XIV Hastings SD
614 Thames Coast Road, Waiomu ID# 0491057201 Lots 8 & 9 1 DP 25599 Hastings SD
7A Valder Place, Waiomu ID# 0491057201 Lot 2 DPS 49601

Historic heritage values: Settlement area of Ngati Tamatera and the reserve includes a waka landing site and the place at which Captain Cook’s cutter was beached. Community reserve established in c.1935. RMP also suggests there are goldmining sites on the reserve.

Principal theme: Peopling the Land, Building Communities

Waipatukahu Point Reserve
727 Thames Coast Road, Tapu ID# 0491002400 Waipatukahu B Blk, Blk XI Hastings SD

Historic heritage values: Part of the Point may be Maori Reserve and the local is tapu because of inter-iwi fighting that resulted in the deaths of many Ngati Tamatera. There is also a small private iwi cemetery located on the reserve. TCDC mows the cemetery and maintains the fence around the cemetery.

Principal theme: Peopling the Land

William Hall Reserve
220 Mount Sea Road, Thames ID# 0489188300 Lot 1 DPS 10089, Lot 2 DPS 48100, Lot 7 DPS 76651, Sec 23 & 24 Blk V SD Thames
132 Brunton Crescent, Thames ID# 0489142200 Lot 1 DPS 5569
113 Currie Crescent, Thames ID# 0489142200 Lot 17 DPS 1393

Historic heritage values: William Hall (d. 1915) was a notable New Zealand 19th century arborist who established a significant native and exotic tree arboretum on this land in the 1870s. Forest & Bird and Hamilton’s Waikato Institute of technology are working in partnership with the Council to preserve and enhance Hall’s legacy.

Principal themes: Peopling the Land, Mind & Body
Coromandel

Ariki Tahi
260 Te Kouma Road, Te Kouma ID# 0482011201 Sec 3 SO 44859 NZ Gazette 1969/1797

Historic heritage values: Ariki Tahi pa was home to Ngati Huarere. RMP recommends reviewing reserve classification, from Recreation to Historic, in view of the site’s significance to Ngati Huarere.

Principal theme: Peopling the Land

Drinkwater Reserve
410A Buffalo Road, Coromandel ID# 0485128800 Lot 8 DP 20182

Historic heritage values: Location of a gold stamper battery (1900), which was restored in the 1980s by R. Drinkwater of Coromandel. RMP suggests that historic buildings may be relocated to this site. This action, if taken, should be considered in light of existing heritage values on the reserve.

Principal theme: Building Economies

Fraser Reserve
19 Colville Road, Coromandel ID# 0485101500 Allot 138 Kapanga Parish SO 42156 NZ Gazette 1979/1204
19 Colville Road, Coromandel ID# 0485101500 Lot 4 DPS 51432
19 Colville Road, Coromandel ID# 0485101500 Lot 3 DPS 68323

Historic heritage values: Gifted by the Fraser family in the early 20th century and reinstated as a local picnic place after years of being used as a metal dump.

Principal theme: Building Communities

Hauraki House
230 Kapanga Road, Coromandel ID# 0485152000 Pt Ngahiwa Blk Sec 24 SO 51279 NZ Gazette 1989/2499

Historic heritage values: Note RMP mistakenly identified Hauraki House as heritage register item no. 53 – it is in fact no. 52. Coromandel School was located at this site from 1877 until 1977. The former school building is a prominent landmark within the township.

Principal theme: Building Communities

Hauraki Road Reserve
Hauraki Road, Coromandel Pt Allotment 167, Kapanga Parish

Historic heritage values: In an area of extensive historic mine activity, the reserve land is owned by the Department of Conservation and leased to TCDC for use as a dump.

Principal theme: Building Economies
**Long Bay Reserve**
3100 Long Bay Road, Coromandel ID# 0485108000 Pt Lot 1 DP 29120 NZ Gazette 1956/661
3200 Long Bay Road, Coromandel ID# 0485108001 Pt Lot 1 DP 29120 NZ Gazette 1956/661
2500 Long Bay Road, Coromandel ID# 0485108110 Lot 11 DPS 48837 NZ Gazette 1956/661

Historic heritage values: Longstanding public domain and camping area since 1937. Age of proprietor’s residence is not given but in the event of a proposal to enlarge or replace the building a heritage assessment should be undertaken.

Principal theme: Mind & Body

**McGregor Bay Esplanade**
1455 Long Bay Road, Coromandel ID# 0485109800 Sec 7 Blk V Coromandel

Historic heritage values: Land formed by mine tailings from Union Beach Mine and the groyne running into the harbour was built by miners and had a railway line running along the top to facilitate coal unloading to power the stamper battery. More recent lease to Pacific Marine Farms of part of the reserve is relevant to modern Coromandel aquaculture and industry.

Principal theme: Building Economies

**Memorial Reserve**
355 Kapanga Road, Coromandel ID# 0485144800 Lot 3 DPS 45087
355 Kapanga Road, Coromandel ID# 0485144800 Pt Ohiwa Blk NZ Gazette DI 1D/248

Historic heritage values: Site of former Coromandel Courthouse, two war memorials and a scheduled kauri (no. 21). A centre for government in Coromandel since 1873 and the present-day location of the TCDC Coromandel office. Architectural, historic and contextual values are present and the RMP recommends classification as a Historic Reserve.

Principal themes: Governing the Coromandel, Building Communities

**Patukirikiri**
261 Wharf Road, Coromandel ID# 0485111900 Pt Kauri Blk, Blk V Coromandel

Historic heritage values: Named In 1997 for a local iwi, having previously been called the Wharf Reserve. RMP makes no mention of whether the reserve site has specific significance to Patukirikiri or if the name of the reserve simply recognises a Coromandel iwi.

Principal theme: Peopling the Land

**Samuel James reserve**
74 Kapanga Road, Coromandel ID# 0485150200 Sec 1 SO 60831 NZ Gazette 1998/4295

Historic heritage values: Association with notable local benefactor who gifted land for the Plunket Society to erect a clinic in 1929. An archway with commemorative plaque is a notable feature of the main commercial thoroughfare in Coromandel. James was Chairman of the Coromandel County Council on a number of occasions in the early 20th century. The information gazebo with its prominent decramastic tile roof is an intrusive element within this reserve.

Principal theme: Building Communities
Colville Foreshore
2403 Colville Road, Colville Road Reserve

Historic heritage values: Adjoins a wahi tapu on its southern boundary. Desirable that nature of this wahi tapu is identified to ensure that the reserve management does not undermine contextual values that may impinge upon the wahi tapu.

Principal theme: Peopling the Land

Kowhai Place – Tuateawa
5 Kowhai Place, Tuateawa ID# 0481120300 Lot 116 DPS 22608

Historic heritage values: A pa site, of no known history, is a prominent feature of this reserve. RMP recommends signage and suggests the need for further research and iwi consultation.

Principal theme: Peopling the Land

Otautu Historic Reserve
61 Otautu Wharf Road, Colville ID# 0479045500 Lot 20 DPS 5572

Historic heritage values: Reserve features a pa site with visible defensive trench. Area also associated with the Goudie family who built a wharf and storage shed here in the 1950s. Foundations of the latter still remain. RMP recommends protection of the historic setting but proposed removal of storage shed remains should be reviewed in light of historic associations with Goudie family, early European settlers in the Colville area.

Principal themes: Peopling the Land, Building Economies

Whittle Reserve
Colville Road, Coromandel

Historic heritage values: Gift of Tom and Elizabeth Whittle in 2005. Planted with native trees by the Whittles. Family members should be invited to provide historical information about the Whittle association with the area.

Principal theme: Peopling the Land
**Mercury Bay:**

*William Mangakahia Lagoon Reserve*

140 Mangakahia Drive, Whangapoua ID # 0482111100 Lot 4 DPS 7114

Historic heritage values: Named for William Mangakahia who originally subdivided Whangapoua and whose family still owns land abutting the lagoon.

Principal themes: Peopling the Land

*Meri Te Tai reserve*

386 Tangiora Avenue, Whangapoua ID # 0482111100 Lot 4 DPS 7114
338A Tangiora Avenue, Whangapoua ID # 0482111100 Lot 155 DPS 10456
268 Tangiora Avenue, Whangapoua ID # 0482111100 Lot 154 DPS 10456

Historic heritage values: Meri Te Tai (Te Rarawa, 1868-1920) married Hamiora Mangakahia and lived at Whangapoua. Hamiora was elected premier of the Kotahitanga parliament in June 1892. Meri spoke to Kotahitanga about women’s suffrage and although her motion lapsed she was the first woman recorded as speaking to the parliament. (See Ballara, Angela, ‘Mangakahia, Meri Te Tai 1868 - 1920’. *Dictionary of New Zealand Biography*, updated 22 June 2007 URL: [http://www.dnzb.govt.nz/](http://www.dnzb.govt.nz/))

Principal themes: Peopling the Land, Building Communities

*Christensen Reserve*

118 McMahon Avenue, Whangapoua ID # 0482120601 Lot 3 DPS 10803 & Lot 61 DPS 201000
127 Adams Road, Whangapoua ID # 048210601 Lot 58 DPS 342980
357 Tangiora Avenue, Whangapoua ID # 0482120601 Lot 152 DPS 10456

Historic heritage values: Land acquired through subdivision contribution in 2000. Bill and Alice Christensen built the shop at Whangapoua in 1967. They lived adjacent to the reserve for many years. Tennis courts have been built on the reserve. A memorial seat to David Johnston is located in the reserve.

Principal theme: Building Economies

Note: If the reserve accommodates a memorial then the identity of the individual commemorated should be included in the management plan.

*South End Reserve*

132 Tangiora Avenue, Whangapoua ID # 0482111100 Lot 150 DPS 10457 & Lot 149 DPS 10457

Historic heritage values: Adjacent to the reserve, on its eastern side is an urupa.

Principal themes: Peopling the Land, Building Communities

*Opera Place Reserve*

148 Opera Place, Whangapoua ID # 04842104098 Lot 43 DPS 309462
114A Opera Place, Whangapoua ID # 0482104098 Lot 46 DPS 309462

Historic heritage values: The reserve management plan mentions Mabel Te Aowhaitini Mangakahia (1899-1940), daughter of Hamiora and Merit Te Tai, who was a district nurse and probably the first Maori to gain a postgraduate public health nursing.
Principal themes: Building Communities

Note: The management plan fails to explain the connection between this reserve and one of the area's notable former residents.

Opera Point Reserves
106 Tangiora Avenue, Whangapoua ID # 0482101101 Sec 1 DPS 49643 NZ Gazette 1981/721

Historic heritage values: Three pa sites located on and adjacent to this reserve were once occupied by Huarere, a Ngati Hei hapu. A kauri sawmill and railway line to a wharf were once located on the southern side of the headland following European settlement of the area. After the milling ceased the Adams family farmed this land and a school was built at School House Bay, adjacent to the DoC car park.

Principal themes: Peopling the Land, Building Economies

Note: The remainder of Opera Point is held in the DoC estate (Opera Point Historic Reserve: including Opera Point Pa, c. 1700 and Craig's Sawmill of 1862). The Reserve Management Plan recommends a joint approach to managing the heritage and natural resources of the locale.

Cuvier Beach Reserve
76 Bluff Road, Rings Beach, Kuaotunu

Historic heritage values: The headland reserve includes a pa site and contains a group of large pohutukawa trees.

Principal theme: Peopling the Land

Black Jack Recreation reserve
21 Blackjack Road, Kuaotunu Section 108 Block II Otama SD

Historic heritage values: The main ship loading and unloading area in Kuaotunu during the gold mining and timber milling booms. Was also used as a community sportsground until the Kuaotunu Domain was established. A memorial plaque identifies the 2000th tree planted by the Kauri 2000 project.

Principal themes: Building Economies, Mind and Body

Kuaotunu Hall Reserve
12 Black Jack Road, Kuaotunu ID # 0482136100 Section 67 SO 5929 Blk II Otama SD

Historic heritage values: See below. Part of the reserve is leased to the local kindergarten and the hall site was acquired under section 18 of the Mining Tenures Registration Act 1962.

Principal theme: Building Communities

Included within this reserve is the following heritage structure, which is registered by the NZHPT:

Kuaotunu Centennial Memorial Hall (c.1896/7, relocated 1940)

Registered NZHPT Category II Historic Place. This building was erected in c.1896/7 to the design of Mitchell and Watt, who were the Auckland Board of Education's architects in the
period 1892-1907. It was built as an infant school room addition to Kuaotunu School up on Bald Spur. The school was established in 1892 and served the local community until its closure in 1946. With a falling roll, the primary school room was relocated to its present site in 1940, the year in which New Zealand celebrated the centenary of the signing of the Treaty of Waitangi. Another schoolroom dating from the same time was moved to Mercury Bay School in 1955 and used as hall. Alterations to the hall since it was registered by the NZHPT include the removal of a lean-to extension on the south side of the building and the addition of a ramp and balustrading to the entrance steps.

Note: Scheduling should include the interior of this building. Hanging on the end wall opposite the entrance is a Roll of Honour, an 1891 K(uaotunu) F(ootball) banner, and Kuaotunu Rifle Club certificate. This building is also associated with the former Kuaotunu Schoolhouse, located on the Bald Spur Historic Reserve (DoC). The former schoolhouse is a Category II NZHPT registered historic place and dates from c.1892. On the same reserve are commemorative trees planted by the school in 1910 (coronation of George V), 1936 (coronation of George VI) and 1969 (moon landing and Cook bi-centenary).

Principal theme: Building Communities

**Pumpkin Flat Reserve**

270 SH 25, Kuaotunu ID # 0482139700 Section 6 SO 12956 Blk II Otama SD NZ Gazette 1979/2226

Historic heritage values: Land area was the site of the Kuaotunu School. As the school was established in 1892, this site constitutes an archaeological site under the Historic Places Act.

Principal theme: Building Communities

**Otama Beach Reserve**

379 Black Jack Road, Otama Beach ID # 0482137803 Lot 1 DPS 29756

Historic heritage values: the reserve contains archaeological sites and was acquired by the council with the support of community funding.

Principal theme: Peopling the Land

**Ratoka – Opito Bluff Reserve**

100 Opito Bay Road, Opito Bay ID # 0482138501 Lot 1 DPS 26542 & Lot 58 DPS 66561

Historic heritage values: Area known to Ngati Hei as Ratoka

Principal theme: Peopling the Land

Note: The reserve management plan makes no mention of the meaning of 'Ratoka’, nor the site’s significance to Ngati Hei.

**Buffalo Beach – Ohuka (Brophy’s) Beach Reserve**

150 Buffalo Beach Road, Whitianga

Historic heritage values: The beach between Centennial Drive and Haddon Crescent was known as Brophy’s Beach [who?]. Kaianga were once located along this beach.

Principal themes: Peopling the Land, Mind and Body
Note: The presence of kaianga suggests the need for interpretation and an archaeological protocol for the reserve.

**Buffalo Beach – Main Beach Reserves**
Between 16-65 Buffalo Beach Road opp. 18 Buffalo Beach Road ID # 0484200100 Lot 3 DPS 4704 & opp. 44 Buffalo Beach Road ID # 0484200100 Lot 6 DPS 21167
Between 66-103 Buffalo Beach Road opp. 66 Buffalo Beach Road ID # 0484200100 Lot 2 DPS 4704

Historic heritage values: Here the *HMS Buffalo* was wrecked in July 1840. Two sailors lost their lives. The ship had been used to transport convicts to Australia and load kauri spars on the Coromandel. The wreck lies 80 metres off shore opposite the former hospital. A cairn marks the site.

Principal theme: Building Economies

**Buffalo Beach – Esplanade Reserves**
27 Esplanade, Whitianga, Pt Weiti

Historic heritage values: Phoenix palms, as planted along the esplanade by the Women’s Institute in 1933, enjoyed considerable popularity in the 1920s and 1930s as seaside street trees.

Principal theme: Building Communities

**Hilton Park**
15A Catherine Crescent, Whitianga ID # 0484115000 Lot 41 DPS 10927
27A Catherine Crescent, Whitianga ID # 0484114300 Lot 1 DPS 11810

Historic heritage values: This land was part of the Robinson family farm in the 1950s and was vested as reserve contribution when the land was subdivided in the 1960s. Named for Hilton Robinson. It was intended that the reserve be used for recreation.

Principal themes: Building Economies, Mind and Body

**Lyon Park**
86 Albert Street, Whitianga ID # 0484263400 Pt Wharetangata No. 6 Blk

Historic heritage values: Rev Thomas Lyon vested the land with the Coromandel County Council on 2 March 1940. It was to be called ‘Mercury Bay Centennial and Lyon Park’. Rev Lyon gave the land in memory of his daughter Isobel and to mark the centenary of the signing of the Treaty of Waitangi. Local people worked to prepare the ground for sports and the first game of rugby was played on the field in 1949. Tennis, rugby and soccer are played on the grounds and the local Scout Den is also located here.

Principal themes: Building Communities, Mind and Body

**Robinson Road Estuary Reserves**
125 South Highway, Whitianga ID # 0484159602 Lot 2 DPS 6785 & 0484175094 Lot 52 DP 308623 Vested 24/10/2002

Historic heritage values: Area was part of the Tauwira Block and is considered tapu because of the deaths of Ngati Hei, Ngati Paoa, Ngati Whanaunga, Ngati Maru and Ngapuhi people during the musket wars. A Ngapuhi raid on the area in c.1820 resulted in the deaths of approximately 400 people. Later the land was farmed by the Robinson family until the early
1960s, when it was subdivided to make way for residential development. The area around Toumuia (Lovers Rock) is wahi tapu.

Principal themes: Peopling the Land, Building Economies

Included within this reserve is the following heritage structure, which is registered by the NZHPT:

Stone Store, Robinson’s Road, Whitianga

Category II NZHPT historic place. Built in c.1868, from ignimbrite stone, for use as a coolroom or dairy. It has a rectangular footprint with a vaulted ceiling and is said to have been constructed by two English workers out of stone quarried from opposite side of harbour. The land was owned by farmer and trader George White by 1867. It was plastered in c. 1920.

Rock silos (2), Robinson Road, Whitianga

An NZHPT category II registered historic place. The large silo was built in 1933, and the small silo the following year. They were built by Hilton Robinson, a local farmer after whom Robinson Road is named. They were made by excavating two cavities into the sandstone outcrop known as Lovers’ Rock on Robinson’s property. They are unique structures used for silage storage. Local ‘brickie’ Mac McCaffery is credited with the plastering the silos, which

Principal theme – Building Economies

Sleemans Park

1A Victoria Street, Whitianga ID # 0484263801 Sections 1 & 2 SO 60032
84A Albert Street, Whitianga ID # 0484263802 Section 3 SO 60915

Historic heritage values: Named for a ‘local identity’ Mr Sleeman.

Principal themes: Building Communities

Note: The identity of Mr Sleeman is not included in the management plan, which does however include a recommendation that the pohutukawa on the reserve should be included in the Mercury Bay Tree register.

Soldiers Memorial

52 Albert Street, Whitianga ID # 0484264200 Pt Karamuramu DP 13245

Historic heritage values: This parcel of land was vested with the council in 1942. A soundshell once stood on the site of the Whitianga Library and the reserve accommodates the former Women’s Rest Rooms. The reserve has a commemorative function that surely outweighs the current recreation reserve classification.

Principal theme: Building Communities

Included within this reserve are the following heritage structures, neither of which is registered by the NZHPT:

Whitianga War Memorials and Buffalo Memorial

A number of memorial objects stand in Soldiers Memorial Park. The central obelisk lists local soldiers who died fighting in World War I and World War II. The plaque on the cannon from the HMS Buffalo, presented by Capt Albert Duder, is partly obscured by paint, whilst the inground plaque commemorating the 75th anniversary of the end of World War I has a cracked concrete setting. The reserve management plan does not itemise these memorials, nor provide information as to their installation dates.
Principal theme – Building Communities

former Women’s’ Rest Rooms (Whitianga Information Centre), corner of Albert Street and Blacksmith Lane, Whitianga

Fundraising commenced in 1944 and the building was opened on 18/8/1949. It was furnished and maintained by the Mercury Bay Country Women’s Institute, and also used by the District Nurse, Public Health Nurse and Plunket. In 1990 it was leased by TCDC to the Whitianga Business Association for use as local information centre. The building is of concrete block construction with a clay tile roof and is not dissimilar in style to Louis Hay’s Napier Women’s Rest in Clive Square of 1934.

Principal theme – Building Communities

Taputaputea Stream Reserves

4 Bongard Road, Whitianga ID # 0484268201 Lot 3 DPS 4691
183A Buffalo Beach Road, Whitianga ID # 04842200100 Lot 3 DPS 26491
92 Buffalo Beach Road, Whitianga ID # 0484268200 Lot 10 DPS 6340 & 0484281401 Lot 11 DPS 6340

Historic heritage values: A pa site is located on DoC reserve adjoining the site. Part of the area is known as Aroarotea. Another part is known as Arowhero [red tongue].

Principal theme: Peopling the Land

Note: the reserve management plan does not explain the significance of the names given above but does state that both areas are ‘culturally sensitive’. The management policy does not however specifically address these cultural values.

Tarapatiki Stream Reserves

16 & 16A Centennial Drive, Whitianga ID # 0484157605 Lot 3 DPS 3311 & 0484157604 Lot 2 DPS 3311
11A Parkland Place, Whitianga ID # 0484296201 Lot 25 DPS 19137 & Lot 24 DPS 19137
152A Buffalo Beach Road, Whitianga ID # 0484273100 Lot 11 DPS 12086

Historic heritage values: The depth of the stream allowed launches to access the stream banks in the 1950s and part of the reserve is known locally as Tom True Reserve, in honour of an American contributor to the Kauri 2000 project.

Principal theme: Peopling the Land

Wharekaho – Onepoto Reserves

89 Wharekaho Road, Whitianga ID # 0484146900 Lots 13 & 14 DPS 7102
90 Wharekaho Road, Whitianga ID # 0484144200 Lots 1 & 3 DPS 6369

Historic heritage values: The reserve at 90 Wharekaho Road is reputed to have been where Capt James Cook rested in 1769 before visiting Wharekaho Pa. The reserve management plan also notes the presence of large pohutukawa that should be noted for their historic and landscape values.

Principal themes: Peopling the Land, Mind & Body

Note: The reserve management policy makes no mention of the management or interpretation of Cook’s resting place.
**Cooks Beach Hall Reserve**
882 Purangi Road, Cooks Beach ID # 0483114800 Lot 4 DPS 28710

Historic heritage values: A community hall and tennis courts are located on this site. The hall is the largest community facility in the Mercury bay south area.

Principal theme: Building Communities

**Endeavour Reserves**
12A Endeavour Place, Cooks Beach ID # 0483161400 Lot 227 DPS 8284
Endeavour Place, Cooks Beach ID # 0483161400 Lot 226 DPS 8284
Captain Cook Road, Cooks Beach ID # 0483161400 Lot 43 DPS 15943

Historic heritage values: A monument beside 165 Captain Cook Road identifies the area where Captain Cook had a shore station and observed the Transit of Mercury on 9 November 1769. The reserve management plan notes that the monument is flanked by sewerage structures. RMP policy refers to a plan to relocate the Cook Memorial to Purangi Reserve.

Principal theme: Mind and Body

**Purangi Reserve**
212 Captain Cook Road, Cooks Beach ID # 0483161400 Lot 1 DPS 2788 NZ Gazette 1981/3733 & 0483153300 Lot 94 DPS 22459 / Lot 93 DPS 22459 & 0483161400 Lot 101 DPS 22461

Historic heritage values: The north-western part of the reserve is where it is believed Cook and the crew of the Endeavour observed the Transit of Mercury on 9/11/1769 (See above, Endeavour Reserves). Archaeological midden site T11/508 is reported to be located here and also the remains of a milking shed (see Purangi reserve draft concept design, dated 7/2/07).

Principal theme: Mind and Body

Note: There is some slight confusion between the historic information provided in regards to the Purangi and Endeavour reserves at Cooks Beach. Relocation of the Captain Cook Monument should be done in with due care for its heritage significance and associations.

**Shakespeare Cliff Reserve**
984 Purangi Road, Cooks Beach ID # 0483112700 & 0483112600 Pt Lot 1 DP 15405 NZ Gazette 1957/323

Historic heritage values: A plaque adjacent to the lookout commemorates Captain James Cook’s observation of the Transit of Mercury and a memorial stone records the visit of Queen Elizabeth II to mark the bi-centenary of Cook’s visit in March 1969. The cliff was given its name by Cook. A recorded pa site on the reserve (T11/93) overlooks Mercury Bay and a midden is located at Lonely Bay (T11/349).

Principal themes: Mind and Body, Peopling the Land

Note: Although recorded pa and midden archaeological sites are mentioned in the reserve management plan the accompanying policy makes no specific mention of consultation with tangata whenua.
Flaxmill Bay Historic Reserve
1026 Purangi Road, Flaxmill Bay, Whitianga ID # 0493112500 Lot 1 DP 14247 NZ Gazette 1960/658

Historic heritage values: None are specified in the RMP.

Principal theme: Unknown.

Note: Management of the site is currently undertaken by the Crown. The RMP provides no information or policy advice in regards to the historic qualities of this reserve.

Maramaratotara Reserve
1085 Purangi Road, Ferry Landing ID # 0483109900 Lot 3 DP 33915

Historic heritage values: Recorded archaeological sites are located within the reserve, which abuts the DoC historic reserve at Ferry Landing (Whitianga Rock, Ngati Hei pa till mid-18th century, visited by Captain Cook in November 1769).

Principal theme: Peopling the Land

Note: Reserve management policy makes no mention of actions that should be taken to preserve the archaeological sites present.

Hahei Beach Recreation Reserve
1 Hahei Beach Road, Hahei ID # 0483330300 Lot 8 DPS 5203 & Lot 43 DPS 7740
11A Harsant Avenue, Hahei ID # 0483330300 Lot 45 DPS 12280

Historic heritage values: A significant archaeological midden is noted at this site (T11/242), which abuts a Crown reserve administered by DoC.

Principal theme: Peopling the Land

Note: The RMP does not elaborate on the nature of the archaeological site, nor its significance to whom and there is not specific policy directed towards its conservation.

Margaret Place Reserve
7 Margaret Place, Hahei ID # 0483340200 Lot 24 DPS 7762, Lot 23 DPS 13802 & Lot 24 DPS 13802
45 Pa Road, Hahei ID # 0483340200 Part of Lot 67 DPS 7762

Historic heritage values: This reserve adjoins a wahi tapu of Ngati Hei and so management of the reserve has the potential to impact upon the wahi tapu.

Principal themes: Peopling the Land, Building Communities

Tutaritari Reserve
10 Hahei Beach Road ID # 0483302300 Lot 21 DPS 8498
14 Tutaritari Road, Hahei ID # 0483302300 Lot 30 DPS 6407

Historic heritage values: The reserve includes the remaining section of a rock wall built by the Wigmore family. Robert and Fanny Wigmore are said to have purchased the Hahei valley in the 1870s and built a large house, which survives to this day. ‘The burial place of Robert Wigmore and his wife Fanny in Hahei is marked by a cairn in the Wigmore Historic Reserve, at the end of Hahei Beach Road by the beach’. (see ‘The Wigmores of Hahei’, by Horace Harsant, Ohinemuri Regional History Journal 9 May 1968, p. 47.)
Principal theme: Peopling the Land

Note: The RMP identifies as an issue the ‘removal and destruction of the Wigmore rock wall’ but no further information is provide about its significance and there is no specific policy directed towards its conservation.

Wigmore Stream Reserves

Western
32A Wigmore Crescent, Hahei ID # 0483337900 Lots 14, 15, 16 & 17 DPS 15008

Eastern
77 Pa Road, Hahei ID # 0483340200 Lot 68 DPS 7762
45 Pa Road, Hahei ID # 0483340200 Part of Lot 67 DPS 7762

Historic heritage values: Two archaeological sites area recorded in this area – T11/324 and 326.

Principal theme: Peopling the Land

Note: Without further information about the nature of the recorded archaeological sites it is difficult to know how their sustainable management can be achieved.

Hot Water Beach – Te Puia

715 Hot Water Beach Road, Hot Water Beach ID # Sec 36 Blk III Whitianga SD NZ Gazette 1940/692
720 Hot Water Beach Road, Hot Water Beach I # 0483031800 Lots 1, 2 & 3 DP 23432 NZ Gazette 1940/692

Historic heritage values: Te Puia is the Ngati Hei name for the area and it refers to the hot springs at the base of the cliff. Urupa are located in the dunes on the south-eastern side of the reserve and two pa sites are located on the headlands within the reserve. The hot water springs at the beach are a nationally significant tourist attraction.

Principal themes: Peopling the Land, Mind and Body

Note: Consultation with the NZHPT is noted in regards to the implementation of a concept plan for the beach, however there is no specific mention of consultation with Ngati Hei in regards to the area.

Hot Water Beach Reserve

35 Pye Place, Hot Water Beach ID # 0483031912 Lot 27 DPS 14190
51A Pye Place, Hot Water Beach ID # 0483031912 Lot 26 DPS 14190

Historic heritage values: A recorded archaeological midden (T11/115) is located beneath and surrounding the car park.

Principal theme: Peopling the Land

Note: Consultation with the NZHPT is noted in regards to any new earthworks in and around the car park area, however there is no specific mention of consultation with Ngati Hei in regards to the area.
Taiwawe Stream Esplanade Reserve
783 Hot Water Beach Road, Hot Water Beach ID # 0483031911 Lot 8 DPS 59176 &
Lot 12 DPS 14395

Historic heritage values: A European grave is said to be located under the large pohutukawa
tree on the reserve. Nothing further is said however about the deceased’s identity nor how the
gravesite is to be managed within the reserve.

Principal theme: Peopling the Land

Tairua/Pauanui:

Cory Park Domain
12 Manaia Road, Tairua ID # 0496126200 Lot 3 DPS 26 NZ Gazette 1980/1643
Historic heritage values: Named in honour of the Cory-Wright family who were early settler
farmers at Tairua (from 1912). Land was acquired from the Cory-Wright family as a reserve
contribution for sport and recreation purposes. Rugby played on this site for over 80 years
[since the mid-1920s?], first in a paddock and then, after World War II, on a formed rugby
field.

Principal themes: Building Economies, Mind & Body

Hall Reserve
210 Main Road, Tairua ID # 0496229400 Sec 1 SO 60244 NZ Gazette 1998/1050

Historic heritage values: Tairua Hall dating from 1932 (built by volunteers on road reserve).
Also an archaeological site.

Principal theme: Building Communities

Mary Beach Reserve [proposed]
8 Tui Terrace Tairua

Historic heritage values: Named for Mary Beach who ran a store down by the Tairua Wharf.
Location of nineteenth century log stacks assembled for milling.

Principal theme: Building Economies

Note: Tairua and Pauanui Reserve Management Plan Document 2: Mary Beach Reserve
includes policy advice to ‘remove old concrete structures along the beach as required’. Removal
should be preceded by an assessment of historic heritage and archaeological
values.

Memorial Reserve
208 Paku Drive, Tairua ID # 0496153300 Lot 274 DPS 8978

Historic heritage values: Part of the crater of Paku, this reserve was formed when the locale
was subdivided in the early 1960s. A memorial to the soldiers of WWI and WWII is located
adjacent to the carpark.

Principal themes: Building Communities

Note: Archaeological, geological and cultural significance of the general area may be
undermined by fill being added to address stormwater issues.
**Paku Coastal Reserves**

205A Paku Drive, Tairua ID # 0496146701 Lot 190 DPS 8978
5A Pacific Drive, Tairua ID # 0496146701 Lot 316 DPS 10623

Historic heritage values: South-eastern coastal esplanades around the volcanic cone of Mt Paku. A large puriri, ‘Tukahatahi’ [stand alone strong], stands to the north of the Paku Jetty. The Tairua archaeological site T12/62 is the only site in New Zealand where an item (pearl shell fishing lure) from the Polynesian homeland has been discovered (1964).

Principal theme: Peopling the Land

**Paku Summit Reserve**

23 Motuhoa Road, Tairua ID # 0496153300 Lot 117 DPS 10622
16A Tirinui Crescent, Tairua ID # 0496155400 Lot 318 DPS 10622

Historic heritage values: Island volcano dating back 7-8 million years ago. A Ngati Hei pa until inter-tribal fighting in the early 19th century pushed the iwi north. Ngati Maru also associated with the area. Owned and farmed by Cory-Wright family from 1912 until 1955. Subsequently subdivided and holiday houses built upon it.

Principal themes: Peopling the Land, Building Economies & Mind and Body

**Patrick Heath Memorial Reserve**

141 Pepe Road, Tairua ID # 0496201124 Lot 14 DPS 344152

Historic heritage values: Land formed in the 1970s by a neighbouring landowner dumping earth of the site. Re-named in 2007 to honour Patrick Heath, the only known Tairua soldier killed in action during WWII. Heath died in the Western Desert on 24/11/1941, aged 23. He is buried in Tobruk, Libya. Adjacent land was a motor camp, subdivided in 2002. No specific link between reserve and Heath is apparent from the RMP.

Principal theme: Building Communities

**Pumpkin Hill Reserves**

112 Pumpkin Hill Road, Tairua ID # 0496101100 Lots 5, 6 & 7 DPS 17788

Historic heritage values: Area is thought to look like the outline of a pumpkin, also known as Whakaruruhao (windy owl). Reserve resulting from land subdivision in 1974.

Principal theme: Peopling the Land

**Tangimoana – Esplanade Reserves**

23 Paku Drive, Tairua ID # 0496143411 Lot 12 DPS 24745
25 Paku Drive, Tairua ID # 0496143200 Lot 27 DPS 11723
35 Paku Drive, Tairua ID # 0496143300 Lot 13 DPS 24745 & Lot 3 DPS 8738

Historic heritage values: Area known to tangata whenua as ‘Tangimoana’ (weeping ocean). ‘Tangimanawa’ (weeping heart) pohutukawa stands in the reserve, which is also the location of an urupa (place of burial).

Principal themes: Peopling the Land, Building Communities
**Te Karo Bay – Sailors Grave**

200, 222 & 22A Sailors Grave Road ID # 0496101100 Lot 8 DPS 51452, Lot 1 DPS 23918, Sec 1 SO 57407 NZ Gazette 1989/1446

Historic heritage values: Memorial to *HMS Tortoise* sailor, 22-year old William Samson, who drowned in Te Karo Bay in May 1842. There was a timber camp processing kauri for spars on the beach straddling the Te Karo Stream at this time (see map reproduced in this report).

Principal themes: Building Economies, Mind and Body

*Note:* Archaeological resources associated with the c.1842-3 timber camp should be investigated and, if present, included in the Management Plan for the reserve. A subdivision proposal in the 1970s/80s, resulting in substantial earthworks, may however have modified the foreshore.

**Te Kutakuta Reserve**

45 & 39 Pepe Road, Tairua ID # 0496229000 Lot 1 DPS 12286 NZ Gazette 1971/407 & lot 3 DPS 15526

Historic heritage values: Once owned by Miriama Pehi Pukukauri and ‘others’, sold to William Birch and thence to Eliza Laycock in 1886. Nearby Laycock Road is named for her settler family. Laycock’s Hotel burnt down in 1898 and was later rebuilt on the present site of Prescott’s Garage.

Principal theme: Building Economies

*Note:* If the historical account summarised in the Reserve Management Plan is correct, Bennett’s history of Tairua would seem to suggest Laycock’s Hotel was at Hikuai, this reserve is an archaeological site.

**Hikuai Hall Reserve**

45 Morrison Road, Hikuai Legal description Section 24 Hikuai Settlement

Historic heritage values: The Hikuai Hall was built in 1914 and reserved on Crown Land when the Soldier Settlement was laid out in 1921. Additions to the front and side of the building were made in the 1950s and 1980s. On the verge beside the hall carpark is a memorial tree (maple) dedicated to Owen Kay. The hall’s adventure playground was built by local families in October 1992.

Principal theme: Building Communities

**Beaumont Green**

18 Beaumont Green, Pauanui ID # 0499259100 Lot 1 DPS 19917

Historic heritage values: Named for a Ministry of Works planner who took an interest in the early development of Pauanui.

Principal theme: Building communities

*Note:* Where reserves have a commemorative function it is desirable that the reserve management plan records adequate information to document and communicate this.
Florence Place Reserve
8A Florence Place, Pauanui ID # 0499299000 Lot 75 DPS 12443 & Lot 70 DPS 15751

Historic heritage values: Sid and Florence Holland owned the farm at the foot of Mt Pauanui, which was later subdivided into the Holland Block. These reserve areas are adjacent to Department of Conservation bush and the reserve name and neighbouring street commemorates Mrs Holland.

Principal theme: Building Economies

Pleasant Point Reserve
45 Pleasant Place, Pauanui, ID # 0499295801 Sec 12 SO 45770 (part of) NZ Gazette 1976/2547 & 0499151600 Lot 6 DPS 33099

Historic heritage values: Location known to Ngati Hei as Otara [a spear].

Principal theme: Peopling the Land

Royal Billy Point
1A Vista Paku, Pauanui ID # 0499122400 Lot 3 DPS 25545 NZ Gazette 1981/505
91A Pauanui Boulevard, Pauanui ID # 0499296000 Sec 10 SO 44580 NZ Gazette 1976/2547

Historic heritage values: Named for a recluse who claimed royal ancestry and was semi-resident in the area before the development of Pauanui. The engine block of the SS Wairoa is located adjacent to the main carpark. The steamer foundered on the Tairua bar in February 1919.

Principal theme: Peopling the Land, Building Economies

South End Reserves
73 Pauanui Beach Road, Pauanui ID # 0499248800 Lot 3 DPS 43910
27 Mountain Vista ID # 0499295801 Sec 9 Blk XIV Whitianga SD NZ Gazette 1976/2547

Historic heritage values: Wahi tapu and Maori cultivation sites are said to be present on this reserve.

Principal themes: Peopling the Land, Mind and Body

Note: Although the Reserve Management Plan mentions the presence of wahi tapu and cultivation sites of importance to Maori [pp. 84-5] the accompanying Policy makes no reference to the protection of these historic heritage resources.

Surf Club Reserve
27 Pauanui Boulevard, Pauanui ID # 0499137800 Lot 1 DPS 29999, Lot 1 DPS 14816, Lot 1 DPS 13637 & 0499296000 Sec 10 SO 44580 NZ Gazette 1976/2547

Historic heritage values: Farmed before it became a central element within the Pauanui development, providing beach access and a destination for visitors. Surf club built in 1997, replacing one erected in the 1980s. Pauanui Surf Life Saving Club’s watchtower has been located on this reserve since the 1970s.

Principal themes: Building Communities, Mind and Body
**Tangitarori Reserves**
110 Tangitarori Lane, Pauanui ID # 0499295801 Sec 12 SO 45770 (part of) NZ Gazette 1976/2547 & Lot 28 DPS 38640
83 Tangitarori Lane Pauanui D # 0499298501 Lot 20 DPS 46169

Historic heritage values: Meaning ‘weeping road’. A fortified pa “Te Karaka’ reputedly stood in the area adjacent to 83 Tangitarori Lane and various hapu were still living in the area in the mid-1950s.

Principal theme: Peopling the Land

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**Whangamata:**

**Michael King Memorial Reserve**
285 Opoutere Road ID# 0498116100 Lot 26 DP 35103 & 285A Opoutere Road, Opoutere ID# 0498116100 Lots 18 & 20 DPS 23418

Historic heritage values: Named in honour of noted New Zealand historian Dr Michael King, who lived with his wife Maris Jungowska in Opoutere for 10 years until their deaths in 2004. The reserve arose out of local subdivision but it was dedicated as a memorial to Michael King and Maria Jungowska in 2008 with the erection of a memorial sculpture by Coromandel potter Barry Brickell.

Principal themes: Mind & Body

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**Ngahere Terrace reserve**
341 Opoutere Road, Opoutere ID# 0498110000 Lt 7 DPS 14431

Historic heritage values: This reserve lies adjacent to Maungaruawahine pa. A walking track linking the pa and former Opoutere School property to Opoutere Road runs across this reserve.

Principal themes: Building Communities

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**Old Schoolhouse Reserve**
389 Opoutere Road, Opoutere ID# 498109900 Sec 5 Blk VIII Tairua SD

Historic heritage values: The Wharekawa Native School, which was requested by the Maori community, was built in 1908 and opened in 1909 with 31 pupils. Buildings consisted of a schoolhouse and a house for the teacher set in an open space nestled at the base of Maungaruawahine (or School Hill as it was also known). For the first three years it was called the Wharekawa Native School then a name change to Opoutere Native School reflected the name adopted for the area. The school was moved in 1953 to its present location by which time it was called Opoutere Maori School. The site was opened as a youth hostel soon after.

Principal themes: Building Communities, Mind & Body

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**Opoutere Hall**
1 Opoutere Road, Opoutere ID# 0498103501 Sec 23 SO 42713 NZ Gazette 1965/1016

Historic heritage values: The hall reserve is managed by TCDC and a local committee manages the hall building.

Principal themes: Building Communities.
Onemana Beach Reserves

227 Onemana Drive, Onemana ID# 0498131800A Lot 351 DPS 23147
337 Onemana Drive, Onemana ID# 0498131800B Lot 356 DPS 27602
116 Bambury Place, Onemana ID# 0498131800B Lot 198 DPS 19759

Historic heritage values: Part of this beach front reserve lies adjacent to DOC land on which is located Whitipirorua pa. Recorded archaeological sites are located within the reserve, including T12/16, which is fenced off. RMP recommends consultation with NZHPT with regard to any proposed building development in the reserve.

Principal theme: Peopling the Land

Moana Point Reserves

120 Tukere Drive, Whangamata ID# 0497100100 Sec 56 SO 50994 NZ Gazette 1986/1900
231 Moana Anu Anu Avenue, Whangamata ID# 0497100100 Sec 57 SO 50934 NZ Gazette 1986
104A Moana Anu Anu Avenue, Whangamata ID# 0497100100 Lot 96 DPS 19155
117A Isabel Street, Whangamata ID# 0497100100 Lot 96 DPS 19157
128 Tukere Drive, Whangamata ID# 0497114800 Lot 179 DPS 21044
110 Awarua Place, Whangamata ID# 0497100100 Sec 58 SO 50934 NZ Gazette 1986/1900

Historic heritage values: Although the RMP makes no mention of this, this reserve includes within it a pa site on Moana Point, which was later occupied by a gum store. A plaque to the latter has been erected on the pa site and a seat installed in the same area.

Oneroa Reserves

33 Allan Drive, Whangamata ID# 0498162300 Lots 10, 11 & 12 DPS 32132
29A Aileen Place, Whangamata ID# 0498161900 Sec 6 Blk XII Tairua SD NZ Gazette 1925 / 755
33 Allan Drive, Whangamata - unformed road

Historic heritage values: Reserve includes a closed cemetery and the RMP includes provision for an interpretation panel for it.

Principal theme: Building Communities

Otahu Point Historic Reserve

167 Patuwai Drive, Whangamata ID# 0497529600 Lot 1 DPS 9353 NZ Gazette 2002/2160

Historic heritage values: Originally designated as a recreation reserve, this reserve has Maori historic heritage value as an urupa (place of burial). A small number of early European graves may also be found in the sand dunes. The RMP recommends consultation with NZHPT and Ngati Puu and includes provision for interpretation.

Otahu River Esplanade

167 Patuwai Drive, Whangamata ID# 0497529600 Lot 161 DPS 9034
202 Kotuku Street, Whangamata ID# 0497529600 Lot 322 DPS 13953
207 Kotuku Street, Whangamata ID# 0497574200 Lot 37 DPS 14314

Historic heritage values: This area ‘contains many sites of early Maori occupation’ and a recorded archaeological site is located near the western end of the reserve. RMP makes no mention of management of these historic heritage resources.

Principal theme: Peopling the Land
Pukepoto Reserve
117 The Drive, Whangamata ID# 0497482200 Lot 140 DPS 23325
Historic heritage values: The name ‘Pukepoto’ is associated with this area but the RMP recommends undertaking research to discover why and then providing interpretation on the site.

Principal theme: Peopling the Land

Te Titoki Reserve
1100B Port Road, Whangamata ID# 0497262200B Secs 1-7 Whangamata Township
NZ Gazette 1948/218
Historic heritage values: The reserve includes the Whangamata Wharf ad has been the site of many events, including fishing tournaments, over the last 50 years.

Principal themes: Building Communities, Mind & Body

Williamson Park
418 Ocean Road, Whangamata ID# 0497435200 Pt Sec 10 DPS 23645 NZ Gazette 1948/219
Historic heritage values: The reserve is named for Philip Williamson, who bequeathed the land to the council in the 1940s. A plaque on the wall beside the entrance to reserve was erected to the memory of Philip and Madeline Williamson in 1970. The Whangamata Surf Life Saving Club (established 1949) has its clubhouse on the reserve.

Principal theme: Building Communities

General recommendation: TCDC Reserves not provided with an individual Reserve Management Plan, for example Port Charles Wharf Reserve, Port Charles (1927, ID# 047900000) may also include historic heritage features within them, in this case a concrete wharf of some vintage. Review of the potential historic heritage resources on these reserves should be undertaken either on a regular three/five-yearly basis or as programmed work on them is undertaken, whichever happens soonest.
TCDC Cemetery Management Plan 2001

The Council is responsible for the maintenance and management of 13 cemeteries across the District. Of these, seven are open (Buffalo, Colville, Mercury Bay, Omahu, Tairua, Totara, and Whangamata Cemeteries), and six are closed (Allan Block, Port Charles, Kuaotunu, Shortland, Tairua Old, and Tararu Cemeteries).

- The Cemetery Management Plan needs to identify historic heritage issues and detail management in regards to site maintenance eg mowing etc

Protection of Cemetery Headstones and Monuments

The Contractor shall take all precautions necessary to protect all private and public headstones and monuments throughout cemeteries. Should the Contractor have caused the damage, then all necessary repairs will be undertaken at the Contractor’s cost. All damage to monuments and headstones, whether caused by the Contractor or not, shall be immediately reported to the Engineer’ (CMP p. 108).

Six (6) mowing grades have been identified, defined by the grass height and treatment of grass cuttings. All areas described within Appendix 1 where mowing is required have a specified mowing grade.

Mowing height describes the minimum height to which grass shall be cut and the maximum height which grass shall be allowed to reach before it is cut. The method of measuring mowing standards will be the New Zealand Sports Turf Institute Rising Disc Method.

Historic Cemeteries:

Shortland Cemetery
Tararu Cemetery
Tapu Cemetery
Tairua Historical Cemetery
Allan Block Cemetery, Whangamata
Kuaotunu Cemetery
Omahu Cemetery – in which is located the Wharepoa War Memorial (1922, relocated 1973).

Private cemeteries may also be the site of historic heritage values, including those pertaining to historical, spiritual, architectural and archaeological qualities.
Promotion

Recommended actions:

- *Provide advice clinics by people with heritage conservation expertise*

This is a very important means by which TCDC can foster best practice conservation of historic heritage resources and promote capacity building and the value of historic heritage.

The results of the Built Heritage Monitoring Study prepared by Dr Greg Mason suggest that a higher Council presence in Coromandel might have resulted in better resource consent outcomes. To this end it is recommended that heritage clinics be held throughout the district on a regular basis, prioritised according to where the greatest development pressures are and ideally in tandem with other council consultation projects and meetings so as to be cost-effective and well resourced.

Ideally such clinics should be staffed by a conservation architect and council officers with heritage experience and/or a good knowledge of the history and heritage of the local community.

Lead agency: Policy & Planning Unit

- *Develop Heritage Plaques or Trails*

This action will help to raise the profile of the rich historic heritage of the Coromandel and promote it to both residents and visitors.

Having devised a common signage and interpretation style, individual plaques and other forms of heritage publication could be initiated by community boards, Parks & Reserves, Policy & Planning and Library staff. Partnerships with DOC, NZHPT, Environment Waikato, the Hauraki Heritage Forum, local historical societies and other community organisations has the potential to generate both the content and necessary funding to realise this action.

Lead agency: Communication Unit

- *Develop a dedicated web site for Coromandel Peninsula historic heritage resources*

- *Support the TCDC Libraries participation in the national digital initiative Kete project.*
Integration

Cost-effective and timely delivery of historic heritage roles and responsibilities can be enhanced through an integrated management approach within Council. Many Council departments, among them Strategic and Environmental Planning, Parks & Reserves, Libraries and communications, have obligations and interests in the area of historic heritage. Shared expertise, funding and advocacy can improve the effectiveness of Council’s approach to historic heritage and at the same time enhance the community’s awareness of

Recommendations:

- Establish the position of Heritage Planner

Identify key stakeholders within council and coordinate regular meetings to encourage an integrated management system for historic heritage resources within TCDC.

- Continue to foster and support the Hauraki Heritage Forum

- Foster and maintain relationships with DoC, NZHPT, EW, NZAA and other key agencies with responsibilities and interests in the district’s historic heritage resources
References


Appendices

Policy for Government Departments' Management of Historic Heritage 2004

Introduction

Purpose

New Zealand's historic heritage is rich, varied and unique. It is a legacy of all generations, from the earliest places of Māori use and occupation to inner-city buildings. Places of historic heritage value are integral to our sense of nationhood and are an important visual and historical presence in the landscape. Iwi and hapū identity and cultural well-being are inseparable from whakapapa connections with places of historic heritage significance to Māori.

Government departments are the stewards of a large and significant portfolio of historic heritage, which they manage on behalf of the people of New Zealand. These properties illustrate aspects of past and continuing government activities, and New Zealand's social and economic development, culture and identity.

The government is committed to the promotion and protection of New Zealand's historic heritage and has established legislation and agencies for this purpose. It has ratified the Convention Concerning the Protection of the World Cultural and Natural Heritage (1972). This policy is a further demonstration of the government's leadership role in historic heritage management.

The government regards the management of the historic heritage within its care as an important part of its responsibilities and will ensure that historic heritage values are taken into account when decisions are made. It has therefore decided to adopt a best practice approach in order to:

• respect and acknowledge the importance of the historic heritage in its care;
• foster an appreciation of and pride in the nation's heritage;
• ensure that its historic heritage is cared for and, where appropriate, used for the benefit of all New Zealanders;
• ensure consistency of practice between government departments;
• set an example to other owners of historic heritage, including local government, public institutions and the private sector;
• contribute to the conservation of a full range of places of historic heritage value;
• ensure that places of significance to Māori in its care are appropriately managed and conserved in a manner that respects mātauranga Māori and is consistent with the tikanga and kawa of the tangata whenua; and
• contribute to cultural tourism and economic development.

Following adoption of this document, departments holding properties of historic heritage value will work with Ministry for Culture and Heritage on the development of guidelines based on these policies.

**The potential constraints on the management of government historic heritage**

It is recognised that there may be constraints on effective management of government heritage. Examples include:

• The special operational needs of particular departments, for example, the requirements of the New Zealand Defence Force, security of departmental buildings, facilities for research institutions.
• Societal or cultural practices that may require physical changes to places, for example, changes to institutional practices in prisons and courts, the provision of facilities for immigrant and religious groups, and demographic changes.
• Compliance with legislation, such as the *Building Act* 1991, which may require balancing public health and safety with conservation objectives.
• The competing needs for limited resources.
• Other government policies on the disposal of surplus property.

**Heritage Principles**

The following are the key principles designed to inform a best practice approach to heritage management in New Zealand by government departments, and reflect national legislation and international and national charters and guidelines.

**Intrinsic values**

Historic heritage has lasting value in its own right and provides evidence of the origins and development of New Zealand's distinct peoples and society.

**Diversity**
The diverse cultures of New Zealand and its diverse social and physical environments are important considerations in historic heritage identification and management.

**Sustainability**

Places of historic heritage value are finite and comprise non-renewable resources that need to be safeguarded for present and future generations.

**Māori heritage**

The government has a significant role in the management, with Māori, of places of significance to iwi and hapū throughout New Zealand.

**Research and documentation**

The conservation of historic heritage requires that the resource be fully identified, researched and documented.

**Respect for physical material**

Historic heritage practice involves the least possible alteration or loss of material of historic heritage value.

**Understanding significance**

The values of historic heritage places are clearly understood before decisions are taken that may result in change. Decision making, where change is being contemplated, takes into account all relevant values, cultural knowledge, and disciplines.

**Setting and curtilage**

The setting and curtilage of historic heritage places often have heritage value in their own right and are regarded as integral to a place.

**Policies**

The policies provide a framework for the management of government departments' historic heritage. As acknowledged in the constraints above, operational requirements of particular departments may need to be taken into account when implementing guidelines to fulfil these policies.

**Identification and documentation**

**Policy 1 – Identification (a)**

Government departments will identify places of historic heritage value on the land they manage, based on the following values: aesthetic, archaeological, architectural, cultural,
historical, scientific, social, spiritual, technological, or traditional significance or value.

Policy 2 – Identification (b)

Government departments will work with iwi and hapū to identify places of historic heritage value to Māori on the land departments manage.

Policy 3 – Recognition

Government departments should support initiatives to recognise publicly the heritage values of historic heritage they manage, for example, registration under the *Historic Places Act* 1993 and listing on district plans.

Policy 4 – Documentation

Government departments will research, assess, document, and record changes to their historic heritage. Access to such records may need to be restricted in line with iwi or hapū requirements or for functional reasons.

Planning and work
Policy 5 – Planning (a)

Government departments will provide for the long-term conservation (including disaster mitigation) of historic heritage, through the preparation of plans, including management plans for historic reserves, maintenance or conservation plans, and specifications. Hapu and iwi will be consulted where their historic heritage is involved.

Policy 6 – Planning (b)

When planning and carrying out work adjacent to places of historic heritage value, government departments will ensure that heritage values are not adversely affected.

Policy 7 – Monitoring, maintenance and repair

Government departments will care for their places of historic heritage value by monitoring their condition, maintaining them, and, where required, repairing them.

Policy 8 – Alteration

Where alterations are needed for a new or continuing use of a place with historic heritage
value, or to secure its long life, government departments will ensure that heritage values are protected.

**Policy 9 – Standards**

For all planning and work on historic heritage, government departments will ensure that accepted national conservation standards are met. The *ICOMOS New Zealand Charter 1993* provides useful guidance.

**Policy 10 – Skills and expertise**

Government departments will ensure that appropriately qualified conservation professionals, conservators and trades people are involved in all aspects of the management of historic heritage. Planning and implementation should involve all relevant disciplines and all work should be supervised. Specialist conservation expertise will be sought where required for special fabric integral to a place, such as stained glass, carving and furnishings.

**Policy 11 – New Zealand Historic Places Trust**

Government departments will seek the advice of the Historic Places Trust on the management of items entered in the Trust's Register of Historic Places, Historic Areas, Wāhi Tapu and Wāhi Tapu Areas/Rārangi Taonga, on archaeological sites, and on places subject to a heritage order or a requirement for a heritage order notified by the Trust.

**Use**

**Policy 12 – Use**

Government departments will ensure that their places of historic heritage value in active use are managed in such a way that:

1. they retain, where appropriate, an ongoing function in the life of the community compatible with their heritage values;
2. the continuation of original or long-term uses is strongly encouraged; and
3. they are not disposed of without fully exploring options for their reuse or alternative compatible uses.

**Policy 13 – Disposal**

Government departments will ensure that in disposing of a place with historic heritage value:
1. heritage values are protected, for example, through a heritage covenant;
2. the public good is taken into account and financial return is not the sole criterion;
3. heritage values are maintained and the fabric of the place is not allowed to deteriorate while decisions about future use and disposal are made; and
4. the government's 'Sites of Significance' process is followed, where applicable.

Policy 14 – Acquisition and lease

Government departments will not acquire or lease a place with historic heritage value if changes are envisaged or required to enable its functional use that will result in a significant loss of heritage values.

Government responsibilities

Policy 15 – Community participation

Government departments will invite public participation, where appropriate, in the management of historic heritage of special significance through various initiatives, such as:

1. seeking public comment on conservation plans or disposal of historic heritage;
2. establishing partnerships with communities of interest; and
3. voluntary notification of resource consent applications.

Policy 16 – Education

Where practical and appropriate, government departments will promote the heritage values of the historic heritage they manage and facilitate public access to properties. Government employees will be made aware of the heritage values of government properties.

Policy 17 – Māori heritage

The relationship of Māori communities with their ancestral lands, water, sites, wāhi tapu and other taonga will be recognised and provided for by government departments in the management of their historic heritage. Participation by iwi and hapū in the management of places identified as having historic heritage value to Māori will be facilitated.

Policy 18 – Monitoring

The performance of government departments will be reviewed to ensure that heritage management policy is being implemented effectively.
Policy 19 – Compliance

Government departments will ensure that they comply with relevant statutory and regulatory requirements, including the Resource Management Act 1991 and Historic Places Act 1993.

Key Source Documents

ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value, ICOMOS New Zealand, 1993

International policies and guidelines


National Policy for the Disposal of Public Property, Australian Council of National Trusts, 2002


Treasury Board Heritage Buildings Policy, Treasury Board of Canada Secretariat, 1998

Legislation

Historic Places Act 1993

Resource Management Act 1991

Building Act 1991

Reserves Act 1977

Conservation Act 1987
Glossary

**Archaeological site** means any place in New Zealand that –

(a) Either -

1. Was associated with human activity that occurred before 1900; or
2. Is the site of the wreck of any vessel where that wreck occurred before 1900; and

(b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand. (*Historic Places Act 1993*)

**Best practice** means a method that has been judged to be superior to other methods, or a procedure or activity that has produced outstanding results in one situation and could be adapted to improve effectiveness, efficiency and/or innovation in another situation.

**Curtilage** means the geographical area that provides the immediate physical context for a heritage place. Note that land title boundaries and heritage curtilages do not necessarily coincide.

**Government departments** includes, for the purposes of this policy, New Zealand Defence Force, New Zealand Police, and Parliamentary Service. (It is recognised that Parliamentary Service is not an instrument of the executive government and retains the separate rights and responsibilities of the House of Representatives and the Speaker.)

**Historic heritage** 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: archaeological, architectural, cultural, historic, scientific, technological; and includes: historic sites, structures, places, and areas; archaeological sites; sites of significance to Māori, including wāhi tapu; surroundings associated with the natural and physical resources. (*Resource Management Act 1991*)

**Historic heritage of significance to Māori** means all places of Māori origin as well as later places of significance to Māori, as determined by iwi and hapū.

**Place** encompasses, for the purposes of this policy, all historic heritage as defined above, including areas.
ICOMOS NEW ZEALAND

Charter for the Conservation of Places of Cultural Heritage Value

Preamble
New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving, conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets our principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespersons or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its Annual General Meeting on 4 October 1992.

1. The Purpose of Conservation
The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

xii. have lasting values and can be appreciated in their own right;

xiii. teach us about the past and the culture of those who came before us;

xiv. provide the context for community identity whereby people relate to the land and to those who have gone before;

xv. provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and

xvi. provide visible evidence of the continuity between past, present and future.

2. Indigenous Cultural Heritage
The indigenous heritage of Maori and Moriori relates to family, local and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the historical basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.
3. Conservation Practice

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

- definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;
- community consultation, continuing throughout a project as appropriate;
- preparation of a plan which meets the conservation principles of this charter;
- the implementation of any planned work; and
- the documentation of any research, recording and conservation work, as it proceeds.

GENERAL PRINCIPLES

4. Conservation Method

Conservation should:

- make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- involve the least degree of intervention consistent with long term care and the principles of this charter;
- take into account the needs, abilities and resources of the particular communities; and
- be fully documented and recorded.

5. Respect for existing evidence

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

6. Setting

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. Risk Mitigation

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. Relocation

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:
• the site is not of associated value (an exceptional circumstance); or
• relocation is the only means of saving the structure; or
• relocation provides continuity of cultural heritage value.
A new site should provide a setting compatible with cultural heritage value.

9. Invasive Investigation

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

10. Contents

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. Works of Art and Special Fabric

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. Records

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive. Some knowledge of place of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

CONSERVATION PROCESSES

13. Degrees of Intervention

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site. Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this charter.

14. Non-intervention

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

15. Maintenance

A place of cultural heritage value should be maintained regularly and according to a plan,
except in circumstances where it may be appropriate for places to remain without intervention.

16. Stabilisation

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. Repair

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

18. Restoration

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. Reconstruction

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving heritage valued are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

20. Adaptation

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any conditions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. Interpretation

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. DEFINITIONS
For the purposes of this charter:

- **adaptation** means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value
- **conservation** means the processes of caring for a place so as to safeguard its cultural heritage value
- **cultural heritage value** means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity
- **maintenance** means the protective care of a place
- **material** means physical matter which is the product of human activity or has been modified by human activity
- **place** means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional site or sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand
- **preservation** means maintaining a place with as little change as possible
- **reassembly** (anastylosis) means putting existing but dismembered parts back together
- **reconstruction** means to build again in the original form using old or new material
- **reinstatement** means putting components of earlier material back in position
- **repair** means making good decayed or damaged material
- **restoration** means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions
- **stabilisation** means the arrest of the processes of decay
- **structure** means any building, equipment, device or other facility made by people and which is fixed to the land.