



HERITAGE STRATEGY



Adopted February 2008



LIST OF PLATES:

COVER:

CARNEGIE LIBRARY. 705 QUEEN STREET THAMES
(CATEGORY 2 NZHPT)

HEADER:

HOUSE. 402 WILLIAMSON STREET THAMES.

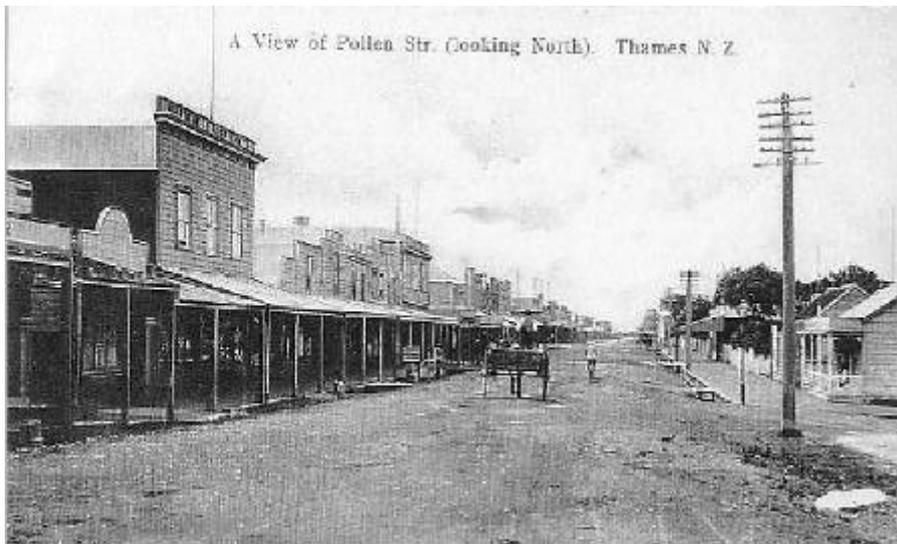
ROMAN CATHOLIC CONVENT. 302 WILLOUGHBY STREET THAMES

SAINT GEORGE'S ANGLICAN CHURCH. 602 MACKAY STREET THAMES
(CATEGORY 2 NZHPT)

TARARU CULTURAL CENTRE. 600 TARARU ROAD THAMES
(CATEGORY 1 NZHPT)

THAMES SCHOOL OF MINES. 101 COCHRANE STREET THAMES
(CATEGORY 1 NZHPT)

"THE KAURIS" 2365 RINGS ROAD COROMANDEL
(CATEGORY 2 NZHPT)



A view of Pollen Street (looking North)Thames

Contents



LIST OF PLATES	2
1.0 INTRODUCTION	4
1.1 Executive Summary	4
2.0 HERITAGE	6
2.1 Heritage Definition	6
2.2 The importance of Heritage	6
2.3 The Coromandel Peninsula's Heritage	7
3.0 THE CHALLENGE OF HERITAGE	9
4.0 COMMUNITY OUTCOMES	10
5.0 DISTRICT PLAN	11
6.0 IMPLEMENTING, MONITORING AND REVIEW	12
7.0 ACTION PLAN	13



1813 Rings Road Coromandel (Category 2 NZHPT)



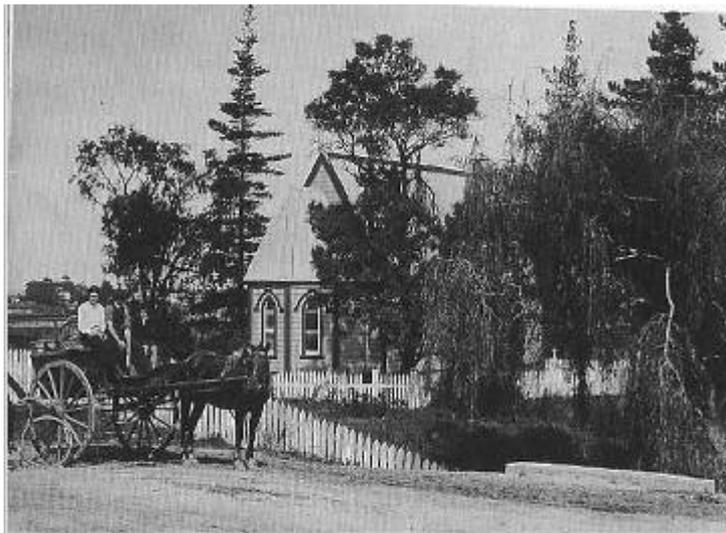
1.0 INTRODUCTION

1.1 Executive Summary

The Coromandel Peninsula is layered in multiple histories from the early Polynesian migrations and Maori settlements, Captain Cook's visit for the Transit of Mercury, extending to the gold mining and kauri logging through out the District, the Coromandel is truly steeped in rich and diverse heritage.

Heritage is treasured for its inherent values, cultural importance and sense of identity. The District's communities recognise the importance of heritage and are working towards protecting, maintaining and enhancing those heritage values which make the Coromandel Peninsula a special place. There are many community and iwi groups, organisations and government agencies already actively involved with heritage protection in the District.

The Thames-Coromandel District Council has recognised that the protection of heritage is an important issue facing the Coromandel Peninsula. The Community Outcomes states "*The Peninsula's long and rich history is valued and preserved.*" They strongly emphasise that heritage buildings and sites are preserved, and that a coordinated and supportive approach to heritage protection is undertaken and oral, written and physical heritage is identified, collected and preserved.



Holy Trinity Anglican Church at Parawai – past and present

The Council's objective in developing a Heritage Strategy is to identify,



collect and preserve the District's oral, written and physical heritage and have coordinated and supportive approach to heritage management. Through the Strategy the Council aims to strengthen the existing policies within the District Plan and prioritise new actions to ensure that positive heritage outcomes are achieved. The Strategy will consolidate the strategic direction and the contribution of the Council in regards to heritage protection on the Coromandel Peninsula.





2.0 HERITAGE

2.1 Heritage Definition

Heritage can mean different things to different people. This Strategy places the emphasis on built heritage, notable trees, archaeological sites, wahi tapu and wahi tapu areas. These are collectively termed heritage.

The purpose of this Strategy is to;

- To enact the methods as stated in the District Plan
- Improve coordination and cooperation between existing agencies involved in heritage and council departments.
- Develop a way forward for managing sites of significance to Maori.
- Improve the leadership role for Council for the protection of Heritage
- Plan for the future of heritage protection on the Peninsula.

2.2 The Importance of Heritage

Heritage can be seen as the tangible and intangible fabric of our past. It is a term widely used to describe things and places that relate to human history.

- Tangible associations with the past include things such as buildings, structures or pa site
- Intangible associations relate to places where sometimes there is no physical structure, but where people have a special historic affiliation with a specific place, such as the site of a battle.

Heritage is of value to people and communities. The value may be a direct use or commercial value, a recreational value, of value in terms of possible use for future generations, or an existing value that often relates to preservation values that people may hold about a particular place or area. The conservation of historic places associated with our ancestors, culture, or past allows people to gain an understanding of our history and identity. Once lost, heritage cannot be replaced or returned to its original state.

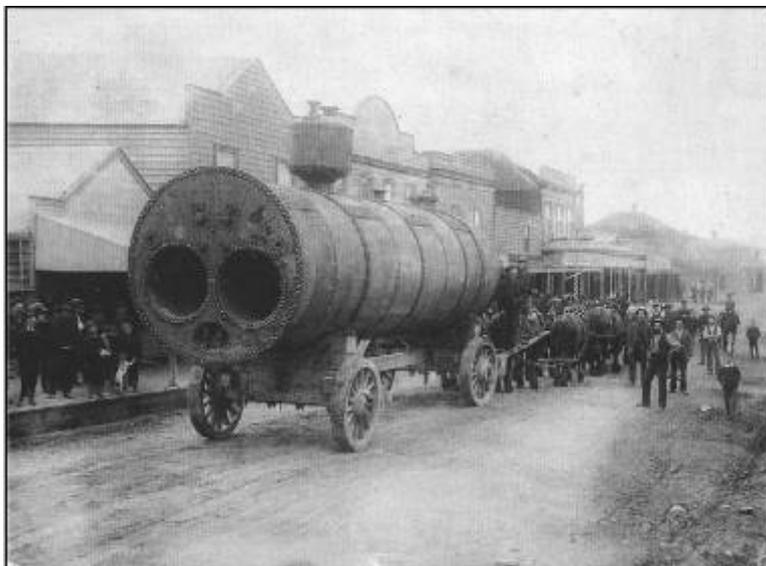
2.3 The Coromandel Peninsula's Heritage

The Coromandel Peninsula is steeped in a rich and diverse heritage, being of



significance to all New Zealanders. The precise date of Maori settlement of the Peninsula is uncertain. A revision of carbon dates for the earliest New Zealand sites thus far investigated by archaeologists reveals none earlier than the thirteenth century AD¹. One such site, at Tairua on the eastern side of the Peninsula, dated to the late thirteenth or early fourteenth century, contained the single unequivocally Island Polynesian artefact found in New Zealand in an archaeological context; a pearl-shell fish lure. The presence of this artefact increases the likelihood that the eastern Coromandel was one of the first sites of settlement in Aotearoa and that the first people there either came from tropical Polynesia themselves or were closely associated with or descended from those who did.

Many sites of Maori significance are to be found in the Thames area, with numerous pa sites extending along the Thames Coastline. This coastline represented a changing and dynamic society developing over the years through factors such as migration, wars, alliances, politics and changes in natural resource cycles².



Boiler on route to Hauraki Pump – Grahamstown

¹ The Penguin History of New Zealand 2003

² Maori Heritage of Thames 1993.



The settlements of Coromandel and Thames are endowed with a stock of buildings with heritage significance. They are part of a continuum of European interest in the area which extends to the 1790s. Early activity was based on trading and the extraction of timber and gold. The founding of Coromandel is more connected with gold than timber. Although “boom and bust” in nature the industries dominant role endured for the following 34 years. Thames has an extraordinary history relating to both Maori and European heritage. By 1871 the Thames area had 693 stamper batteries crushing quartz around Thames alone, reportedly the settlement shook day and night as if from continuous earthquakes – except on Sunday when it was said people were unable to rest because of the unfamiliar silence³.



³ Volume 4 Thames-Coromandel District Plan, Operative in Part - August 2007.



3.0 THE CHALLENGE OF HERITAGE

The Thames-Coromandel district is an area destined for growth; this puts pressure on existing heritage sites and areas within the District to be protected against development and inappropriate usage, for this generation and for generations to come.

A number of recent and not so recent cases have highlighted the challenge of heritage protection in the District:

- The role of Iwi in protecting and identifying wahi tapu and wahi tapu area.
- Updating of archaeological registers
- Updating of existing documentation in the District Plan Heritage Registers
- The proactive leadership of Council in respect of heritage protection
- Planning for additional heritage protection
- The loss of notable trees in the District.

These challenges create an opportunity to protect heritage to a level consistent with the public expectations stated in the Long-term Council Community Plan 2006 – 2016 as well as the statutory planning document The District Plan.



4.0 COMMUNITY OUTCOMES

As a requirement of the Local Government Act 2002, the Council facilitates a process to identify community outcomes, these statements identify what the District's communities want the District to be like in the future.

The following community outcome is directly related to heritage:

The Peninsula's long and rich history is valued and preserved.

Key points of interest related to this outcome include:

- *Our heritage buildings and sites are preserved.*
- *We have a co-ordinated and supportive approach to heritage preservation.*
- *Our oral, written and physical heritage is identified, collected and preserved.*

It further elaborates:

Our long history is an important part of the identity of the Peninsula. We must have a coordinated approach to the preservation of our history so that it remains for future generations



Parade Pollen Street Thames



5.0 DISTRICT PLAN

The Thames-Coromandel District Plan identifies Heritage Resources as a Significant Resource Management Issue. It states the following objective, two policies for achieving the objective as well as sixteen methods to achieve the objective.

The single objective of Heritage Resources:

- *To conserve, protect and enhance the buildings, items, streetscapes, trees, landscapes 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.*

Section 2 states two policies for achieving the above objective:

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.*

There are sixteen methods identified to achieve the objective, with reasons for using these methods and the environmental results that are anticipated. The proposed action schedule is designed to enact measures to ensure the objective and policies of the District Plan are met.



6.0 IMPLEMENTING, MONITORING AND REVIEW

This Heritage Strategy will be implemented through various methods, which include current provisions in the District Plan, education, relationships and collaborative programmes with Tangata Whenua, the NZHPT and other organisations, owners of heritage items and the community. Monitoring of the heritage strategy will occur at the time of the District Plan review.



*On the Waikato at Kopu. Traveling party with their canoes halting to cook their midday meal.
30 September 1884 George French Angas (water colour)*



7.0 ACTION PLAN

Heritage Strategy Proposed Actions

Action	Description	Estimated Cost	Importance Ranking 1-16
Maintain registers of heritage items, including archaeological sites, cultural sites, wahi tapu, trees and buildings.	Annual updates of the District Plan Heritage Register with information issued by NZHPT. This will require introducing Heritage policy Areas to effected areas. This will require a plan change in accordance with part VIII of the RMA. List the 62 archaeological sites as identified in the NZHPT Heritage Register in the District plan as to provide protection for these sites in accordance to the provisions of the District Plan Investigate methods to update the NZAA register or archaeological sites.	Update information from the NZHPT register \$500 - \$1000 per item. Updates can occur annually \$50 000 - \$100 000 to commission an upgrade of NZAA registered sites.	1. This action is part of a series of actions that require updating of the District Plan Heritage Register.
Update the registers when sites are listed under the Historic Places Act.	Update the District Plan Heritage Register with NZHPT registered items. This will require introducing Heritage Policy Areas to effected sites. This will require a plan change	Update information from the NZHPT register \$500 - \$1000 per item.	1. This action is part of a series of action that require updating of the District Plan Heritage Register.



Action	Description	Estimated Cost	Importance Ranking 1-16
	in accordance with part VIII of the RMA		
Zone Heritage Areas – Heritage Policy Areas	Zone Heritage Areas – Heritage Policy Areas. This option would work in conjunction with updating the District Plan Heritage Registers when sites are listed under the Historic Places Act.	Cost of plan change.	1. This action is a follow on action, when new buildings/structures/sites are included in the District Plan Heritage Register
Protection of Trees in the District	Update information in the District Plan Heritage Registers and commission an investigation on an ‘included species list’ that could detail the trees species to be protected under the District Plan Heritage Register over a certain height and girth.	\$15 000 - \$30 000	23. Information on notable trees has not been updated since 1997 and the ‘one tree a year rule’ is ineffective at protecting notable trees outside of the District Plan Heritage Registers
Establish a Heritage Committee to: <ul style="list-style-type: none"> - Promote and advocate for heritage - Report on and review application for Plan Changes and resource consent applications - Maintain the Heritage Registers 	Develop terms of reference for a Heritage Committee and have an established arm of Council absorb the roles and functions of the Heritage Committee, such as the Policy and Planning Committee	\$500 - \$1000 per meeting (dependent on structure)	4. Council committing leadership in heritage management.



Action	Description	Estimated Cost	Importance Ranking 1-16
<ul style="list-style-type: none"> - Commission other activities relating to heritage protection, such as education and information to the public and archaeological surveys - Administer heritage funds 			
<p>Establish a District heritage assistance fund to provide a financial assistance for resource consents requiring under the District Plan and to encourage other conservation work.</p>	<p>Establish a District heritage assistance fund to provide financial assistance for permitted and controlled activities (for heritage items listed in The District Plan Heritage Register) required under the District Plan and to encourage other conservation work</p>	<p>\$30 000 – loans, grants for projects enhancing heritage. Administer by the Heritage Committee (or similar)</p>	<p>5. Council committing leadership in heritage management</p>
<p>Waive building and resource consent application so as to encourage heritage conservation.</p>	<p>Waive building and resource consent application fees and consider waiving or reducing District Plan development standards relating to such matters as car parking so as to encourage heritage conservation</p>	<p>Dependent on the application \$300 - \$1500 per application. Funded through Heritage assistance Fund</p>	<p>6. At the discretion of the Group Manager Environmental Services, as stated in the 2006 – 2016 LTTCP.</p>
<p>Serve heritage protection</p>	<p>This option is used as to</p>	<p>Variable \$500 - \$1000 per item</p>	<p>7. Is a useful tool in protecting</p>



Action	Description	Estimated Cost	Importance Ranking 1-16
orders, either alone or in conjunction with an lwi authority to protect a place of special interest or character and area surrounding.	protect heritage items that are under immediate threat of destruction or damage. This will require a plan change in accordance with part VIII of the RMA		heritage
Heritage Plaques or trials detailing heritage buildings/structures/sites of significance	Develop Heritage Plaques of trials detailing heritage buildings/structures/sites of significance and detail this on Council web site.	\$300 – 500 per sign. Staff time to develop web site information.	8. Important for promotion.
Subject to available funding, facilitate or enable community partnerships that will promote the Heritage objectives of the District Plan and the ICOMOS NZ Charter	At their invitation member(s) of Council/Councillor to be involved in community group/lwi meetings	Council/Councillor time for attending meetings.	9. Communication between Council and the community is an important aspect to heritage protection.
Investigate and where appropriate introduce additional Heritage Policy Area and additional sites On Heritage Registers by Plan Change only following full consultation with the prior agreement of affected landowners.	Investigate options for including new heritage building/sites in the District including revising the definition of heritage to include non traditional interpretation of heritage	Variable \$500 - \$1000 per item	10. It is important to update the District Plan Heritage Register with NZHPT information before undertaking any further registration.
To consider rates relief for registered heritage items in	Make a submission to the LTCCP review for rates relief	Variable up to \$10 000	11. submission to the LTCCP review process on rates relief



Action	Description	Estimated Cost	Importance Ranking 1-16
accordance with the relevant rating legislation.	for projects over a certain value that enhance/protection heritage buildings/structures/sites currently in the District Plan Heritage Register		is due on 8 April 2008
Update Heritage Colour charts	Adopted the Resene range of heritage colours as a point of reference in the District Plan.	Part of plan change \$20 000 - \$40 000	12.
Involve local Iwi and local communities in the identification and management of heritage resources	Continue to consult with Iwi and community groups in the management of heritage resources Develop a way forward to consult with Iwi on matters of historic significance to them.	Staff / Councillor time Cost of attending/hosting hui or community consultation events. \$500 per event.	13. Ongoing situation
Make provision for the alteration, reduction or waiver of development controls for scheduled heritage items	Investigate opportunities to alter, reduce or waive development controls for items in the District Plan Heritage Register, at the discretion of the Heritage Committee (or similar)	Waiving of resource consent fees when appropriate	14. This action is ongoing and is assessed on a case by case process.
Require conservation plans to guide any major restoration and alteration of any item on the Heritage Register.	Council adopt the NZHPT guidelines for conservation plans and require conservation plans for Category I and II buildings/structures in the	Applicant carries cost of preparing conservation plans. TCDC to assess conservation plan	15. Important for buildings rated as Category I and II.



Action	Description	Estimated Cost	Importance Ranking 1-16
Provide regular advice clinics by people with heritage conservation expertise., on heritage conservation generally	District plan Heritage Register Continue to provide advice clinics by people with heritage conservation expertise on heritage conservation. Develop heritage brochures on the restoration of heritage buildings.	Costs of clinics vary. Staff time. Costs of brochures \$4000 - \$6000	16. Council currently provides invitation to contractors to attend heritage clinics and send staff on heritage training opportunities. Brochures have been developed as part of the 1995. Heritage study.



Town Wharf at the North End of Thames. The Waitakere at berth