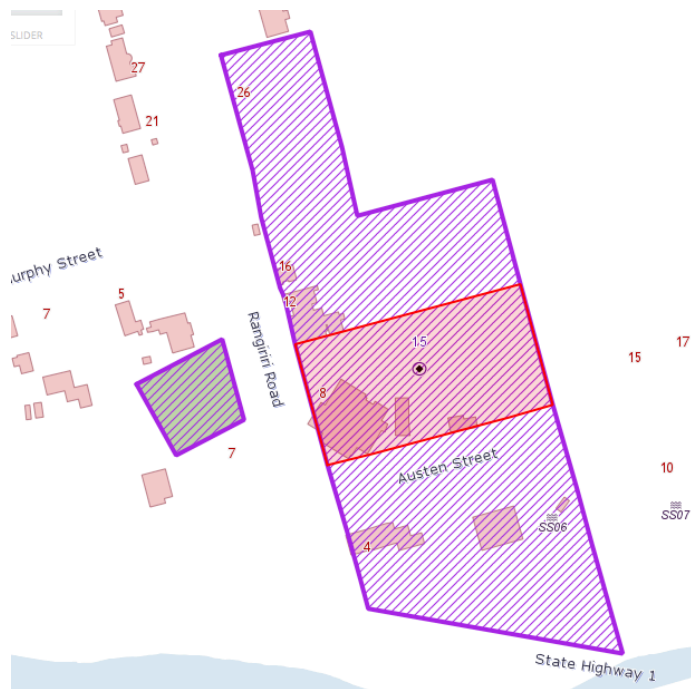


### Attachment 3:

Extract from 'Heritage Precincts' report presented to WDC by HCS on 23 June 2017 – with relevance to Submission 264.1

#### Rangiriri Heritage Precinct Design Guide



Heritage Precinct overlay, Rangiriri, Waikato District Plan. Trapezoidal shape on the left is the Rangiriri Cemetery, which is proposed for addition to the built heritage schedule. The land parcel on which the Rangiriri Tavern is located is shown in red.

The Rangiriri Heritage Precinct Design Guide is in reality a village design guide, concerned with historic character and amenity and, like the Tamahere guide, predicated upon a single scheduled heritage building, the Rangiriri Tavern. The key architectural features of the hotel are noted in the design guide, and there is some tension here between generic town centre guidance, in regard to height, roof form, materials etc, and the specific comments about the hotel which seem to invite a degree of mimicry and replication. The latter has the potential to undermine the distinctive and authentic heritage values of the hotel in Rangiriri.

The Rangiriri Maori War and Early Settlers Cemetery Arch & Boundary Wall (1926) is proposed for addition to the built heritage schedule of the new plan, but even together with the hotel, these two items do not constitute a heritage precinct. At some time in the future council may wish to consider a village design guide for Rangiriri but at the present time it is recommended that the Rangiriri Heritage Precinct Design Guide is removed from the plan.