

BEFORE THE HEARING COMMISSIONER

**IN THE
MATTER OF**

**The Resource Management Act
1991 (the Act)**

AND

**IN THE
MATTER OF**

**Waikato District Council Proposed
District Plan:
Hearing 25-Rezoning Requests.**

**REBUTLE EVIDENCE OF CAROLYN ANNE MCALLEY FOR AND ON BEHALF OF
HERITAGE NEW ZEALAND POUHERE TAONGA**

1. INTRODUCTION

- 1.1 My name is Carolyn Anne McAlley. I hold the qualification of a Bachelor of Planning degree from Auckland University. I have over 20 years planning experience in local and regional government, in consenting, implementation and policy-based roles.
- 1.2 I authored the HNZPT initial response dated 10 March 2021 to the Rezoning requests-Matangi Dairy factory.
- 1.3 I do not repeat the information contained in sections 1.2-1.4 and section 3 of that report and request this is taken as read.
- 1.4 With regard scope I write in response to the s42A report of Betty Connelly dated 16 April 2021.

2. HNZPT RESPONSE TO THE S42A REPORT

2.1. Background

The particular matters I wish to respond to are in the s42A report of Betty Connelly dated 16 April 2021 are:

- the “extent of setting diagram” that will pertain to the Historic Heritage rules for site development that will become part of the Zone, should it be approved. The historic heritage rules are part of Hearing 14, which has yet to be determined. The “settings diagrams” are an outstanding piece of work for the historic heritage topic and the purpose of the diagrams is to delineate an area of interest where site development, either new builds or relocated buildings, have the potential to detract from the identified heritage values of any item and should be assessed. I note that there are approximately 20 properties on the Schedule also listed by HNZPT that are identified as requiring these extent of setting diagrams. Ms. Connelly has developed an “extent of setting” diagram for the Matangi Dairy factory ahead of the body of work for the historic heritage section.
- policy related to heritage as part of the Mixed-use Zone.

However, *“the change of zoning to mixed use is supported by HNZPT as it will assist in enabling and facilitating the adaptive re-use of the buildings on the site, so that they can be made functional, appreciated, and cared for into the future”¹.*

“Notwithstanding that only the Glaxo Building and not the whole of the factory site is listed by Heritage New Zealand, we do regard the whole of the dairy factory site and its buildings as having significance, as the complex represents not only the original establishment of milk processing, but the ongoing use, growth and development of the

¹ HNZPT conservation architect Robin Byron, email comms to C McAlley, 27/04/2021

factory over time, and the diversity of activities associated with milk processing that occurred on the site.

We appreciate that the owner has expressed being amenable to having the Highlander Condensed Milk building listed by Heritage New Zealand. This would assist in acknowledging another significant structure of the wider collection of buildings that comprised the factory complex.”²

2.2 Response - Setting of extent diagram

With regard the extent of setting diagram proposed by Ms. Connelly that relates to the listed building on the site, *“the draft extents proposed goes some way to acknowledging the visual access to the primary heritage structure (being the Glaxo Building) from the entry and approach towards the historic core of the factory and provides, in part a curtilage that will help maintain its integrity of the Glaxo Building.*

HNZPT would have preferred to have some level of protection for the site that would control the number and positions of new or structures brought on to the site, as while they may possess inherent qualities and character, they do not have any intrinsic affinity or connection to the dairy factory site. They will inevitably dilute the authenticity and integrity of the complex of genuine buildings connected with the dairy factory operation, and risks mis-interpretation of what ‘belongs’ to the site, and what is ‘imported’³.

Therefore, HNZPT continues to seek that at the side/rear of the building that a greater area of setback for the assessment of site development is provided, more in line with the diagram that was provided in the HNZPT evidence of the 10 March. HNZPT considers that the diagram they submitted better accommodates the locations where site development may detract from heritage values. This diagram is re attached for the Hearing Panels consideration. However, HNZPT acknowledges that the diagram should align with the boundaries of the Lot and DP in this area.

However, HNZPT continues to reserve any further comments until they can receive guidance from the Panel as to the status of this discussion regarding extent of setting and the pending work being undertaken by the Council, including both the extent of setting diagrams and the associated rule framework. (HNZPT notes that the S42A report -Appendix 2 contains early versions of the historic heritage rules). HNZPT is assuming that all new and relocated buildings would be assessed within the extent of

² HNZPT conservation architect Robin Byron, email comms to C McAlley, 27/04/2021

³ HNZPT conservation architect Robin Byron, email comms to C McAlley, 27/04/2021

setting. There would be benefit in the reporting planner including direction or comments in their response statement.

2.3 Response-Heritage Policy

HNZPT supports in part the text in the introduction (pg.4 of 21-Appendix 2, S42A report):

"The site includes a HNZPT registered building, no 4935 which is also registered under the Waikato District Plan"

However, HNZPT seeks that the word registered is changed to "listed" with regard the HNZPT building as follows (Underline addition and deletion ~~striketrough~~):

"The site includes a HNZPT ~~registered~~listed building, no 4935 which is also registered under the Waikato District Plan"

This change will acknowledge that HNZPT now administers a "list" rather than the previously known "register" of historic places.

HNZPT appreciates that the scheduled building will be subject to an assessment under the historic heritage objectives, policy and rules that are to be determined as part of Hearing 14-Historic Heritage. HNZPT is also supportive of the additional heritage related policies included into the proposed section as they assist to acknowledge the unique situation on the site of the adaptive reuse of a multitude of existing heritage building on site that are original to the site and the introduction of other character buildings to the site.

One of the policies proposed for this section was discussed in the HNZPT evidence of March 10 and HNZPT continues seeks that the following amendments: (Underline addition and deletion ~~striketrough~~) to the submitters proposed policies "

MUZM-P1-Range of activities (pg. 4 of 21-Appendix 2)

"(f) Maintain the heritage values of the buildings and surrounds through the appropriate repurposing and reusing of existing buildings. ~~where possible.~~"

MUZ-P5 -High Quality Urban Form (pg.5 of 21-Appendix 2)

c. Development is sympathetic and restrained, and does not detract from the addresses, responds and is sympathetic to the heritage values and overall historical authenticity and integrity of the site, in particular the buildings, structures and spaces associated with the history of dairy manufacture in New Zealand.

In conclusion HNZPT looks forward to continuing to work with the Waikato District Council and the submitter to develop an appropriate rule framework for this important heritage site.

3. CONCLUSIONS

- 3.1 The RMA requires that the protection of historic heritage as a Matter of National Importance. As subdivision, use and development have the potential to significantly detract from historic heritage, it is important that the Plan limit the potential for adverse effects to occur.
- 3.2 I seek that the amendments as sought by HNZPT in this statement be retained at the time of the decision making.
- 3.3 I am able to answer any questions that you have relating to this statement.

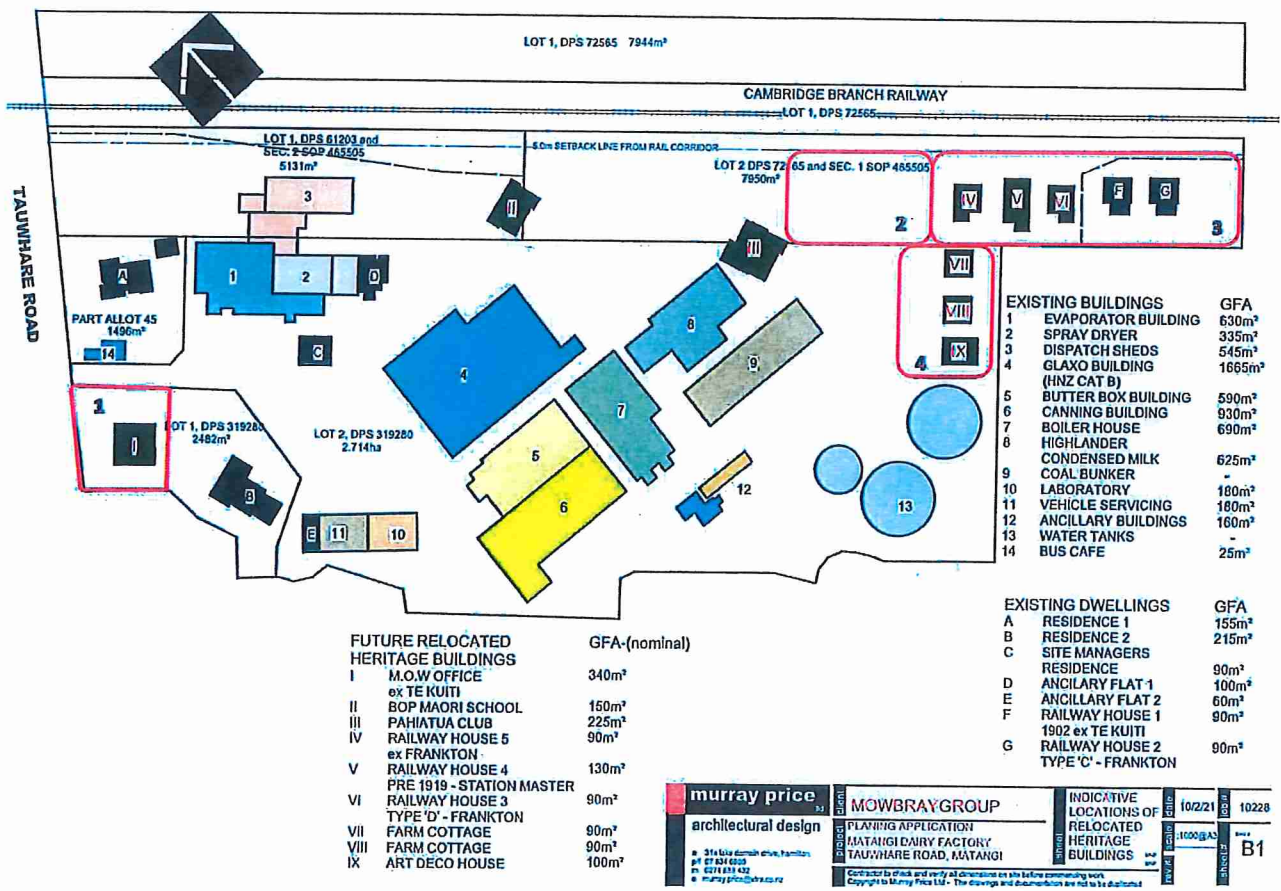


Carolyn McAlley

For Heritage New Zealand Pouhere Taonga

03 May 2021

Appendix 1 - Proposed extent of setting for Matangi Dairy Factory Building



1 M.O.W. Office location (ex Te Kuiti) 2 Maori School & Pahiataua Club location (orthogonal orientation) 3 Railway Cottages location 4 Farm Cottages and Art Deco house location

