



18 December 2015

File Ref: LAO21

City Planning Unit
Hamilton City Council
Private Bag 3010
Hamilton 3240

Dear Sir/Madam

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

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

Heritage New Zealand is not a trade competitor.

This proposal concerns:

Variation 1 proposes to integrate the Board of Inquiry Decision on the subject land with the Proposed District Plan provisions to create one planning framework for the Ruakura area. This Variation applies to 822ha of land in Ruakura. The Variation includes:

- An Inland Port and surrounding Logistics Zoning
- Creation of an Industrial Park Zoning
- Provision for a Knowledge Zone which includes the University of Waikato, AgResearch and Waikato Innovation on Park areas
- Provision for a mix of residential zonings
- Extensive open space areas

Background

Heritage New Zealand (at the time the New Zealand Historic Places Trust) made a submission to the prior Board of Enquiry Plan Change process related to this land at Ruakura. The submission noted that no archaeological assessments for the Ruakura site had been provided and no specific objectives or policies within the Plan Change related to archaeological or cultural sites. The submission sought that objectives or policies were provided to address the consideration of such matters. At that time no comment was provided in relation to built heritage. The decision version of the Plan Change provided the same consideration of heritage as other zones of the Proposed District Plan, such that any scheduled heritage items would be subject to the rules of the heritage section of the Proposed Plan. At that time there were no scheduled heritage items within the area of the Ruakura Plan Change.

This submission is in relation to Historic Heritage, in particular archaeology and built historic heritage and places.

Archaeology

The land within the area of the Ruakura variation is known to have been occupied prior to 1900 therefore is a site of interest to Heritage New Zealand. The site potentially contains evidence of occupation by both Maori and European. With regard to archaeology, some of this land has already been subject to archaeological assessment and elements of archaeological interest have been

discovered. The resulting requirement was the need for an archaeological authority to be obtained, which has been processed and approved by Heritage New Zealand. Therefore Heritage New Zealand would advise that any further development proposals within the area of the Ruakura Variation would be required to provide an archaeological assessment to determine the need for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand seeks that Hamilton City Council annotate the sections of the proposed plan related to the Ruakura variation with an advice note relating to the need for an archaeological assessment, or as an alternative this advice is placed on the Hamilton City Council record system and made available at the time of predevelopment discussions to ensure those that develop the land are aware of their responsibilities and obligations under the Heritage New Zealand Pouhere Taonga Act 2014. Heritage New Zealand staff would be happy to participate in any such meetings if required.

Historic Heritage: Buildings and Places

With regard to built heritage, Heritage New Zealand acknowledges that there are buildings and places of heritage interest within the current Ruakura Variation site, in particular within the area occupied by the Ag Research centre located primarily within the Knowledge Zone. This large zone contains early houses and accommodation buildings, glass houses, research buildings and modernist offices associated with the research centre over time, in an attractive parklike setting that includes significant heritage plantings and landscaped areas. There are two areas of distinct interest being the Ruakura homestead and the Homestead Avenue, and the Ag Research centre that contains a distinctive cluster of buildings and associated plantings and trees.

Heritage New Zealand considers that there is considerable merit in acknowledging the significant history of the Homestead and the Ag Research centre as part of the history of Hamilton and its contribution to the scientific and industrial history of New Zealand. These buildings and their surroundings within the Ruakura Variation could be adaptively reused, therefore retaining heritage values, rather than demolished or altered beyond recognition.

As the demolition of buildings within the Knowledge Zone is a permitted activity, except where buildings are part of Appendix 8, Schedule 8A: Built Heritage, it would be appropriate that these buildings and places are reviewed to confirm the extent of their heritage merit and placed on the Schedule 8A : Built Heritage of the Proposed District Plan. This would then require the buildings and places to be subject to the scrutiny of a resource consent if demolition is proposed. Heritage New Zealand understands that other submitters will be providing information relating to the heritage values of the aforementioned buildings and places.

Heritage New Zealand's submission is neutral with regard to this variation and seeks to offer advice in relation to the appropriate management of archaeology and historic heritage buildings and places in relation to this variation.

The reasons for Heritage New Zealand's position are as follows:

With regard to archaeology, as Heritage New Zealand has reasonable cause to suspect that archaeology may be present on the land subject to the Ruakura variation, it has a duty to request that an archaeological assessment be undertaken to determine the need for an archaeological authority, as and when land is developed. Heritage New Zealand prefers that this process takes place well prior to the development of building proposals and plans. As there is reasonable cause to suspect that there may be archaeology present on the site, it is not appropriate to rely on an accidental discovery protocol as a condition of resource consent.

With regard to historic heritage buildings and places, Heritage New Zealand considers that it is important to review the heritage values of the aforementioned buildings and places, and consider their suitability for inclusion into the Appendix 8, Schedule 8A: Built Heritage of the Hamilton City Council Proposed District Plan. Historic heritage buildings and places are a finite resource and it is appropriate that they protected from inappropriate subdivision, use and development as required by s6 of the Resource Management Act.

Heritage New Zealand seeks the following decision:

With regard to archaeology Heritage New Zealand seeks that Hamilton City Council annotates the sections of the proposed plan related to the Ruakura Variation, relating to the need for an archaeological assessment, or as an alternative this advice is placed on the Hamilton City Council record system and is made available at the time of predevelopment discussions to ensure those that develop the land are aware of their responsibilities and obligations under the Heritage New Zealand Pouhere Taonga Act 2014.

With regard to historic heritage buildings and places, Heritage New Zealand seeks that a review is undertaken of the heritage values of the aforementioned buildings and places, and consideration is given to their suitability for inclusion into the Appendix 8, Schedule 8A: Built Heritage of the Hamilton City Council Proposed District Plan.

Heritage New Zealand wishes to be heard in support of our submission.

Yours sincerely

 

Sherry Reynolds
General Manager Northern

Address for Service

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