

HISTORICAL AND CULTURAL VALUES

HH – Historic Heritage

Introduction

The purpose of this chapter is to identify those *buildings*, memorials, objects, places and *sites* that are significant to the history of the Manawatū District and therefore warrant protection.

Historic heritage resources are a valuable and important part of the cultural values of the Manawatū District. Historic heritage creates a sense of place, encourages a sense of belonging and is a fundamental link between generations. Identification of significant historic heritage resources in the District Plan is required to ensure the protection of these resources and to ensure that historic heritage values are considered in the assessment of resource consent applications.

The Resource Management Act (1991) requires *Council* to recognise and provide for the protection of historic heritage as a matter of national importance under Section 6(f). The Horizons *Regional Council* 'One Plan' also sets policy direction for *Council's* to develop and maintain a schedule of known historic heritage in their district.

The District Plan has a responsibility to recognise and provide for historic heritage as a matter of national importance. To achieve this, the District Plan must:

- identify significant natural and built historic heritage, and
- adopt suitable methods to secure the protection of the significant historic heritage.

This chapter is intended to be read in conjunction with the relevant zoning provisions and appendices and the District Plan maps. Significant historic heritage resources are identified in the schedules attached to this chapter and on the relevant planning maps. The schedules represent the information available at the time of the formation of the District Plan historic heritage chapter. Identification of historic heritage resources, in accordance with the policy guidance contained in this chapter, will be on-going and updated as new information becomes available.

The District Plan contains the following two historic heritage schedules:

- HH-SCHED1 – Significant Historic Built Heritage – Feilding Town Centre
- HH-SCHED2 – Significant Historic Built Heritage – Wider Manawatū District
- HH-SCHED3 – Buildings and Objects with Heritage Value – Marae Buildings

- HH-SCHED4 – Sites with Heritage Value – Archaeological Sites and Cemeteries

The criteria for assessment of significant historic built heritage aligns with the approach recommended by Heritage New Zealand Pouhere Taonga (HNZPT). These criteria are used to determine whether a building is included in the schedules as a Category A or Category B building in the District Plan. All buildings included in the schedules are identified on the relevant Planning Maps.

A heritage inventory of the buildings identified in HH-SCHED1 is a reference document designed to accompany the District Plan. HH-SCHED2 contains a summary of the heritage values identified for heritage items located in the wider Manawatū District, and an inventory of complete heritage reports relating to heritage items in the wider Manawatū District is available on request. [PCH(a)]

Important Places

The Rangitīkei River estuary is regarded as a regionally important *wetland* and wildlife habitat, but is located just outside the District Plan’s boundary (mean high water springs). Other important *wetlands* include the interdunal lakes, and the oxbow lakes which occupy former beds of the Manawatū and Ōroua Rivers. (Listed in HH-APP1). The dune area to the south of Tangimoana Beach *Road* is of international importance due to the presence of an endangered sedge, and a nearby area is of regional importance as a habitat for the North Island fernbird.

Many of the District’s rivers and streams have significant value for native and trout fisheries, and as trout and game bird breeding areas.

Much of the *indigenous forest* in the District already has reserve status and is administered by *Council* or DOC, including a substantial area in the Ruahine Forest Park. Other bush areas are subject to conservation covenants administered by *Council* or the QEII National Trust. The District Plan recognises these existing forms of protection. There are however some areas of *indigenous vegetation* which are ecologically significant, but which do not have any formal protection. The few scattered remnants of lowland native forest are particularly important. The tussock and mountain lands of the Ruahine, Ngāmoko and Whanahuia Ranges contain valuable and equally fragile ecosystems, which are managed within the Ruahine Forest Park.

Indigenous forest and habitats for indigenous wildlife can be affected by activities other than vegetation clearance and *wetland* drainage. Selective logging can have adverse impacts if too many mature trees (important nesting sites etc.) are removed from the forest ecosystem. Most of the District’s remnants of native vegetation are small in area, which makes them vulnerable to “edge effects” such as salt and wind damage, drought, invasion by weeds and pests, and trampling by stock. Trees planted close to *wetland* remnants can alter their water tables. Sensitive wildlife may be affected by people living nearby, particularly in increased numbers. These effects all need to be recognised.

The *wetlands*, streams, and bush areas referred to above make a significant contribution to the quality of the landscape. The District’s outstanding landscapes and features are identified in the Natural Features and Landscapes Chapter of the District Plan [PC65]. [PCH(b)]

Objectives

HH-01	To protect <i>significant historic built heritage</i> that represents the history of the Manawatū District, from inappropriate subdivision, use and development.
HH-02	To ensure special recognition for natural features and places valued by the Tangata Whenua, and to make provision for protection, preservation or use of such places, in consultation with the groups concerned. (Refer also GEN-04)
HH-03	To promote greater public awareness of heritage places.
HH-04	To promote greater public access to heritage places, as long as that access does not compromise the value of those places. (Refer also ER-01 and ER-02).
HH-05	To promote the sustainable management of those areas of <i>indigenous vegetation</i> and habitats which have not been identified as significant. (Refer also SUB-O11).

Policies

HH-P1	To identify the significant historic built heritage in the Manawatū District of significant historic heritage value according to the following values:	
	Physical Values	
	HH-P1.1	Archaeological information: contributes information about the human history of the District.
	HH-P1.2	Architecture: is significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element.
HH-P1.3	Technology and Engineering: demonstrates innovative or important methods of construction or design, contains	

	unusual construction materials, is an early example of the use of a particular construction technique or has the potential to contribute information about technological or engineering history.
HH-P1.4	Scientific: provides scientific information about the history of the district/region.
HH-P1.5	Rarity: the built heritage has features within it that are unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes.
HH-P1.6	Representativeness: is a good example of its class in terms of design, type, features, use, technology or time period.
HH-P1.7	Authenticity: has attributes of cultural heritage (including form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling) that credibly and accurately bear witness to their significance.
HH-P1.8	Vulnerability: is vulnerable to deterioration or destruction or is threatened by land use activities.
HH-P1.9	Context or Group: the built heritage is part of a group, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the built heritage and group/ landscape or extend its significance.
Historic Values	
HH-P1.10	People: is associated with the life or works of a well-known or important individual, group or organisation.
HH-P1.11	Events: is associated with an important event in local, regional or national history.
HH-P1.12	Patterns: is associated with important aspects, processes, themes or patterns of local, regional or national history.
Cultural Values	

	HH-P1.13	Identity: has a focus of community, district, regional or national identity or sense of place, has social value and provides evidence of cultural or historical continuity.
	HH-P1.14	Public esteem: is held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment.
	HH-P1.15	Commemorative: has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal.
	HH-P1.16	Education: contributes, through public education, to people’s awareness, understanding and appreciation of New Zealand’s history and cultures.
	HH-P1.17	Tangata whenua: is important to tangata whenua for traditional, spiritual, cultural or historical reasons.
	HH-P1.18	Statutory recognition: has statutory acknowledgement including: being included in the New Zealand Heritage List / Rārangī Kōrero under the Heritage New Zealand Pouhere Taonga Act 2014, has statutory acknowledgement under claim settlement legislation, or is recognised by special legislation. [PCH(a)]
HH-P2	To schedule significant historic built heritage according to their heritage value(s) into one of the following categories:	
	HH-P2.1	Category A – significant historic built heritage with values of national significance.
	HH-P2.2	Category B – significant historic built heritage with values of regional or local significance.
HH-P3	To encourage the continued use and modification for reuse of significant historic built heritage where the historic heritage values are retained.	
HH-P4	To encourage the seismic strengthening of significant historic built heritage that maintains the building’s significant heritage values.	
HH-P5	To avoid, where possible, the demolition of significant historic built heritage.	

HH-P6	To encourage the retention of building façades where demolition or substantial alteration of a building with significant historic heritage values is proposed.	
HH-P7	To balance the protection of significant historic heritage values with other resource management issues and public safety concerns and in making an assessment under this policy to have regard to, without limitation:	
	HH-P7.1	Market conditions affecting the feasibility of adaptive reuse;
	HH-P7.2	The economics of a range of reasonably practicable options;
	HH-P7.3	The contribution that any replacement building might make to the vitality and vibrancy of the Feilding Town Centre.
HH-P8	To ensure that external additions and alterations to significant historic built heritage are of a form, mass, scale, proportion and colour and use materials that are compatible with the original built heritage and do not detract from, compete with or dominate the heritage values for which the heritage item is significant.	
HH-P9	To ensure that any signage located on significant historic built heritage is of a size, location, colour and style that is compatible with the character of the heritage item and does not detract from, compete with or dominate the heritage values for which the heritage item is significant.	
HH-P10	To enable external alterations to, or the removal of <i>non-contributing parts of heritage buildings</i> listed in HH-SCHED2 where the changes do not impact negatively on the heritage values of the item listed in HH-SCHED2. [PCH(a)]	
HH-P11	To only allow relocation of heritage items listed in HH-SCHED2 where it can be demonstrated that:	
	HH-P11.1	The relocation is necessary to save the heritage item and protect the heritage values from the threat of, or damage from natural hazards; or
	HH-P11.2	The relocation will protect the heritage values and significance of the heritage item identified in HH-SCHED2, as confirmed by a suitably qualified heritage expert. [PCH(a)]
HH-P12	To ensure that those <i>natural areas</i> and ecosystems which are important parts of the District's <i>environment</i> are protected and enhanced.	

HH-P13	To expand the level of information which is currently available and the level of knowledge which people have about heritage places.
HH-P14	To help preserve and improve public access to the Ruahine Forest Park and other appropriate heritage places.
HH-P15	To encourage the retention and voluntary protection of areas of indigenous vegetation and habitats other than those listed as significant.

Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable *zone* to determine if an activity involves the use or modification of historic heritage resources.

Guidance Note [PCH(a)]:

- Demolition of any heritage item listed in HH-SCHED2 which pre-dates 1900 requires an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act (2014). It is an offence to modify or destroy an archaeological *site* or demolish/ destroy a whole *building* if the person knows or reasonably suspects it to be an archaeological *site*. An archaeological *site* is any place, including any *building* or structure (or part of), that:
 - was associated with human activity or the *site* of a wreck of a vessel that occurred before 1900; and
 - provides or may provide, through archaeological investigation, evidence relating to the history of New Zealand.

Permitted Activities (PER)

The following are *permitted activities* in all zones provided that they comply with the standards HH-ST1 to HH-ST6 below:

HH-R1	Management of the water level of areas listed in HH-APP1 (Wetlands etc.) if approved by the <i>Regional Council</i> . ^{MWRC}
HH-R2	Any activities in respect of a place listed in HH-APP1, HH-APP2 (Wetlands etc., Significant <i>Indigenous Forest/Vegetation</i>) which are consistent with a <i>legal covenant</i> applying to that place. [PC65]

<p>HH-R3</p>	<p>Animal pest and plant pest control, provision of walking tracks or supplementary planting of native species, within places listed in HH-APP1 and HH-APP2 provided that any such work in Category A places is under <i>Council</i> supervision. ^{MWRC} [PC65]</p>						
<p>HH-R4</p>	<p>Maintenance, and minor repair of any <i>significant historic built heritage</i>.</p>						
<p>HH-R5</p>	<p>Partial or complete demolition of any <i>significant historic built heritage</i> where the work is necessary to make the <i>site</i> safe after an accidental fire, flooding or earthquake event.</p>						
<p>HH-R6</p>	<p><i>Additions and alterations</i> to the interior of any <i>significant historic built heritage</i> in HH-SCHED1 and HH-SCHED2. [PCH(a)]</p>						
<p>HH-R7</p>	<p><i>Seismic strengthening</i> of any <i>significant historic built heritage</i>.</p>						
<p>HH-R8</p>	<p>The construction of new <i>buildings</i> and <i>additions and alterations</i> to existing <i>buildings</i> at the Feilding Saleyards located at ALL DP 3797 ALL DP 6178 LOTS 145 152 153 154 PT LOT 146 DP 19.</p>						
<p>HH-R9 [PCH(a)]</p>	<p>Minor external alterations to heritage items in HH-SCHED2 that are associated with:</p> <table border="1" data-bbox="383 1142 1333 1402"> <tr> <td data-bbox="383 1142 581 1220"> <p>HH-R9.1</p> </td> <td data-bbox="581 1142 1333 1220"> <p>Security alarms</p> </td> </tr> <tr> <td data-bbox="383 1220 581 1297"> <p>HH-R9.2</p> </td> <td data-bbox="581 1220 1333 1297"> <p>Security lighting</p> </td> </tr> <tr> <td data-bbox="383 1297 581 1402"> <p>HH-R9.3</p> </td> <td data-bbox="581 1297 1333 1402"> <p>Any <i>attachment</i> that is not visible from a road or public space, excluding signage</p> </td> </tr> </table>	<p>HH-R9.1</p>	<p>Security alarms</p>	<p>HH-R9.2</p>	<p>Security lighting</p>	<p>HH-R9.3</p>	<p>Any <i>attachment</i> that is not visible from a road or public space, excluding signage</p>
<p>HH-R9.1</p>	<p>Security alarms</p>						
<p>HH-R9.2</p>	<p>Security lighting</p>						
<p>HH-R9.3</p>	<p>Any <i>attachment</i> that is not visible from a road or public space, excluding signage</p>						
<p>HH-R10 [PCH(a)]</p>	<p>Signage located on significant historic built heritage identified in HH-SCHED2.</p>						
<p>HH-R11 [PCH(a)]</p>	<p>External alterations to, or the removal of non-contributing parts of a heritage building listed in HH-SCHED2.</p> <p>Guidance note: Plan users are advised to refer to the relevant heritage reports referenced in HH-SCHED2 that are available from Council on request. These reports provide greater details on heritage values than what is provided in HH-SCHED2.</p>						

HH-R12	Maintenance and burial activities and provision of ancillary facilities such as parking areas, within the cemeteries listed in HH-SCHED4.
HH-R13	Modification or destruction of the archaeological sites listed in HH-SCHED4. (NB: Authority from Heritage New Zealand Pouhere Taonga is required for this activity)

Standards for Permitted Activities

For all zones, the *permitted activities* specified above must comply with the following standards:

HH-ST1	<p>Maintenance and Minor Repair:</p> <p>Any <i>maintenance and minor repair</i> must be undertaken using original <i>replacement</i> material. Where original replacement material is not available, the replacement must be of the same or similar material, colour, texture, form and design as the original.</p>
HH-ST2	<p>Demolition:</p> <p>The partial or complete demolition of any <i>significant historic built heritage</i> in HH-SCHED1, to make a <i>site</i> safe after an accidental fire, flooding or earthquake event must appropriately mitigate the <i>effects</i> of vacant land in accordance with the underlying zoning rules.</p> <p>Guidance note: for significant historic built heritage listed in HH-SCHED2 [PCH(a)]:</p> <p>Where it is safe to do so, the Council encourages the taking of photographs of the heritage item that is subject to partial or complete demolition and to submit this photographic record to the Council. The purpose of the photographic record is to provide a record of the historic heritage values that were important to the Manawatū District.</p>
HH-ST3	<p>Seismic Strengthening:</p> <p><i>Seismic strengthening</i> is a <i>permitted activity</i> only where the strengthening work does not:</p>

	HH-ST3.1	Result in structural alterations to the external appearance of the <i>building</i>
	HH-ST3.2	Result in any existing openings (doors and/or windows) being obstructed
HH-ST4	Feilding Saleyards External <i>additions and alterations</i> and new <i>buildings</i> constructed at the Feilding Saleyards must comply with the development standard for the underlying Mixed Use <i>Zone</i> in MUZ-ST1 to MUZ-ST15.	
HH-ST5 [PCH(a)]	Signage on significant historic built heritage contained in HH-SCHED2 – compliance with SIGN-R1, SIGN-R2 and SIGN-ST1 – SIGN-ST3.	
HH-ST6 [PCH(a)]	Non-contributing parts of heritage buildings External alterations to <i>non-contributing parts of heritage buildings</i> listed in HH-SCHED2 must not result in any increase to the height and footprint of the non-contributing part of the building.	

Restricted Discretionary Activities (RDIS)

HH-R14 [PCH(a)]	External <i>additions and alterations</i> to <i>significant historic built heritage</i> in HH-SCHED2 where:	
	HH-R14.1	Minor external alterations that do not meet HH-R9 for Category A and B items in HH-SCHED2
	HH-R14.2	External <i>alterations and additions</i> to any Category B <i>significant historic built heritage</i> listed in HH-SCHED2
	Matters of Discretion (MD) The matters of discretion are restricted to:	
	HH-MD1	How the works retain existing heritage values of the heritage item listed in HH-SCHED2.
	HH-MD2	Reversibility of the works

	In addition to HH-MD1 and HH-MD2, the following additional matter of discretion is relevant to HH-R14.2:						
	<table border="1"> <tr> <td>HH-MD3</td> <td>Any opportunities to enhance the heritage values of the heritage item.</td> </tr> </table>	HH-MD3	Any opportunities to enhance the heritage values of the heritage item.				
HH-MD3	Any opportunities to enhance the heritage values of the heritage item.						
HH-R15 [PCH(a)]	Relocation on the same <i>site</i> , of any Category B heritage item listed in HH-SCHED2.						
	<p>Matters of Discretion (MD)</p> <p>The matters of discretion are restricted to:</p>						
	<table border="1"> <tr> <td>HH-MD4</td> <td>Whether the relocation is necessary due to threats to the heritage item from natural hazards.</td> </tr> <tr> <td>HH-MD5</td> <td>Opportunity to enhance the heritage values of the heritage item.</td> </tr> <tr> <td>HH-MD6</td> <td>Measures to minimise the risk of damage to the historic heritage item listed in HH-SCHED2.</td> </tr> </table>	HH-MD4	Whether the relocation is necessary due to threats to the heritage item from natural hazards.	HH-MD5	Opportunity to enhance the heritage values of the heritage item.	HH-MD6	Measures to minimise the risk of damage to the historic heritage item listed in HH-SCHED2.
HH-MD4	Whether the relocation is necessary due to threats to the heritage item from natural hazards.						
HH-MD5	Opportunity to enhance the heritage values of the heritage item.						
HH-MD6	Measures to minimise the risk of damage to the historic heritage item listed in HH-SCHED2.						
HH-R16 [PCH(a)]	Where compliance is not achieved with:						
	<table border="1"> <tr> <td>HH-R16.1</td> <td>HH-S1, HH-S3 and HH-S6 for heritage items listed as Category B in HH-SCHED2, or</td> </tr> <tr> <td>HH-R16.2</td> <td>HH-S1 or HH-S6 for <i>significant historic built heritage</i> items listed as Category A in HH-SCHED2.</td> </tr> </table>	HH-R16.1	HH-S1, HH-S3 and HH-S6 for heritage items listed as Category B in HH-SCHED2, or	HH-R16.2	HH-S1 or HH-S6 for <i>significant historic built heritage</i> items listed as Category A in HH-SCHED2.		
HH-R16.1	HH-S1, HH-S3 and HH-S6 for heritage items listed as Category B in HH-SCHED2, or						
HH-R16.2	HH-S1 or HH-S6 for <i>significant historic built heritage</i> items listed as Category A in HH-SCHED2.						
	<p>Matters of Discretion (MD)</p> <p>For HH-R16, the matter of discretion is restricted to:</p>						
	<table border="1"> <tr> <td>HH-MD7</td> <td>Degree of non-compliance with the particular performance standards that the proposed works fails to meet in relation to the relevant heritage values listed in HH-SCHED2.</td> </tr> </table>	HH-MD7	Degree of non-compliance with the particular performance standards that the proposed works fails to meet in relation to the relevant heritage values listed in HH-SCHED2.				
HH-MD7	Degree of non-compliance with the particular performance standards that the proposed works fails to meet in relation to the relevant heritage values listed in HH-SCHED2.						

Discretionary Activities (DIS)

The following shall be *discretionary activities* in all zones:

HH-R17	Clearing, spraying, felling or burning vegetation (except <i>plant pests</i>) in Category A or B places listed in HH-APP1 (Wetlands etc). ^{MWRC}
HH-R18	Drainage, reclamation or excavation of Category B places listed in HH-APP1. MWRC
HH-R19	Constructing permanent structures for birdwatching etc within Category A or B places listed in HH-APP1.
HH-R20	Clearing, spraying, felling, burning or otherwise damaging areas listed as Category B in HH-APP2. (Significant <i>Indigenous Forest/Vegetation</i>). ^{MWRC} [PC65]
HH-R21	Extracting dead or damaged trees within areas listed as Category A in HH-APP2 (Significant <i>Indigenous Forest/Vegetation</i>).
HH-R22	Selectively felling trees within areas listed as Category B in HH-APP2, provided that the sustainable management provisions of the Forests Act 1949 are met.
HH-R23	Allowing domestic animals to graze areas listed as Category B in HH-APP2 .
HH-R24	External <i>additions and alterations</i> to any Category B <i>significant historic built heritage</i> listed in HH-SCHED1 [PCH(a)].
HH-R25	Any activity for <i>significant historic built heritage</i> listed in HH-SCHED1 that does not comply with HH-S1, HH-S2, HH-S3, HH-S4. [PCH(a)].
HH-R26	Partial or complete demolition of any Category B <i>significant historic built heritage</i> .
HH-R27	Relocation on the same site, of any Category A or B <i>significant historic built heritage</i> listed in HH-SCHED1 and Category A heritage item listed in HH-SCHED2. [PCH(a)]
HH-R28	Relocation to another <i>site</i> , of any Category B <i>significant historic built heritage</i> .
HH-R29	<i>Seismic strengthening</i> that does not meet the performance standards for a permitted activity listed in HH-SCHED1, and Category A items in HH-SCHED2. [PCH(a)].

HH-R30	Any activity not provided for in relation to Category B heritage items in HH-SCHED2. [PCH(a)]
---------------	---

Assessment Criteria (AC)

In determining whether to grant a resource consent and what conditions to impose, the *Council* will, in addition to the objectives and policies of Chapter 4 – Heritage Heritage, assess any application for buildings listed in Schedule 4a in terms of the following assessment criteria [PCH(a)]:

HH-AC1	Whether the application demonstrates compliance with any relevant design guidelines.
---------------	--

HH-AC2	Whether the application will result in any adverse <i>effects</i> on <i>streetscape</i> character.
---------------	--

Non-Complying Activities (NC)

The following shall be *non-complying activities* in all zones:

HH-R31	Drainage, reclamation or excavation of Category A places listed in HH-APP1 (Wetlands etc). ^{MWRC}
---------------	--

HH-R32	Clearing, spraying, felling, burning or otherwise damaging, including by stock damage, any areas listed as Category A in HH-APP2 (Significant <i>Indigenous Forest/Vegetation</i>). ^{MWRC} [PC65]
---------------	---

HH-R34	Partial or complete demolition of Category A <i>significant historic built heritage</i> .
---------------	---

HH-R35	Relocation of any Category A <i>significant historic built heritage</i> to another <i>site</i> .
---------------	--

HH-R36	External <i>additions and alterations</i> to any Category A <i>significant historic built heritage</i> .
---------------	--

HH-R37	Any activity that is not specifically provided for as a <i>permitted, restricted discretionary, or discretionary activity</i> is a <i>non-complying activity</i> .
---------------	--

HH-R38

Disturbance of graves or grave markers in the cemeteries listed in HH-SCHED4.

Explanation

Section 31 of the Act charges the District Plan with controlling any actual or potential effects of the use, development or protection of land. Such effects include potential damage to heritage values. All of the matters of national importance in Section 6, and most of the matters to which Council “shall have particular regard” under Section 7 also concern natural and heritage values.

There are many agencies or parties which are involved in identifying and protecting heritage places. They include the QE II National Trust, HNZPT, the Department of Conservation, the Māori Heritage Council, the NZ Archaeological Association, the Geoscience Society of NZ, local community and heritage groups, Mainstreet Programmes, and land/building owners. The methods which they use include education, voluntary agreements, covenants with landowners, a variety of different statutes, and land ownership and purchase.

Under the Act, councils, Ministers of the Crown, and HNZPT are “heritage protection authorities.” Any other body approved by the Minister for the Environment can also become one. These authorities can require Council to include “heritage orders” for specific places in the District Plan, in a similar way to public works designations. They are subject to the same public objection and appeal process as designations. Heritage orders contain specific conditions relating to the use or modification of the place concerned. These conditions could vary from not permitting any change at all, to requiring merely that the protection authority is advised prior to demolition of a building.

The actions of existing agencies will go some way toward meeting the Act’s objectives for heritage places. Council will support these agencies where appropriate, as well as being directly involved in activities which complement their work.

This District Plan provides an avenue and process for possible legal protection. Council may initiate heritage orders for some specific places, but the main instrument for protection will be District Plan rules. Adequate protection for archaeological sites is already provided by the authority process which applies under the Historic Places Act 1993. This process is administered by Heritage New Zealand. Recorded archaeological sites within the District are identified in HH-SCHED4 primarily for public information. All applications for resource consent will however need to consider any impacts on heritage places, including archaeological sites.

Each heritage place on the District Plan's list has been identified as being Category A or B (Refer: HH-SCHED1 and HH-SCHED2). Category A confers the highest level of protection, since destroying these places is a non-complying activity. Some modification is allowed, but Council may impose conditions on the manner in which it is done.

For Category B places, Council's consent is required before modification or demolition, and this consent may be granted or refused.

Decisions on which natural areas to list as A, B or C were based on the Department of Conservation's Recommended Areas for Protection (RAP) survey and consultation with statutory bodies, local communities and the general public. RAP's are the best representative areas of indigenous vegetation found in an ecological district, but RAP status is not a cut-off point for significance. Many other areas in a district are also significant, for a variety of reasons. They may for instance have wildlife habitat values; be reservoirs of biodiversity at the ecosystem, population, species and genetic levels; have landscape values; or soil and water quality values.

As noted above, clearance of certain amounts of certain types of indigenous vegetation will require resource consent, so that the value of that habitat can be assessed. The significance criteria in HH-APP3 will be used for this purpose. If an area is deemed significant, it does not automatically imply that activities are unable to take place, but rather that Council is required to exercise its statutory obligations and may place controls on an activity in order to ensure that adverse effects are avoided, remedied or mitigated. The Plan's rules permit activities with only minor adverse effects. For example, the clearance of young manuka scrub or small areas of indigenous forest and wetland are permitted activities.

A setback distance of 50 metres between plantation forestry in the coastal area and the significant wetlands listed in HH-APP1 is also proposed. The reason for this is that adjacent tree plantations can have an adverse effect on the ecology of such wetlands due to impacts such as lowering the local water table.