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Heritage & Cultural Values

OBJECTIVES AND VISIONS

- To retain and enhance the varied landscape qualities of the District
- To protect and enhance the natural resources within the District that are valued for their intrinsic, scientific, educational and recreational values
- To recognise, protect and enhance significant heritage resources which are valued as part of the District's heritage

OVERVIEW

HISTORIC BUILDINGS AND PLACES

While many historic sites were lost as a result of development in the district prior to formal protection, the Historic Places Trust Register and the District Plan Heritage Register now protect a total of 80 significant buildings and places. There have only been a small percentage of losses or modifications since the register was notified in 1995. The Council offers financial incentives and assistance to maintain heritage features.

ARCHAEOLOGICAL SITES

The district plan protects 10 archaeological sites. These sites include middens and pa sites. These sites are registered in the Historic Places Register.

CULTURALLY SIGNIFICANT SITES

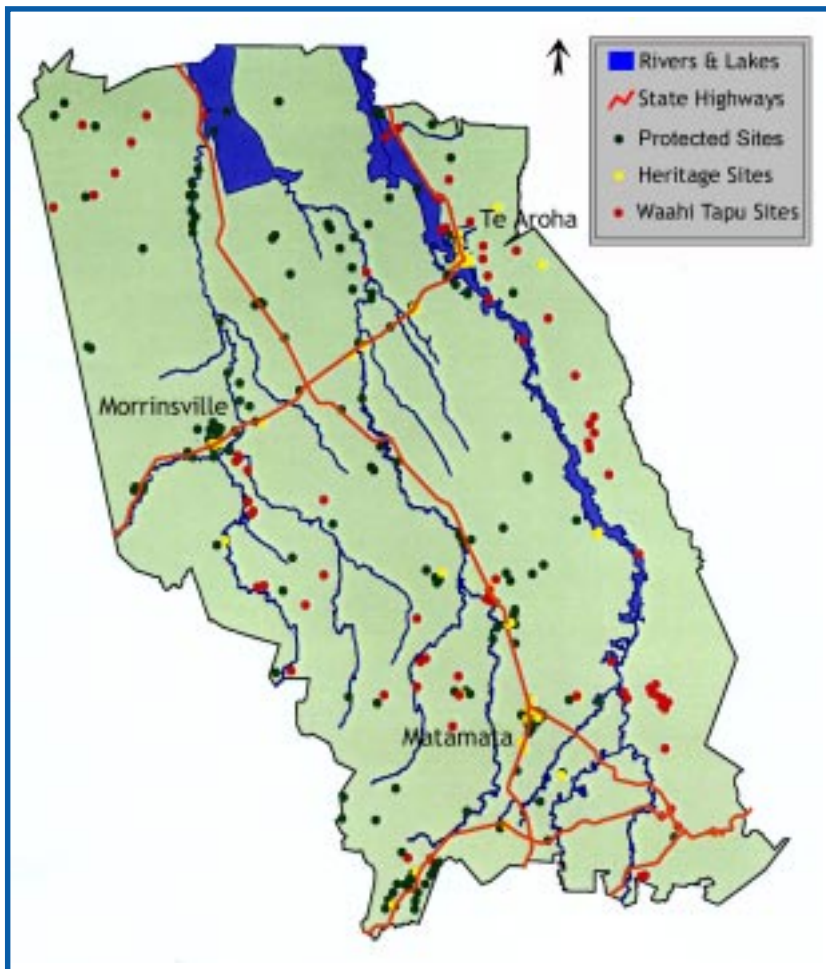
The district plan register lists and protects 77 culturally significant sites. These sites include Pa Sites, Urupa (burial site), and Marae's. These sites have been identified in consultation with local iwi.

OVERVIEW

TE AROHA CHARACTER AREA

The Te Aroha Character area has a special conservation zoning to protect its unique array of historic buildings and places. Over the years the Council has spent a large sum of money maintaining and restoring many heritage features in the Te Aroha area.





Heritage, protected and cultural sites of the Matamata-Piako District

The district has a rich physical, cultural and spiritual heritage for both European and Maori and dates back to first occupation of land in the district in 1776 by the great Ngati Hauh chief Te Waharoa.

Little is known of the history of pre-European life in the district. It appears that inter tribal conflict was common at the time of arrival of the first Europeans. In 1833 missionaries established the first mission at Puriri, and later one at Matamata. Traders arrived during the 1850's via the Waihou River. The first permanent European settlement was in 1865 when J C Firth established an estate of approximately 22,700 ha in size. He cleared land for agriculture, built a number of roads and cleared the Waihou River for navigation to serve his estate. Firth established a cheese and butter factory at Waharoa and laid the foundation for the dairy industry.

In 1880 Te Aroha became the centre of a short-lived gold rush. In 1881 when prospectors started to leave, the hot springs were developed and remain a popular tourist attraction today.

The occupation of land in the district has left a legacy of important links with the past. Historic heritage is important to our identity as a community. Knowledge of the past helps us to understand where we have come from. It is important that places and buildings which contribute to the District's heritage resource be conserved, protected and recorded, as they provide a special identity and unique sense of place.

The values of Tangata Whenua are particularly important when defining the heritage of a district. The Matamata-Piako District has a rich Maori history, which has resulted in many heritage features of significance to Maori. Maori have different heritage values and requirements for how these resources should be managed.

Pressures

As with many areas throughout the country a significant amount of the district's heritage has been lost as the township and surrounding areas have developed over the years. Many heritage resources and values are sensitive to change. With redevelopment, buildings and places with historical importance can be lost or damaged and special features destroyed.

Archaeological sites are particularly vulnerable because they are often unrecorded and not easily identified. Therefore earthworks and development

can particularly affect archaeological sites and waahi tapu (sacred sites).

Heritage features, especially buildings can often be expensive to maintain and protect. The building or the land may have a higher value for other purposes and in the past many heritage features have deteriorated or been destroyed for economic reasons.

It is important that the districts remaining heritage features are appropriately protected to ensure that they are not lost through inappropriate development, use, neglect or destruction.

KEY ISSUES

- Development pressures resulting in inappropriate use and development of heritage and cultural sites.
- Removal of vegetation and landforms with heritage or cultural value.
- Demolition, removal and alteration of historic buildings and features.

State

Historic Buildings and Places

The Historic Places Trust is responsible for maintaining a register of nationally significant historic places and waahi tapu. The New Zealand Historic Places Register identifies 41 items for protection within the Matamata-Piako District.

Six of these items are Class I sites or buildings, which means that they are "*places of special or outstanding historical or cultural heritage significance or value*" (Resource Management Act

What is heritage?

Heritage includes any natural or human created place, area, building, tree or site that is significant to the people of the district and include Maori sacred sites and historic buildings.

1991). Class I sites are fully protected which means other than basic maintenance and repairs they cannot be altered, modified, damaged or destroyed in any way.

The remaining 35 sites on the national heritage register are Class II sites. All of the sites on this national heritage register are also listed in the District Plan Heritage Register and can only be modified with permission from the Historic Places Trust and the Council. Resource consents must be sought from the Council to do this.

In addition to the Historic Places Register, the Matamata-Piako District Plan protects an additional 39 buildings and structures with historic or cultural values. These sites

cannot be altered, modified or demolished without resource consent from the Council.

Archaeological Sites

Ten archaeological sites are identified within the 1997 Historic Places Register for the Matamata-Piako District. The Historic Places Register 1994 records 315 archaeological sites however, this register maybe unreliable but is used as a tool for checking the location of sites.

Waahi Tapu

Waahi Tapu is an area or site which has special significance to Maori. The District Plan lists and protects 77 Waahi Tapu sites including Pa Sites, Urupa (burial site), and Marae's. These sites have been identified in consultation with local iwi and listed in the plan to protect them from inappropriate use and development. A resource consent must be obtained from Council before any work can be undertaken that may affect a listed site.

No resource consents issued in the 1996/97 or 1997/98 years have affected any culturally significant sites.

Protection and Maintenance of Heritage Features

The protection and continued maintenance of heritage features, particularly buildings is expensive and can be a financial burden on the owner.

Council has identified the need to provide funding and financial incentives to ensure the maintenance and protection of the districts special heritage features. This financial assistance has meant that many of the district's heritage features continue to be maintained for the enjoyment of the community.

The Council spent over \$21,000 during the 98/99 financial year on buidings and a further \$20,000 over the same period for the maintenance of protected trees. The Council also provides financial incentives to owners of historic buildings such as the wavering of resource consent fees and rates relief. The Council intends to continue providing funds and incentives for the protection of historic features and protected trees.

In addition to the tree protection undertaken by Council, in recent years two million dollars has been spent on the restoration and redevelopment of the Te Aroha Domain. The Domain is registered as a Historic Place by the Historic Places Trust.

Response

Council maintains a register to protect significant buildings, sites, places and trees and undertakes studies into special character areas which contain a large number of significant heritage features. In addition, Council provides financial assistance and incentives for the protection and maintenance of heritage features.

What you can do to Help

- **Find out whether any tree or structure on your property is on the District Plan Register**
- **Contact the Council before you alter, disturb or demolish a listed heritage building, site or tree.**
- **Have an archaeological assessment done before undertaking any major development on a site.**

CASE STUDY

Te Aroha Conservation Area

The township of Te Aroha is characterised by a significant number of architecturally and historically significant buildings which provide evidence of the town's rich history. The buildings in the area have a variety of ages and characteristics. In addition to the main street, there are a number of historically significant buildings in the surrounding streets. The buildings provide a social and physical continuity from the past to the present and it is important they are protected and maintained for future generations.

However, there has been some significant losses of historic features in the area over the years. The demolition of buildings on some key sites and inappropriate alterations to some buildings have resulted in some of the value and charm of the area being lost.

The buildings in the main street demonstrate the periods of development that have occurred in the



CASE STUDY

town and many of them are still intact. The New Zealand Historic Places Trust register lists 20 buildings in the Te Aroha Conservation area as either class I or class II historic sites. The Matamata- Piako District Plan identifies these buildings as well as an additional 16 buildings and three Waahi Tapu sites which are considered to have significant historical value.



All of the listed buildings are protected from inappropriate use and development by special rules in the Matamata Piako District Plan. The Plan requires resource consents to be obtained for any work on the buildings which is not considered to be minor, including all activities that affect the appearance of the buildings.



Matamata- Piako District Council commissioned a “Townscape and Heritage Report” (1992) for the Te Aroha area. The report outlines the historic importance of the town and recommended an approach to co-ordinating the protection and enhancement of the areas heritage features. Since 1992, \$698,000 has been spent on enhancing some of Te Aroha’s heritage features, such as the Arts Centre and Town Clock. Another \$80,000 as been set aside in the Council's Annual Plan for the next five years for work on the Te Aroha Domain.

