



HERITAGE NEW ZEALAND
POUHERE TAONGA

1 March 2016

File ref: LA 021

Hamilton City Council
Private Bag 3010
Hamilton 3240

Dear Sir /Madam

FURTHER SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA to VARIATION 1 TO THE HAMILTON CITY COUNCIL PROPOSED DISTRICT PLAN RUAKURA VARIATION.

TO: HAMILTON CITY COUNCIL

FROM: HERITAGE NEW ZEALAND POUHERE TAONGA

- 1. This is a further submission in both support and opposition to submissions on Variation 1 to the Hamilton City Council Proposed District Plan: Ruakura Variation.**
- 2. Heritage New Zealand is a person who has an interest in the proposal that is greater than the interest the general public has:**

Heritage New Zealand Pouhere Taonga (formerly New Zealand Historic Places Trust) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead agency for heritage protection.

Under section 6(f) of the RMA, the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section 2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.

- 3. Heritage New Zealand supports the submission of:**

**Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49, Address for service :
Laura Kellaway , 10 Taniwha Street, Frankton, Hamilton**

4. Heritage New Zealand opposes the submission of:

Tainui Group Holdings Limited, Submitter 48, Address for service: Boffa Miskell, PO Box 91250, Auckland, Attention: Peter Hall, Telephone: 09 359 5325, Email: peter.hall@boffamiskell.co.nz

- 5. The particular parts of the submission Heritage New Zealand supports are set out as per the table attached as Appendix A.**
- 6. The particular parts of the submission Heritage New Zealand opposes are set out as per the table attached as Appendix A.**
- 7. The reasons for Heritage New Zealand's support and opposition are set out the table attached as Appendix A.**
- 8. Heritage New Zealand seeks that the whole of the submission be allowed as set out in attached Appendix A.**
- 9. Heritage New Zealand wishes to be heard in support of this further submission.**

Yours sincerely



P.R.

Sherry Reynolds
General Manager Northern Region

Address for Service

Carolyn McAlley
Heritage Advisor – Planning
Heritage New Zealand Pouhere Taonga
PO Box 13339
Tauranga 3141
HAPlanningLN@heritage.org.nz

Attachments:

Appendix A: Further Submission of the Heritage New Zealand Pouhere Taonga to Variation 1 to the Hamilton City Council Proposed District Plan Ruakura Variation

Appendix A

Further Submission of the Heritage New Zealand Pouhere Taonga to Variation 1 to the Hamilton City Council Proposed District Plan Ruakura Variation.

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Variation 1 provision number	Submitter name, number, point number & content	Heritage New Zealand support or oppose	Reasons	Relief sought by the Heritage New Zealand
8 Knowledge Zone	<p>Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49. Submission point 01</p> <p>This submission seeks:</p> <ul style="list-style-type: none"> • the inclusion of a number of historic places, sites, plantings and areas into Appendix 8 and 9 of the PDP • a comprehensive heritage assessment of the historic site • to include a Ruakura Heritage area, specifically in the Knowledge Zone. 	Support	<p>Heritage New Zealand considers that there is considerable merit in acknowledging, within the Ruakura Variation, the significant history of the Homestead and the Ag Research centre, with their associated setting including plantings, as part of the history of Hamilton and its contribution to the scientific and industrial history of New Zealand.</p> <p>Under section 6(f) of the Resource Management Act 1991 (RMA), the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section 2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.</p> <p>A comprehensive heritage assessment will assist to establish those aspects that would benefit from the protection of the RMA and provide for the sustainable management of the heritage resource.</p>	<p>That the submission is allowed.</p> <p>That a comprehensive heritage assessment is undertaken to determine the historic heritage to be protected within the Ruakura variation area.</p> <p>Consideration then also needs to be given to best practice planning mechanisms to achieve protection for the identified historic heritage including consideration of heritage overlays.</p>

Appendix A

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Variation 1 provision number	Submitter name, number, point number & content	Heritage New Zealand support or oppose	Reasons	Relief sought by the Heritage New Zealand
Appendix 1 District Plan Administration	<p>Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49. Submission point 02 This submission seeks:</p> <ul style="list-style-type: none"> • the inclusion of a number of historic places, sites, plantings and areas into Appendix 8 and 9 of the PDP • a comprehensive heritage assessment of the historic site • to include a Ruakura Heritage area, 	Support	<p>Heritage New Zealand notes that consequential amendments will be required to facilitate the consideration and assessment of historic heritage within the Ruakura Variation and the Proposed Plan.</p> <p>For example given that the concentration of historic heritage appears to be located within the Knowledge Zone, with a special relationship of the buildings and their settings, the objectives, policies and explanation section related to that zone within the variation should be revised to support new heritage rules and/or heritage overlays.</p> <p>Heritage New Zealand considers that there is considerable merit in acknowledging, within the Ruakura Variation, the significant history of the Homestead and the Ag Research centre, with their associated setting including plantings, as part of the history of Hamilton and its contribution to the scientific and industrial history of New Zealand.</p> <p>Under section 6(f) of the Resource Management Act 1991 (RMA), the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section</p>	<p>That the submission is allowed.</p> <p>That a comprehensive heritage assessment is undertaken to determine the historic heritage to be protected within the Ruakura variation area.</p>

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	specifically in the Knowledge Zone.		<p>2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.</p> <p>A comprehensive heritage assessment will assist to establish those aspects that would benefit from the protection of the Resource Management Act and provide for the sustainable management of the heritage resource.</p> <p>Heritage New Zealand notes that consequential amendments will be required to facilitate the consideration and assessment of historic heritage within the Ruakura Variation and the Proposed Plan.</p> <p>For example given that the concentration of historic heritage appears to be located within the Knowledge Zone, with a special relationship of the buildings and their settings, the objectives,</p>	<p>Consideration then also needs to be given best practice planning mechanisms to achieve protection for the identified historic heritage including consideration of heritage overlays.</p>

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Planning Map: 38A	<p>Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49. Submission point 03</p> <p>This submission seeks:</p> <ul style="list-style-type: none"> the inclusion of a number of historic places, sites, plantings and areas into Appendix 8 and 9 of the PDP a comprehensive heritage assessment of the historic site to include a Ruakura Heritage area, specifically in the Knowledge Zone. 	Support	<p>policies and explanation section related to that zone within the variation should be revised to support new heritage rules and/or heritage overlays.</p> <p>Heritage New Zealand considers that there is considerable merit in acknowledging, within the Ruakura Variation, the significant history of the Homestead and the Ag Research centre, with their associated setting including plantings, as part of the history of Hamilton and its contribution to the scientific and industrial history of New Zealand.</p> <p>Under section 6(f) of the Resource Management Act 1991 (RMA), the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section 2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.</p>	<p>That the submission is allowed.</p> <p>That a comprehensive heritage assessment is undertaken to determine the historic heritage to be protected within the Ruakura variation area.</p> <p>Consideration then also needs to be given best practice planning mechanisms to achieve protection for the identified historic heritage including</p>

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			<p>A comprehensive heritage assessment will assist to establish those aspects that would benefit from the protection of the Resource Management Act and provide for the sustainable management of the heritage resource.</p> <p>Heritage New Zealand notes that consequential amendments will be required to facilitate the consideration and assessment of historic heritage within the Ruakura Variation and the Proposed Plan.</p> <p>For example given that the concentration of historic heritage appears to be located within the Knowledge Zone, with a special relationship of the buildings and their settings, the objectives, policies and explanation section related to that zone within the variation should be revised to support new heritage rules and/or heritage overlays.</p>	<p>consideration of heritage overlays.</p>
<p>Planning Map: 39A</p>	<p>Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49. Submission point 04</p> <p>This submission seeks:</p>	<p>Support</p>	<p>Heritage New Zealand considers that there is considerable merit in acknowledging, within the Ruakura Variation, the significant history of the Homestead and the Ag Research centre, with their associated setting including plantings, as part of the history of Hamilton and its contribution to the scientific and industrial</p>	<p>That the submission is allowed.</p> <p>That a comprehensive heritage assessment is</p>

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	<ul style="list-style-type: none"> • the inclusion of a number of historic places, sites, plantings and areas into Appendix 8 and 9 of the PDP • a comprehensive heritage assessment of the historic site • to include a Ruakura Heritage area, specifically in the Knowledge Zone. 		<p>history of New Zealand.</p> <p>Under section 6(f) of the Resource Management Act 1991 (RMA), the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section 2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.</p> <p>A comprehensive heritage assessment will assist to establish those aspects that would benefit from the protection of the Resource Management Act and provide for the sustainable management of the heritage resource.</p> <p>Heritage New Zealand notes that consequential amendments will be required to facilitate the consideration and assessment of historic heritage within the Ruakura Variation and the Proposed</p>	<p>undertaken to determine the historic heritage to be protected within the Ruakura variation area.</p> <p>Consideration then also needs to be given to best practice planning mechanisms to achieve protection for the identified historic heritage including consideration of heritage overlays.</p>

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Planning Map: 40A	<p>Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49. Submission point 08 This submission seeks:</p> <ul style="list-style-type: none"> • the inclusion of a number of historic places, sites, plantings and areas into Appendix 8 and 9 of the PDP • a comprehensive heritage assessment of the historic site • to include a Ruakura Heritage area, specifically in the Knowledge Zone. 	Support	<p>Plan.</p> <p>For example given that the concentration of historic heritage appears to be located within the Knowledge Zone, with a special relationship of the buildings and their settings, the objectives, policies and explanation section related to that zone within the variation should be revised to support new heritage rules and/or heritage overlays.</p> <p>Heritage New Zealand considers that there is considerable merit in acknowledging, within the Ruakura Variation, the significant history of the Homestead and the Ag Research centre, with their associated setting including plantings, as part of the history of Hamilton and its contribution to the scientific and industrial history of New Zealand.</p> <p>Under section 6(f) of the Resource Management Act 1991 (RMA), the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section 2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes</p>	<p>That the submission is allowed.</p> <p>That a comprehensive heritage assessment is undertaken to determine the historic heritage to be protected within the Ruakura variation area.</p> <p>Consideration then also needs to be given to</p>

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			<p>historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.</p> <p>A comprehensive heritage assessment will assist to establish those aspects that would benefit from the protection of the Resource Management Act and provide for the sustainable management of the heritage resource.</p> <p>Heritage New Zealand notes that consequential amendments will be required to facilitate the consideration and assessment of historic heritage within the Ruakura Variation and the Proposed Plan.</p> <p>For example given that the concentration of historic heritage appears to be located within the Knowledge Zone, with a special relationship of the buildings and their settings, the objectives, policies and explanation section related to that zone within the variation should be revised to support new heritage rules and/or heritage overlays.</p>	<p>best practice planning mechanisms to achieve protection for the identified historic heritage including consideration of heritage overlays.</p>

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Planning map: 38B	<p>Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49. Submission point 05</p> <p>This submission seeks:</p> <ul style="list-style-type: none"> the inclusion of a number of historic places, sites, plantings and areas into Appendix 8 and 9 of the PDP a comprehensive heritage assessment of the historic site to include a Ruakura Heritage area, specifically in the Knowledge Zone. 	Support	<p>Heritage New Zealand considers that there is considerable merit in acknowledging, within the Ruakura Variation, the significant history of the Homestead and the Ag Research centre, with their associated setting including plantings, as part of the history of Hamilton and its contribution to the scientific and industrial history of New Zealand.</p> <p>Under section 6(f) of the Resource Management Act 1991 (RMA), the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section 2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.</p> <p>A comprehensive heritage assessment will assist to establish those aspects that would benefit from the protection of the Resource Management Act and provide for the sustainable</p>	<p>That the submission is allowed.</p> <p>That a comprehensive heritage assessment is undertaken to determine the historic heritage to be protected within the Ruakura variation area.</p> <p>Consideration then also needs to be given best practice planning mechanisms to achieve protection for the identified historic heritage including consideration of heritage overlays.</p>

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			<p>management of the heritage resource.</p> <p>Heritage New Zealand notes that consequential amendments will be required to facilitate the consideration and assessment of historic heritage within the Ruakura Variation and the Proposed Plan.</p> <p>For example given that the concentration of historic heritage appears to be located within the Knowledge Zone, with a special relationship of the buildings and their settings, the objectives, policies and explanation section related to that zone within the variation should be revised to support new heritage rules and/or heritage overlays.</p>	
<p>Planning Map: 39B</p>	<p>Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49. Submission point 06 This submission seeks:</p> <ul style="list-style-type: none"> • the inclusion of a number of historic places, sites, plantings and areas into Appendix 8 and 9 of the PDP • a comprehensive heritage assessment of 	<p>Support</p>	<p>Heritage New Zealand considers that there is considerable merit in acknowledging, within the Ruakura Variation, the significant history of the Homestead and the Ag Research centre, with their associated setting including plantings, as part of the history of Hamilton and its contribution to the scientific and industrial history of New Zealand.</p> <p>Under section 6(f) of the Resource Management Act 1991 (RMA),</p>	<p>That the submission is allowed.</p> <p>That a comprehensive heritage assessment is undertaken to determine the historic heritage to be protected</p>

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	<ul style="list-style-type: none"> the historic site to include a Ruakura Heritage area, specifically in the Knowledge Zone. 		<p>the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section 2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.</p> <p>A comprehensive heritage assessment will assist to establish those aspects that would benefit from the protection of the Resource Management Act and provide for the sustainable management of the heritage resource.</p> <p>Heritage New Zealand notes that consequential amendments will be required to facilitate the consideration and assessment of historic heritage within the Ruakura Variation and the Proposed Plan.</p> <p>For example given that the concentration of historic heritage</p>	<p>within the Ruakura variation area. Consideration then needs to be given to best practice planning mechanisms to achieve protection for the identified historic heritage including consideration of heritage overlays.</p>

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			appears to be located within the Knowledge Zone, with a special relationship of the buildings and their settings, the objectives, policies and explanation section related to that zone within the variation should be revised to support new heritage rules and/or heritage overlays.	
Planning Map: 40B	<p>Kellaway, Laura; Beaumont, Louise; and Adam, John P, Submitter 49. Submission point 07</p> <p>This submission seeks:</p> <ul style="list-style-type: none"> the inclusion of a number of historic places, sites, plantings and areas into Appendix 8 and 9 of the PDP a comprehensive heritage assessment of the historic site to include a Ruakura Heritage area, specifically in the Knowledge Zone. 	Support	<p>Heritage New Zealand considers that there is considerable merit in acknowledging, within the Ruakura Variation, the significant history of the Homestead and the Ag Research centre, with their associated setting including plantings, as part of the history of Hamilton and its contribution to the scientific and industrial history of New Zealand.</p> <p>Under section 6(f) of the Resource Management Act 1991 (RMA), the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance. Section 2 of the RMA defines historic heritage as meaning natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. This includes historic sites, structures, places and areas; archaeological sites, sites of significance to Maori (including wahi tapu); and surrounds associated with heritage resources.</p>	<p>That the submission is allowed.</p> <p>That a comprehensive heritage assessment is undertaken to determine the historic heritage to be protected within the Ruakura variation area.</p> <p>Consideration then also needs to be given to best practice planning mechanisms to achieve protection for the identified historic</p>

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			<p>A comprehensive heritage assessment will assist to establish those aspects that would benefit from the protection of the Resource Management Act and provide for the sustainable management of the heritage resource.</p> <p>Heritage New Zealand notes that consequential amendments will be required to facilitate the consideration and assessment of historic heritage within the Ruakura Variation and the Proposed Plan.</p> <p>For example given that the concentration of historic heritage appears to be located within the Knowledge Zone, with a special relationship of the buildings and their settings, the objectives, policies and explanation section related to that zone within the variation should be revised to support new heritage rules and/or heritage overlays.</p>	<p>heritage including consideration of heritage overlays.</p>
Zoning Maps	<p>Tainui Group Holdings Limited, Submitter 48, and submission points: 48.77-48.97 inclusive,</p> <p>Heritage New Zealand is interested in the submission points that seeks the deletion of</p>	Oppose in part	<p>Heritage New Zealand is concerned that the deletion of the trees from Schedule 9D-Significant trees, could potentially impact on the consideration of heritage settings and landscapes within the Ruakura variation area. Heritage New Zealand acknowledges that the trees within Appendix 9-Significant trees have been assessed</p>	<p>The submission points should be disallowed.</p>

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	<p>all scheduled tree notations from specified planning maps applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density zones.</p> <p>These submission points also propose consequential amendments to Schedule 9D-Significant Trees, which Heritage New Zealand is interested in, in so far as they may be included in the consideration of the heritage buildings and surroundings and/ or as part of the Heritage overlay area, as identified by submitter 49: Kellaway, Laura; Beaumont, Louise ; and Adam, John P.</p>		<p>under a number of criteria, including heritage. However Heritage New Zealand considers that the contribution of the scheduled trees to the heritage place and settings is considerable.</p> <p>Consideration of the removal of trees from Appendix 9-Significant Trees and the relevant planning maps, cannot be further actioned until a heritage assessment has been undertaken of the Ruakura Variation area, and the extent of the historic heritage and associated settings and landscapes including trees, worthy of retention has been determined.</p>	