



Sustainable Development Plan for the Kororipo-Kerikeri Basin

OCTOBER 2005

ADOPTED JUNE 2007

Prepared by: The Kororipo-Kerikeri Basin Plan Working Group



Department of Conservation
Te Papa Atawhai



Far North
District
Council

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PREFACE

This plan for sustainable development of public lands within the Kororipo-Kerikeri Basin has been prepared by a working group of staff from the land administering government agencies operating within the Kororipo-Kerikeri Basin in consultation with tangata whenua and representatives of local interest groups. Their work has been guided by a steering committee and regular meetings of community focus groups.

The plan describes the heritage values within the Kororipo-Kerikeri Basin and a long term vision for its sustainable development. A major part of this plan outlines the principles to be followed to ensure developments are sustainable. Governance and implementation priorities are also described.

The plan focuses on the early contact period, 1770-1850, because this is the nationally and internationally recognised historic period for the Basin. The plan acknowledges that history is a continuum; therefore other history can be accorded attention.

An independent concept development study has confirmed the need for a visitor centre to ensure future sustainability of the Kororipo-Kerikeri Basin. Concept development has been informed by historical research, visitor surveys, technical advice and input from the public consultation process, and is included as part of the implementation section of this plan.

The plan acknowledges the following;

- the generous gift of Kemp House (now the Mission House) to the nation by the Kemp family;
- the actions of the Society of the Preservation of the Kerikeri Stone Store area (SPOKSSA) in saving the pa and kainga from subdivision;
- the gifting of land in the Basin by the Mason and Parmiter families;
- the ongoing exercise of kaitiakitanga.

ABBREVIATIONS

CHZ	Core Heritage Zone
DOC	Department of Conservation
DP	Deposited Plan
FNDC	Far North District Council
ha	hectare
ICOMOS	International Council on Monuments and Sites
LBZ	Landscape Buffer Zone
MOU	Memorandum of Understanding
NZHPT	New Zealand Historic Places Trust
NRC	Northland Regional Council
RMA	Resource Management Act 1991
SPOKSSA	Society for the Preservation of the Kerikeri Stone Store Area
UNESCO	United Nations Education, Scientific and Cultural Organisation

DEFINITIONS

Built heritage – structures within the core heritage and landscape buffer zones of heritage significance

Core heritage zone – the area of the Kororipo-Kerikeri Basin containing key historic buildings, heritage and cultural features and is delineated on Map One

Heritage – historic, natural, spiritual and tangata whenua values to be passed on to future generations

Intangible heritage values – heritage passed from generation to generation providing a sense of identity and continuity and may include oral traditions, spiritual values, social practices, rituals, knowledge and practises and commemorative or symbolic associations concerning nature and the universe, history, persons, events or ideas.

Intrusive elements – elements which obscure, detract from or offend against the heritage values of the place and/or threaten the destruction or damage to any part of the place. Such elements can be intrusive because of noise, its movement, smell or visual impact.

The bridge at its present location is considered to be an example of an intrusive element because of its location within a heritage view shaft. Landscape assessment has also identified the reclamation adjacent to the wharf as intrusive.

Kaitiakitanga – the exercise of guardianship by the tangata whenua of an area in accordance with tikanga. In relation to a resource this includes the ethic of stewardship based upon the nature of the resource itself.

Landscape buffer zone – the area between the core heritage zone and the study area boundary forming a visual backdrop to the core heritage zone. It is delineated on Map 1 and includes public and private lands.

Neutral elements – elements not critical to or supportive of the heritage values of the place, neither do they obscure, detract from or offend against the place. No immediate action is required with respect to neutral elements.

Spatial organisation – the relationships between people, structures, access, water, pathways, and movement through the area are all part of the heritage values and landscape.

Tangata whenua – Iwi or hapu that has customary authority in a place.

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1. Introduction

For many years the Kororipo-Kerikeri Basin has been the subject of local planning initiatives which have attempted to address a variety of issues. These include road access, tracks, parking, signage, carrying capacity of the various features, management of concessions and heritage protection.

Progress with some of these initiatives has often been slow because of funding and governance issues of the administering bodies comprising the New Zealand Historic Places Trust, Department of Conservation, Far North District Council and Northland Regional Council, and tangata whenua.

This plan has been written to overcome these problems and to guide long-term protection and sustainable development of the Kororipo-Kerikeri Basin; an internationally, nationally, regionally and locally significant place and landscape of early Maori and European interaction.

The historical, cultural, spiritual and tangata whenua values are of such importance that it is considered essential to conserve and interpret them for the benefit of present and future generations. The vision, historic significance and values to be protected are outlined in later sections of this plan

The principles of sustainable development require a balance of social, cultural, economic, spiritual and environmental considerations. For this reason the Kororipo-Kerikeri Basin Sustainable Development plan will work to protect and enhance heritage values while allowing for visitor enjoyment, economic viability, and authentic development.

Sustainable development requires a long-term view of planning in order to 'meet the needs of the present generation without compromising the ability for future generations to meet their own needs.' (World Commission on Environment and Land, 1987, Our Common Future).

Another important consideration in this planning process has been to establish a basis to qualify for nomination for UNESCO World Heritage status. The following criteria, set down by the World Heritage committee, have been identified as most relevant to this site:

- To be an outstanding example of a traditional human settlement or land-use which is representative of a culture (or cultures), especially when it has become vulnerable under the impact of irreversible change.
- To meet the test of authenticity in design, material, workmanship or setting and in the case of cultural landscapes their distinctive character and components.

A co-ordinated planning approach has been undertaken to encourage:

- Better communication among stakeholders.
- Appropriate management of development pressures and increasing visitor numbers without unduly hindering or restricting contemporary recreational and non-commercial uses.
- Key issues are addressed, including flood risks and the increasing traffic flow to the Kororipo-Kerikeri Basin.
- Meaningful presentation and interpretation of the significant heritage places
- Improved overall governance of the basin.

1.1 HISTORY OF THE PLANNING PROCESS

In 2001, Central Government agreed to fund - as three related projects - the construction of a bypass, removal of the existing bridge over the Kerikeri River and preparation of a sustainable development plan for the Kororipo-Kerikeri Basin to protect and enhance the area.

The preparation of the plan is led by the Department of Conservation. A steering committee was established in 2004 to oversee the planning project and consists of appointees of Department of Conservation, Far North District Council, New Zealand Historic Places Trust, tangata whenua, and the Society for the Preservation of Kerikeri Stone Store Area. A working group comprising representation from tangata whenua and staff from the Department of Conservation, Far North District Council, New Zealand Historic Places Trust, Enterprise Northland and Northland Regional Council has assisted with the project. The Department of Conservation has also established a number of focus groups through which key issues have been discussed with members of the local (host) community. This feedback has contributed to and informed the planning processes. A public discussion document was released in May 2004, outlining some key planning issues and steps in the planning process, and resulting public comment has contributed importantly to the plan.

A roopu was formed in 2001 with the objective of talking about issues surrounding the management of Kororipo and Okuratope Pa. The resulting group, Te Roopu Kaitiaki mo Kororipo me Okuratope, was authorised to liaise between their marae and the Department of Conservation. Te Roopu has been meeting for the last three years and has contributed significantly to the Kororipo-Kerikeri Basin Sustainable Development Plan. For the implementation of this plan, Ngati Rehia are recognised as the Kaitikai/AhiKaa for this place.

Pepeha mo NgatiRehia Matamomoea

Tenei au te Mokai nei a aku Matua Tupuna
Kua ngaro I te tirohanga kanohi

Ko te rarangi maunga, tu te po, tu te ao
Ko te rarangi tangata,
ka heke,ka heke, ka heke
He maha oku hapu, kei ko, kei ko, kei ko
Tenei au ka taatai ake nei ki toku Ngati Rehiatanga
Me tona rohe potae e tu tonu nei ona tohu

Titiro ki te marangai ki te maunga o Tokerau,
ki Rakaumangamanga
Ki to awa, Tekerei Mangonui e rere atu nei
Ka huri taku titiro ki taku taha matau
Ki nga pukepuke e rarangi mai ra
Ko te Waha o Te Riri tera, ko Matoa tera,
ko te Pa o Tareha tera

Ka ruku atu hau ki roto i te Awa O Nga Rangatira
E tu ake ra a Rangitane te Kaitiaki i a Kororipo
Ka huri taku titiro ki te hau tonga,
ko maunga Pokaaka tera
Ki te awa o Waitangi e haruru mai ra

Ka awhiowhio atu te hau ki te hauauru
Ko te maunga o Whakataha e tu mai ra
Ko Whakataha hoki te Pa

Ka ririki te huri o te hau
Ko Puketi tera, ko Puketotara tera,
Tu mai ra a Puke-Whau

Ka tau aku kamo ki te raki
Torotoro ki uta, mataratara ki tai
E whakapepeha nei, ko Orongo te Maunga,
Ko Orongo te Pa
Ko Takou te awa
Ko Mataatua te waka

Ko Hawaiki nui te Moana
Tihei mauri ora

This is I, the descendant of my ancestors
who have all departed

My mountain stands eternal
Mankind passes on
I have many connections to all subtribes
But my Ngati Rehiatanga is constant
And so are my land and sea boundaries

I cast my eyes to the east to my mountain Tokerau
To my river, Te Kerei Mangonui
To my right lies our landmarks
Te Waha o Te Riri, Matoa and the Pa of Tareha

I travel up the River of the Rangatira (Kerikeri Inlet)
Past Rangitane to the Pa of Kororipo
Southwards to Mount Pokaka
And onwards to the Waitangi River

Stormwinds blow to the west,
Raging against Whakataha Pa
Venting its anger on Puketi, Puketotara
and Pukewhau

Finally I look to the north, to Takou
To the beautiful land,
To the pristine ocean that nurtures us
To Orongo the mountain
Where Orongo the Pa
beside the Takou river
guards my waka Mataatua

To Hawaiki Nui
To the Pacific Ocean
Breathe the life force.

The relationship between the two pa - the summer port of Kororipo and the Waimate winter home Okuratope - stems from Ngai Tawake chief Hongi Hika. Hapu represented on the group include Ngai Tawake, Ngati Rehia, Ngati Tautahi, Ngati Rahiri, Ngati Kawa, Ngati Rangi, Te Uri Taniwha, Ngati Hineira, Korohue, Ngati Torehina, Ngati Whakaeke, and Te Whiu.

“Ko ratou nga tetekura kua tau atu kia kobu ranginui anei ra matou nga tetekura o tenei waa.”

“They who were so gallant who are in the sky mist, may we of today be as gallant”.

1.2 RECENT HISTORY OF KORORIPO PA AND THE KERIKERI BASIN

Rewa sold seven acres of the pa site in 1831 and Hongi's two sons, Hongi and Puru sold six acres of the terraced section on the point in 1838, both to James Kemp, who subsequently exchanged the total thirteen acres for the Mission (Kemp) house¹. The thirteen acres of the pa site, after a succession of private owners, became part of the North Auckland Land Development Corporation's land in 1927.

In 1930 E.S. Little purchased the Kingston land and the adjoining land including the thirteen acres of Kororipo pa. In June of 1957 he presented the six acres of terraced area on the point to be held in reserve for the nation.

In the late 1960's thirteen acres of the Kororipo kainga was purchased by a developer, G. H. Veale, who secured planning permission from the Bay of Islands County Council to subdivide the area into 108 residential sections. Subsequent removal of the eucalypts on the site alerted local people to the development. An initiative by local resident, Gerry Clark, resulted in the formation of the Society for the Preservation of the Kerikeri Stone Store Area (SPOKSSA) to save the kainga from subdivision. In 1969 SPOKSSA negotiated with the developer to purchase the kainga and started an intensive fundraising campaign to meet the repayments. Approximately half the cost of the land was covered by fundraising and the remainder was covered by loans and debentures personally guaranteed by the members.

After lobbying the Minister of Crown lands agreed to pay the outstanding mortgages the Society had incurred - in 1974, the 2.4 hectares from SPOKSSA and a further 5.2 hectares, in 1982, from G. H. Veale. The Crown obtained properties in the basin from E.F. Sinel, K. P. & J. F. Procter, K. Zivkovich, N. Pickmere, A. S. Booth, E. Hargreaves, D. J. and C.M Clarkson, W. L. Hendriske, R. A. and B. E. Parker, the Christian Life Centre, and the Bay of Islands County Council.

SPOKSSA have maintained a lease in the Basin since their formation and have operated Rewa's village and its visitor centre and the Discoverer's Garden on a voluntary basis. The society has generously donated funds toward the upkeep of the Basin over the years.

In 1974 A. E. Kemp gifted the Mission (Kemp) House (1.5 ha) and in 1982 and 1984 respectively, G. V. & E. C. Parmiter (2.4 ha) and H. F. and J.D. Mason (0.3 ha) gifted land in the basin to the people of New Zealand. In 2003 J D Mason exchanged the land facing St James Church which was under separate title and thus a potential house site for land previously donated and an adjustment to the boundary was made.

The great contribution and the long association of the Kemp family in maintaining both the Mission (Kemp) House and the Stone Store for 160 years and then generously gifting the house to the nation is acknowledged.

In 1976 the New Zealand Historic Places Trust purchased the Stone Store from F. J. Kemp.

All these efforts have made this plan possible.

1 Bennion, Tom 1997. Kororipo Pa, Research Report for the Waitangi Tribunal.

1.3 THE PLANNING APPROACH

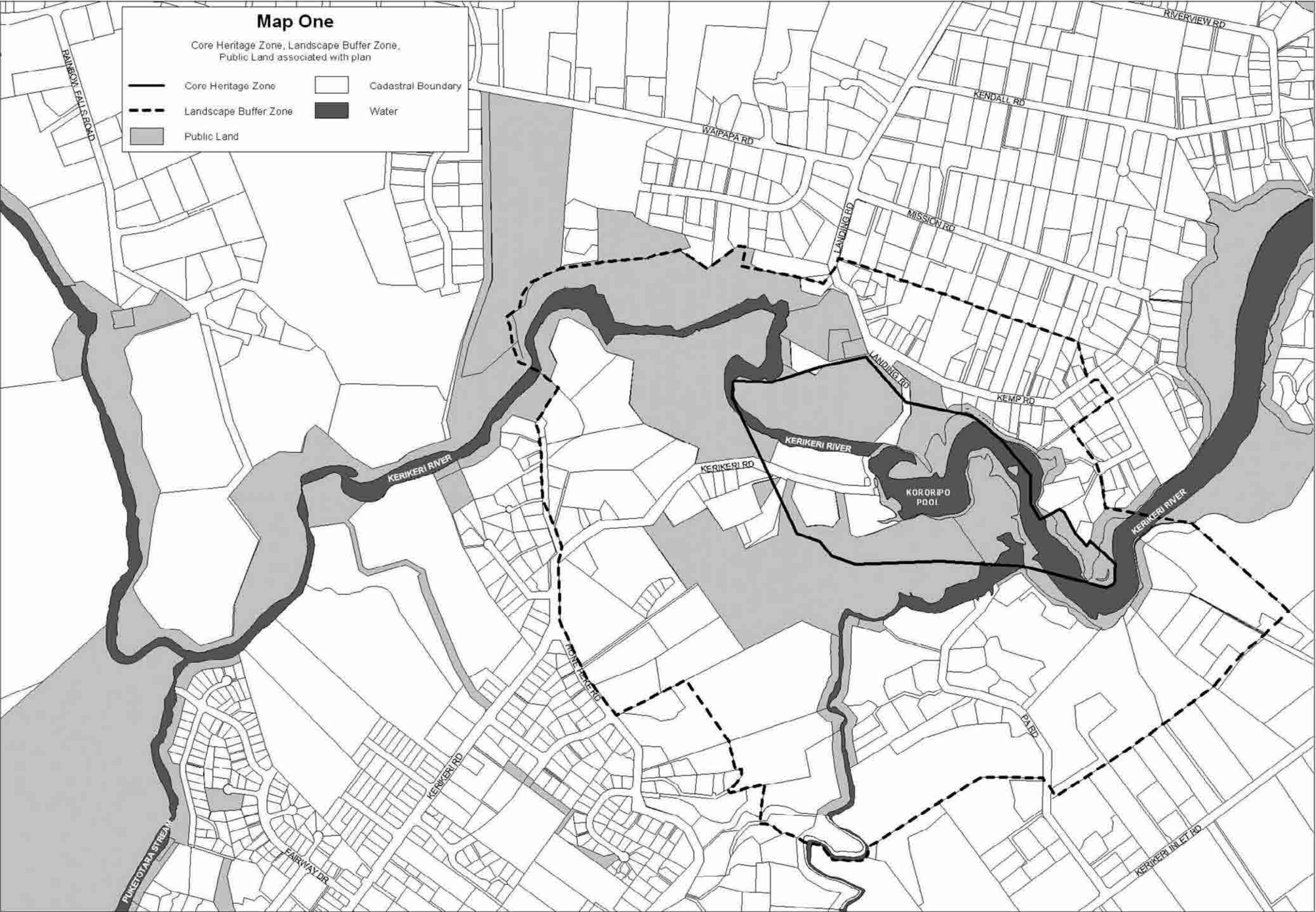
Two zones of land have been identified within this Kororipo-Kerikeri Basin Plan (see Map One).

- The core heritage zone of 27.19ha contains key historic buildings, heritage and cultural features of the Kororipo-Kerikeri Basin much of which is publicly owned land held/managed by several agencies. It also includes a tidal area of the Kerikeri River administered by the Northland Regional Council. Within the core heritage zone area under private ownership are the St James Anglican church and the Kemp owned property, currently the site of a restaurant.
- A landscape buffer zone of 171.6 ha which coincides with a Heritage Precinct sought in an appeal by the Director-General of Conservation to the Far North District Council's Proposed District Plan. All parties in the appeal process have agreed to this boundary, although the documentation has not been circulated formally recording this change, so it remains an agreement made without prejudice. It incorporates a visual catchment, and forms a wider background to the core heritage zone. It includes public reserves outside the core heritage zone and private land where sympathetic landscape management by private land owners is encouraged.

This plan largely focuses on lands and resources in the Kororipo-Kerikeri Basin currently owned or administered by the Far North District Council, Department of Conservation and the New Zealand Historic Places Trust. As such it includes areas within the historic core and landscape buffer zones. (see Map one).

The plan identifies a number of key principles to guide future decision-making and management of the area. It will be reviewed ten years from the date of approval.

This plan also identifies desirable objectives and processes for land and water in the landscape buffer zone, and land in the core heritage zone not owned or administered by the Far North District Council, the Department of Conservation or the New Zealand Historic Places Trust. It also refers to the coastal marine area administered by the Northland Regional Council. The plan seeks to achieve its vision through advocacy, with encouragement and advice to private landowners within the Landscape Buffer Zone. It does not intend to unduly compromise legitimate private property rights, and seeks voluntary co-operation to support the plan's principles.



2. Vision

The vision for the Kororipo-Kerikeri Basin is that it will be recognised locally, regionally, nationally and internationally as a place and landscape of early Maori and Pakeha interaction, where historic, cultural, natural, spiritual and tangata whenua values are conserved and interpreted for the enjoyment of present and future generations.

The vision of **tangata whenua** is to protect and enhance the taha wairua of the Kororipo pa and to ensure that the spiritual, cultural, physical and social well-being of Kororipo pa reflects tangata whenua aspirations according to tikanga.

3. Mission

In working towards this vision, the **agencies and community** involved will aim to:

- Recognise that the Basin's national spiritual significance, coupled with its fascinating cultural interaction, is a metaphor of a maturing nation; a compass for heritage tourism in Northland; and a means of enhancing the sustainability and cultural well being of the community.
- Ensure functional visitor access which will in turn protect the historic integrity of the site.

They will recognise and respect the special spiritual, traditional and cultural relationships of the tangata whenua to the land and sea and recognise and respect tangata whenua as Treaty of Waitangi partners.

In working towards this vision, **tangata whenua** also will aim to:

- Enhance awareness of the Kororipo pa and of its physical, spiritual and cultural values for the education and benefit of Maoridom.
- Work co-operatively with Crown Departments and other agencies to ensure Kororipo pa is maintained for the future benefit of all.

4. Values

*Ka tangi tonu a Kororipo, aue ko te mataatoru o nga tootoo
Ko te rere o nga werawera, Ko te tangi o nga roimata
Kie roto nei I nga korero, mai nebe ra.*

*The constant plea of Kororipo continues
There is the thickness of spilt blood
There is the flow of perspiration
There is the letting of tears
Herein is the history recorded.*

The Kororipo-Kerikeri Basin has been recognised for more than a century as one of New Zealand's foremost heritage places and one of the most evocative Maori-Pakeha contact sites.

The layers of history surrounding Kororipo pa from a time before human habitation, through early Maori occupation up to the present, are all recognised as important to the place.

However, it is the values of the Kororipo-Kerikeri Basin through the ties that bind Kororipo Pa (1770-1829) and its outlying waahi tapu to the Kerikeri Mission Station and its buildings, the Mission House (1822) and Stone Store (1836) that are the focus of this plan. Separately each place is of prime national heritage significance. Together they comprise a place of unrivalled worth to New Zealand and of interest to the wider world.

5. Statement of Kororipo Cultural Significance

The Kerikeri Basin area is culturally and historically one of the most important sites in Aotearoa New Zealand. It is demonstrably the place where ‘two cultures’ met, and in a unique manner.

Its significance is manifest in several ways; the people that lived there or used the area and the events that unfolded there, and the quality of the remaining physical historical fabric. These elements are inevitably interconnected but serve as a framework to help understand the significance of the area. There is an ongoing debate amongst local and academic historians as to the relative significance of elements of the historical record and their interpretation, however that debate is integral to the nature of historical inquiry.

The People and Events

It contains a large Ngāti Miru pā site, Kororipo, which was defended and overthrown in the inter-tribal fighting of the 1770s. This conquest was achieved by two brothers, Whakaaria and Auha, the leaders of Ngāti Tautahi hapū; Auha’s son, Te Hōtete, the father of Hongi Hika, briefly occupied the pā in the 1790s². Subsequently the Kerikeri Basin became an important gardening area for Ngāti Tautahi and Ngāi Tawake (Hongi’s primary hapū through his paternal and maternal grandparents respectively³). The chiefly authority over the Kerikeri area was recognized to be Te Hōtete’s two sons: his eldest son, Kaingaroa, and after Kaingaroa’s death in 1815, the younger half-brother, Hongi Hika.

By 1819, Kerikeri had become a main residential site for Hongi, and a Ngāi Tawake village had sprung up there, west of the pā. Thus Kerikeri became a primary centre for the dominance of Hongi and the greater Ngā Puhi alliance that he forged in the Bay of Islands at this time. It was the major place where the large war parties assembled from 1819, increasingly armed with muskets, to strike at other parts of the North Island. It was a vortex of the new ‘Musket Wars’ – or as James Belich has correctly re-described them, the ‘Potato Wars’, in reference to the fact that only a staple, agricultural food supply made possible the new scale of extended fighting. As one major centre for Ngā Puhi’s gardening, Kerikeri assumed even more significance.

It is incorrect to view Kororipo as the main site of Māori occupation at Kerikeri at this time. The pā belonged to the earlier part of the focus period (1770–1790), before the advent of European trade and permanent European settlement. This is not to say that the pā was not visited nor used in the early nineteenth century. Indeed, during Māori Land Court hearings in 1935, when Māori attempted to reclaim the ownership of the pā, one woman recollected that, ‘Our people used to meet in Council on this pa [Kororipo] before going into battle’⁴. But it was a pā whose earlier owners had been driven into exile, and it was not re-fortified by Ngā Puhi.

² J Sissons, WW Hongi, P Hohepa, *The Pūriri Trees are Laughing*, 1987, pp.15–16, 20.

³ Table 6 in *ibid.*, p.21.

⁴ W Witehura, giving evidence to the Māori Land Court, in T Bennion, ‘Kororipo Pa’, Research Report for the Waitangi Tribunal, 1997, Wai 492 A1, pp.7, 26.

Te Kerikeri visibly reveals the shared history of the first contacts between Māori and European settlers at the time when the village was the centre of Māori residence, not the pā.

The two oldest surviving European buildings in the country are there, the remnants of the Anglican mission founded in 1819. The mission represents not only efforts to evangelize but also to bring literacy to Māori, which was (and is) highly valued by Māori. The Anglican missionaries at Rangihoua, Kerikeri, Paihia and Te Waimate in the Bay of Islands created Māori as a written language, and they taught it to their students.

The Kerikeri mission was the second permanent European settlement in the country. The oldest, Rangihoua, founded in 1814, collapsed as the large Māori population fell away dramatically. The decision to abandon the station there was taken in 1828. The last resident missionary, John King, left with his family for Te Puna in January 1833. Thus Kerikeri is the oldest continuously occupied site shared by Māori and Pākehā.

Kerikeri is equally important as a site marking the great changes introduced into Māori society as a result of European contact. Hongi Hika's life is the epitome of this experience: a celebrated visitor to England in 1820; great warrior chief; and a religious leader in traditional Māori teachings. His active centre of authority between 1819 and 1826 was Kerikeri.

Thus, there are four sites of significance conjoined around the basin: a large eighteenth-century (and probably much earlier) pā, Kororipo; the early nineteenth-century Māori village; the Anglican mission; and Hongi's 'Point', with its wāhi tapu. Kororipo pool is said to be the place where the ancestral taniwha, Kauea, tunnelled through from Hokianga (where Hongi's people originated) and reappeared as their watchful guardian. Thus, the oral myths of the past stitched the place into the living history of the people, as is their purpose.

The importance of the Kerikeri Basin is that it represents two cultures living alongside each other at a crucial time. Their relations were uneasy, but if Hongi was powerful, the missionaries were not impotent. That is the other mistake that is commonly made. The missionaries' influence, and interference, was highly significant. There could be no greater legacy than theirs: the existence of Māori as a written language, adopted and used widely by native speakers in communication with each other by the 1840s, and the published Māori scriptural texts which the missionaries had produced by the 1830s and 1840s.

By the end of the 1830s, Te Kerikeri itself was no longer a main residential site for either the Anglican mission or Ngā Puhi. James Kemp's family was the only remaining missionary family⁵, while the Māori village had vanished. In 1831, Kemp bought the land on which it was situated (3000 acres) for the Church Missionary Society families, and by 1843, when the Church Missionary estate was surveyed, the land was being farmed and no traces of the village were marked⁶. Indeed, by 1828 few Māori stayed at Kerikeri any more, but many visitors passed through and camped there⁷. In the 1840s the area briefly became associated with Māori political activity, notably the great hākari feast held in 1843 on the Wairoa river, while the mission stone store became Bishop Augustus Selwyn's library for a few years. Te Kerikeri's life as an

5 Easdale, p.87.

6 1843 survey map, reproduced in *ibid.*, p.86.

7 Easdale, pp.69–72, drawing on William Yate's accounts.

active centre of power for Māori and for the mission was short, yet its legacy has endured. It is, by its conjunction of sites, probably the most significant visual testimony that we have to the meeting of two worlds in Aotearoa New Zealand.

A communiqué dispatched to King William outlining serious concerns that local chiefs had at the rapid rate of disturbing foreign culture which was so contrary to the Maori. The outcome of this communiqué was to be the birth of what is now known as 'The Declaration of Independence'.

Outstanding contributors to New Zealand history in the first half of the nineteenth century on the Ngapuhi side were, among many others: Te Wairua, Hongi Hika, Turikātuku, Rewa, Moka, Te Koikoi, Tareha, Titore, Taiwhanga, Rongo Hongi, and the schoolboy Hone Heke. And on the pakeha side: Rev. Samuel Marsden, Rev. Thomas Kendall, Rev. John and Mrs Hannah Butler, James and Charlotte Kemp, Francis Hall, William Hall, William Fairburn, William Bean, William Puckey, George Clarke, John Edmonds with noted early visitors including Jules de Blosseville, Augustus Earle, William Markham, Baron Charles von Hügel, Lady Franklin, and a host of others.

Physical Historical Fabric

The area encircling the Kororipo pool at the tidal head of the Kerikeri inlet contains surviving built and archaeological remnants of a first generation (1819) Church Missionary Society settlement which was assimilated into a Ngapuhi cultural landscape. As such it represents the first place in New Zealand where British settlers successfully displaced an initially strong Maori host community and is of exceptional national cultural heritage significance because of the sites and buildings which remain from that period. These are:

- The unique cluster of Ngapuhi and early missionary contact period sites and structures that ring the Kororipo whirlpool. These can be seen in Map two.
- Kororipo pa, and its associated waahi tapu and the Kororipo kainga. The pa was used as the coastal stronghold of Hongi Hika and the Kororipo the launching point for his notorious canoe-borne musket campaigns of the 1820s.
- The Kerikeri Mission House (Kemp House), New Zealand's oldest European building, built in the early 1820s and witness to every phase of modern New Zealand history. In addition there are also important collections associated with the history of this place and its occupants.
- The Stone Store, built in the early 1830s, by which time Kerikeri was already an English settlement, most of the Maori left were schoolchildren and mission servants.
- The Kemp property - currently a restaurant - the site of the first mission buildings. It is survived today by an old pear tree and contains Maori and pakeha archaeological sites, and a building that may relate to this early contact period.
- Adjacent to this land is St James Church and graveyard, the site of earlier habitation.
- Further sites, structures and objects are likely to be identified over time on both the land and within the basin waterways as archaeological and hapu research continues.

- The relationships about the Kororipo to spiritual places associated with the ancient ancestor-venerating Polynesian or Maori religion of the country, and the younger evangelistic Protestant Christianity of the Church Missionary colonisers. The latter are celebrated, but the former, which have been largely ignored by Pakeha till now, are exemplified by the spiritual presence of the following sites.
- The Kororipo pool, long an abode of the Ngapuhi ancestor Kauea. Maori customary belief has it that he assumed the form of a giant stingray to transform himself into a taniwha and reputedly burrowed underground from Hokianga to surface at Kerikeri;
- A waahi tapu located at the Kororipo Pa. This especially dedicated site allowed for Maori rites processes in readiness for the final secretive internment. The area is venerated by descendants to this day.
- A waahi tapu on top of the rocky point forming the north shore of the Kororipo, where at least one arikirahi of the Ngai Tawake confederation was taken to die, and where his corpse was embalmed in accordance with ancient Maori custom. (Note: NZHPT has registered the area as a wahi tapu, Registration number 7598. This issue is the subject of ongoing discussion.)



Map Two

Core Heritage Zone
showing general features



Core Heritage Zone

Landscape Buffer Zone

Cadastral Boundary

30 0 30 60 Meters

6. Site Description

6.1 PHYSICAL DESCRIPTION

6.1.1 Geology

The Kororipo-Kerikeri Basin is a distinctive natural feature lying within an area of extrusive basalt flows that comprise the relatively flat plateau of Kerikeri. The Kerikeri River has incised a gorge and drains eastwards into the tidal Kerikeri Basin where Kemp House, the Stone Store, St James Church and wharf are located. It is an area of high scenic and recreational appeal.

Road access to the core heritage zone is by Kerikeri Road which descends from Kerikeri Township to the present bridge and enters Landing Road. Adjacent to the bridge is the main public parking area with toilet facilities. Within the reserves there is a network of walking tracks. On the north bank of the river the Kerikeri River track links Rainbow Falls to the Kororipo-Kerikeri Basin area and continues to Kemp Road. On the south side of the river are the Kororipo Pa, Pa Road, Hongi Hika and Fairy Pools tracks.

6.1.2 Vegetation

Indigenous vegetation comprising remnants of totara forest in association with kahikatea, kanuka and manuka is dominant on public lands between Rainbow Falls and the Department of Conservation Bay of Islands Area Office. Further to the east exotic vegetation is dominated by stands of large Eucalyptus. Notable plants are the nationally threatened *Hebe acutifolia*. Documentary records include garden plans and historical botanical information while the oldest surviving exotic tree in New Zealand- a pear tree planted in 1819 on the Kemp property, adjacent to the restaurant, can be seen. Much of the surrounding landscape buffer zone is privately owned and becoming increasingly urbanised. Vegetation types include pasture, orchards, gardens, Eucalyptus stands and remnant shrubland.

6.1.3 Wildlife

The Kororipo-Kerikeri Basin is home to a number of threatened and endangered species. Some of the reserve areas are registered sites of special wildlife interest. Kiwi, kukupa, tui, North Island variable oystercatcher, migrant and native waders, white-faced heron and the North Island green gecko are of particular interest. A wide range of fish fauna are found within the waterways including bluegill bullies, which are relatively uncommon in Northland.

The cultural heritage sites have been described earlier under sections four and five.

6.2 ADMINISTRATION

This plan applies to lands currently administered or owned by three agencies within the Kororipo-Kerikeri Basin core heritage and landscape buffer zones. A full list of these publicly owned lands is listed in Appendix 2, the relevant legislation surrounding the lands in Appendix 3 and the statutory planning processes in Appendix 4.

Within the core heritage zone area under private ownership are the St James Anglican church and the Kemp owned property, currently the site of a restaurant.

7. Principles

This section sets out the principles to guide sustainable development and management for this plan. Each part of this section is introduced by a brief explanation followed by a set of principles. Details regarding implementation are discussed in Section 9.

7.1 HISTORIC HERITAGE PROTECTION (EARLY CONTACT PERIOD 1770-1850)

7.1.1 Historic protection

The historic significance, character and values of the core heritage zone should not be adversely affected by development. To recognize the significance of the core heritage zone, all reserve land within this area should be considered for reclassification as historic reserve. Within the core heritage zone there are privately owned areas of significant heritage value that would desirably be under public ownership or management.

The concept of neutral and intrusive elements is explained in the definitions listed before the table of contents.

Principle 7.1.1 Core Heritage Zone

- a. Any development in the core heritage zone shall protect, enhance and not obscure or detract from those elements critical to the historic significance and character of the place.*
- b. The important historic values of the core heritage zone should be recognised and protected from intrusive elements or adverse effects of activities or uses outside the core zone.*
- c. Existing intrusive elements within the core heritage zone should be removed or reduced, where possible, to neutral elements.*
- d. Privately owned land of significant heritage value will be considered for purchase or a management agreement when opportunities arise.*

Principle 7.1.1 Landscape Buffer Zone⁹

- e. Development and use in the landscape buffer zone should not detract from, obscure or dominate the important early contact period historic, cultural and landscape values of the core heritage zone.*
- f. Communication should be established with landowners and stakeholders within the landscape buffer zone to foster use and development compatible with and sympathetic to the heritage values of the core heritage zone.*
- g. Any purchase or management agreement would be on the basis of all parties agreeing.*

7.1.2 Intangible Cultural Heritage

Intangible cultural heritage is passed from generation to generation and provides a sense of identity and continuity. It may include oral traditions, spiritual values, social practices, rituals, knowledge and practices and commemorative or symbolic associations concerning nature and the celestial knowledge, history, persons, events or ideas.

At present there are a number of waahi tapu sites within the basin whose integrity is compromised by inappropriate development or activities. This is an issue of great importance to tangata whenua whose special and important relationship with waahi tapu areas is acknowledged and requires their participation in the management of these sites. In particular, Rewa's village and its visitor centre are located on such a site. The construction of an authentic village at an appropriate site, managed and operated by tangata whenua, may be an appropriate solution.

Principle 7.1.2 Belief Systems

- a. Christian and Maori belief systems and spiritual practices and sites will be treated with equal respect.*
- b. Waahi tapu sites should be protected from disturbance, and the protocols placed on them by tangata whenua should be respected, observed and when appropriate, remedial action be taken if a disturbance occurs.*
- c. There will be consultation with Te Rununga o Ngati Rehia when obtaining an authority from the Historic Places Trust for any proposed damage, regarding the destruction, modification or investigation of archaeological sites in accordance with Section 10 of the Historic Places Act 1993.*
- d. Where agreed by tangata whenua, the general vicinity of a tapu site will be identified so that due respect can be accorded.*
- e. Appropriate and corresponding respect and protection will be accorded to Christian spiritual sites.*

⁹ See p.32 re implementation options for these principles.

7.1.3 Built Heritage

Built heritage refers to those structures within the core heritage zone and landscape buffer zones of heritage significance critical to the significance of the Kororipo-Kerikeri Basin. Essentially this means the Stone Store and Kerikeri Mission House. Additionally, the shed to the rear of the restaurant appears to retain the form of an early structure. There is also a hydro power station and associated archaeological remains situated near the core heritage zone dated from the 1930s.

Principle 7.1.3 Built Heritage

- a. Built heritage that is owned and managed by the New Zealand Historic Places Trust shall be conserved, maintained and interpreted according to NZHPT principle and the ICOMOS New Zealand Charter.*
- b. For built heritage that is not owned and managed by the New Zealand Historic Places Trust but within the core heritage zone, the Trust shall advocate to the owners to conserve and maintain their property to the same standard.*

7.1.4 Archaeology

All archaeological sites are covered by the Historic Places Act 1993. Any person wishing to destroy, damage, modify or investigate an archaeological site must apply to the NZHPT for an authority to do so. The core heritage zone, in particular, will be rich in archaeological sites. The NZHPT administers the archaeological authority process in a way that protects archaeological sites or, where they are to be destroyed, damaged or modified, ensures that significant information is retained and documented. For potential archaeological reconstruction see 'reconstruction – under interpretation'

Principle 7.1.4 Archaeology

- a. Archaeological sites should be protected. Where this cannot be achieved, as much information as possible should be recovered by archaeological investigations.*
- b. The land administering agencies will advocate the protection of archaeological sites in the core heritage zone and the landscape buffer zone by way of the provisions of the district plan under the RMA 1991.*
- c. Prior to any development in the core heritage zone, an assessment must be carried out of actual and potential effect on archaeological, Maori and other relevant heritage values.*
- d. The land administering agencies will promote to the landowners within the landscape buffer zone the values of the archaeological sites on their property, where identified, and encourage good archaeological site management practices.*
- e. In case of accidental discovery of human remains or of an archaeological site, the appropriate Maori tikanga will be followed in addition to the Accidental Discovery of Human Remains protocols of relevant agencies.*
- f. Modification to, damage or destruction of an archaeological site(s) will require an archaeological authority pursuant to the Historic Places Act 1993.*

7.2 HERITAGE LANDSCAPE

7.2.1 Spatial organisation in the Core Heritage Zone

The relationships between people, structures, access, water, pathways, and movement through the area are all part of the heritage values; in the core heritage zone, the spatial organization of the early contact period remains largely intact.

Principle 7.2.1 Spatial organization

- a. Development and landscaping within the historic core zone, such as tracks, access and structures should follow the spatial organisation of the early contact period.*

Principle 7.2.1 Views

- b. To recognise and protect the following historically important view shafts:*
 - i. Kororipo Pa – Stone Store/Mission House*
 - ii. Stone Store/Mission House – North side of basin*
 - iii. The river crossing and view upstream of the river*
 - iv. The old Waimate road, which runs up the hill from the Stone Store.*

7.2.2 Vegetation Management in the Core Heritage Zone

This section deals specifically with vegetation in the core heritage zone. Vegetation management of the wider reserve areas is covered in section 7.3.1.

Throughout the 1820s and 1840s and on into the later nineteenth century the Kororipo-Kerikeri Basin was remarkable for the lack of tall vegetation. The landscape had an open appearance characterised by low shrubs. It was not until the early twentieth century that trees became established. Surviving early plantings, both exotic and indigenous, have a cultural and historic value and need to be protected.

The eucalyptus stands in the core heritage zone now form part of the character and history of the area and play an important role in screening and the micro-climate of the area. The management of the stands will be part of a landscape plan, which will be developed following research and guided by the principles below.

Principle 7.2.2 Vegetation management in the core heritage zone

- a. Planting in the core heritage zone shall be designed to allow visitors to experience the open landscape of the mission period within public lands.*
- b. The open character of reserve areas shall be enhanced and maintained by controlling small-scale shrubby growth, especially along the riverbanks.*
- c. Plantings shall follow historic precedent, where this is known, immediately adjacent to the mission buildings and around the mission station.*
- d. Vegetation around the perimeter of the Core Heritage Zone shall be retained or enhanced to screen any intrusive structures outside the core area.*
- e. Use advocacy to encourage minimisation of visual impacts of development on private land that might affect the appreciation of the Core Heritage Zone.*
- f. Commemorative planting shall not be permitted in the core heritage zone.*
- g. Planting will be undertaken in a manner that avoids disturbance to archaeological sites.*
- b. Noxious weeds shall be controlled in accordance with requirements of the Northland Regional Council.*

7.2.3 The Tidal Basin

The waterways centred on the Kororipo-Kerikeri Basin have been a vital link between the land and sea and between past and present. They are integral to understanding and experiencing the heritage values of the place. The responsibility for the management of the tidal basin lies with the Northland Regional Council through its Regional Coastal Plan for Northland. Tidal basin development will be part of the implementation plan in consultation with NRC.

Principle 7.2.3 Tidal basin

- a. The Kororipo whirlpool has important cultural and spiritual significance. To the extent possible, all obstacles that impede the flow of the whirlpool should be removed or relocated.*
- b. Re-establish the shoreline of the Basin to conform to natural and historic state, to the extent feasible.*
- c. The responsibility for the management of the tidal basin lies with the Northland Regional Council through its Regional Coastal Plan for Northland.*

7.2.4 Hard Landscaping in the Core Heritage zone

Hard surfaces throughout 1820s to 1840s were derived from readily available local materials such as sand, gravel, shell and cobbles. Such surfaces allow the visual and auditory experience of the mission period landscape.

Principle 7.2.4 Hard Landscaping in the Core Heritage Zone

- a. Hard surfacing materials of pedestrian tracks shall, where possible, resemble materials used historically, with decisions on surfacing taking into account ease of access for the disabled.*
- b. In scale and construction hard surfacing of pedestrian tracks shall have the appearance of that of the 1820s to 1840s period. This shall be determined either by archaeology or from research into contemporary practice.*

7.3 NATURAL HERITAGE PROTECTION

7.3.1 Vegetation Management in the Landscape Buffer Zone

Vegetation in the Kororipo-Kerikeri Basin is an essential linking element for the past, present and the future. Indigenous vegetation represents New Zealand prior to the arrival of humans. Restoring, maintaining and developing appropriate plantings will accentuate future recreational enjoyment.

The eucalyptus stands form part of the character and history of the area. The management of these stands will be part of a landscape plan for the reserves, which will be developed following research and guided by the principles below.

Weeds currently present a threat to indigenous vegetation in the landscape buffer zone and weed free status is desirable. The landscape buffer zone incorporates privately owned land and vegetation management sympathetic to the reserve areas will be encouraged.

Weeds are identified in the Northland Regional Council pest management strategies and the joint NRC/DOC brochure on environmental weeds. Advocacy and cooperation for weed management on private land will be sought.

Principle 7.3.1 Vegetation Management in the Landscape Buffer Zone

- a. Vegetation management in the public reserves shall ensure protection and buffering of the core heritage zone.*
- b. Vegetation on reserves will be managed in order to protect and enhance historic, archaeological, ecological, cultural and scenic values.*
- c. Noxious weed and exotic species control will be carried out where this does not conflict with the maintaining of the historic landscape and plantings.*
- d. Pest control will be carried out in order to maintain healthy vegetation.*

7.3.2 Native Fauna

Animal pests threatening indigenous flora and fauna are rats, stoats, weasels, possums, cats and dogs. It is important to monitor the numbers and condition of resident wildlife populations and reduce pest numbers to very low levels.

Principle 7.3.2 Fauna Protection

- a. Dogs are prohibited from the public reserves and signage and public education will be continued regarding dogs and stray animals.*
- b. Monitoring of animal pests within the Kororipo-Kerikeri Basin will be undertaken and pest control operations carried out as required.*
- c. Adjacent land owners will be encouraged to undertake animal pest control on their land.*

7.3.3 Catchment Management

Removal of the road bridge in the Kororipo-Kerikeri Basin will significantly reduce the flooding risk to the historic buildings. However, natural hazard management must be considered due to upstream development increasing impermeable surfaces, vegetation clearing from sub-division and ongoing farming activity. The NRC is responsible for catchment management and their cooperation in this arena is essential.

Principle 7.3.3 Catchment Management

- a. All efforts will be made to prevent, mitigate, or isolate all natural or man-made obstacles that may cause a hazard to the natural historic heritage character of the waterways or environs.*
- b. The natural flood plain system within the Kororipo-Kerikeri Basin will be restored and maintained.*
- c. Processes will be put in place to ensure that any river crossing upstream does not increase the flood risk to downstream areas*
- d. There will be advocacy for catchment management techniques on private land to ensure sediment runoff and contamination of water are minimised with the assistance of NRC.*

7.4 USE MANAGEMENT

7.4.1 Site Carrying Capacity

Providing a high quality visitor experience is a critical success factor for heritage tourism sites. Factors influencing the quality of the experience in visiting an area include authenticity, the setting, feeling part of the experience, opportunity to learn, uniqueness and level of crowding. Visitor experience will change with different levels of visitor numbers.

If the level of use grows to the point where the degree of wear and tear or the requirements for space and services compromise the conservation of heritage values, then use should be limited to a level consistent with protection of the site. The heritage buildings are the most sensitive areas in this regard.

For sustainable development it is necessary to identify the carrying capacity for the Kororipo-Kerikeri Basin experience. Research will determine appropriate visitor levels and management, and will be ongoing. The site requires zoning to recognise varying sensitivity to visitor numbers.

Principle 7.4.1 Carrying Capacity

- a. The number of people visiting the Core Heritage Zone shall be monitored and managed, and where necessary, limited, to ensure the quality and authenticity of the experience is maintained.*
- b. The preservation and protection of heritage values shall have priority over visitor use.*
- c. User needs will be provided by commercial activities, visitor facilities, visitor management and passive recreation where they do not compromise heritage values of the area.*
- d. The management group is responsible for setting the levels with input from wider consultation.*

7.4.2 Interpretation

An integrated approach to link all forms of information in theme and presentation - and embracing all ownerships - is needed to provide the visitor with a complete insight into the historical aspects of the Kororipo-Kerikeri Basin. From the point of entering the Kororipo-Kerikeri Basin, the visitor will be encouraged to appreciate the importance of the area, and by the end of the visit, know the reasons for its importance. It is desirable to achieve this objective without visual pollution. All activities within the Kororipo-Kerikeri Basin, whether or not intended, have an impact on visitor interpretation and will need to be managed.

A visitor center would provide overview interpretations/displays, orientation information, education facilities, toilets and possibly food and beverage and retailing services. These are considered further in the implementation section.

Principle 7.4.2 Interpretation

- a. Interpretation shall be bi-lingual, and multi-lingual where appropriate, founded on research and assessment of all relevant values, and guided by an interpretation plan.*

- b. Interpretation will focus primarily on the early contact period (1770-1850) but should also acknowledge that history is a continuum; therefore other history can be accorded attention.*
- c. Interpretation should be multi-faceted and thematic, reveal a range of values and perspectives and must not preclude future re-interpretation.*
- d. Interpretation should utilise multi-media, using a range of techniques to engage all senses.*
- e. Interpretation should be consistent, minimal for each purpose and should not be intrusive*
- f. Management activities carried out on public land should seek to minimise negative impact on the visitor interpretation experience.*

7.4.3 Research and Monitoring

Research is an ongoing requirement for the development and management of the Kororipo-Kerikeri Basin. It serves to provide information for management planning, conservation, marketing and interpretation. It will be conducted selectively to monitor visitor use and feedback, carrying capacity, site sustainability, attitudinal studies and obtain further information of a historical and archaeological nature.

To date, research work specifically commissioned for the planning project include historical and documentary research, hapu research, an archaeological survey, a marine archaeological survey and an ecological survey. The results of this work are listed in the reference section and are being considered in the concept development study.

Principle 7.4.3 Research

- a. An ongoing research programme including monitoring will be provided for in the annual plan of operations.*
- b. The highest standards of integrity will be maintained in presenting research results.*
- c. Reinterpretation will be applied as research results are known*
- d. Any research related to tangata whenua will be discussed with Te Rununga o Ngati Rebia at the earliest possible stage and their input encouraged.*

7.4.4 Commercial Activities

Each land administering agency has their own procedures for the management of commercial activities. In some cases these are undertaken by that agency, others by way of lease, concession or permit. It is essential that the agencies consult and concur in appropriate commercial activity by setting conditions to ensure that the activities promote and support the vision of the Kororipo-Kerikeri Basin

Any application to the Department of Conservation for a commercial activity in the publicly owned lands of Kororipo-Kerikeri Basin will be considered subject to the concession Standard Operating Procedure.

Commercial activities subject to the Far North District Council regulations must adhere to the laws and regulations governing the local authority.

The New Zealand Historic Places Trust operates commercial activities within its own properties and these activities adhere to relevant legislation.

Principle 7.4.4 Commercial activities

- a. Commercial operations within the core heritage zone shall achieve and maintain a high standard of authenticity based on research and should provide opportunities for visitors to have a living history experience*
- b. Regular monitoring and periodic review will be part of the conditions of a concession or permit.*
- c. Tangata whenua should manifest an intrinsic presence in the area to ensure their values are acknowledged.*
- d. Commercial activities must be consistent with other principles of the plan and not compromise heritage values*
- e. Conditions enabling any commercial activity will be actively monitored and enforced by the issuing authority in concurrence with signatories.*

7.4.5 Visitor Management and Facilities

7.4.5.1 Public Access

Public access to the Basin shall be consistent with the intent of sustainable development. There may be times when it is desirable to restrict access because overcrowding is undermining the physical assets or experience of the place.

Principle 7.4.5.1 Public Access

- a. Public access shall be maintained in Department of Conservation and Far North District Council reserve areas with each agency making decisions for their respective lands in consultation with interested parties. Access for disabled persons will be a priority where appropriate. Exceptions for access may occur for reasons of conservation, security or safety.*
- b. Public access to the New Zealand Historic Places Trust buildings shall be by payment of an admission fee and/ or timed ticketing. Admission shall be at the discretion of the New Zealand Historic Places Trust.*

7.4.5.2 Facilities

A range of facilities are necessary for visitors to the area. Visitor and tourism related infrastructure including safe pedestrian access, vehicle parking, toilets and refreshments are essential for users to enjoy the site. It is important that these amenities enhance the visitor experience while not adversely impacting on heritage values.

A survey of visitor needs will determine future development in this area. This will be guided by principles from the plan, with input from the public consultation process and will be included in the concept development study.

Principle 7.4.5.2 Facilities

- a. Visitor and tourism related facilities and infrastructure should be compatible with the heritage values.*
- b. Visitor facilities will be constructed where they are essential for public use and enjoyment or interpretation, and will be located outside the core heritage zone wherever possible.*

7.4.5.3 Interpretation Centre

The viability, location, design, timing and content of an interpretation centre are part of a concept development study.

Principle 7.4.5.3 Interpretation Centre

- a. An interpretation centre may be developed if analysis shows it to be necessary for the conservation or interpretation of the area; would enhance the direct heritage experience, and not compromise heritage values.*
- b. An interpretation centre must link with all amenities and infrastructure in a way that provides a practicable and enjoyable visitor experience.*
- c. Management of an interpretation centre must be to the highest standard and enhance the visitor experience.*

7.4.5.4 Access by Water

Access by water to the Kororipo-Stone Store- Mission House area is of historic importance. Retaining a wharf in a location and of a similar scale to that of the historic contact period would acknowledge historic precedence and provide for safe access for visitors to the historic area..

While a wharf would provide access for visitors to the historic area, wider wharf needs may have to be provided elsewhere. This matter, together with the long-term purchase and removal of pole moorings in the view shaft, will be part of an investigation described under the implementation section of this plan.

There is an existing wharf in the basin comprising a reclamation and a piled structure with a pontoon. The implementation section of this plan states the intention to review the status, design and scale of the existing pontoon against the plan's principles. Engineering assessment will determine the most appropriate shoreline configuration.

Principle 7.4.5.4 Access by Water

- a. Access by water to the Kororipo-Stone Store- Mission House area is of historic importance. Historic precedence should ensure that access by water be provided and encouraged, including landing from boats visiting the historic area across a shoreline restored to the extent feasible.*
- b. A wharf in the basin will be designed as the minimum necessary to safely provide loading and unloading of people visiting the basin to appreciate its historic heritage.*
- c. A wharf in the basin should be in keeping with the location and scale of any wharves in the early contact period or, where possible, should be a neutral element.*
- d. The use of a wharf in the basin should be encouraged for purposes associated with the appreciation of the historic heritage values.*
- e. Encourage the NRC to seek removal over time of the pile moorings located within the Kororipo Pool-Stone Store/Mission House view shafts, and to negotiate with mooring holders upstream of the Wairoa Stream to provide casual mooring for visiting boats.*

7.4.5.5 Roads, tracks and footbridges

A track network will add to visitor options and will complement the historic experience. Specific proposals are described in the implementation section of this plan and are guided by the following principles and the FNDC Proposed Track Strategy.

Principle 7.4.5.5 Roads, tracks and footbridges

- a. Vehicle access to the core heritage zone will be limited to service/maintenance, emergency, and disabled access other than where access is required to St James church and the Kemp property.*
- b. Footbridge(s) and walking tracks will be provided after concept development study, archaeological and engineering assessment and public consultation.*
- c. Those areas of the existing road no longer required for public vehicle access will be stopped and incorporated into the Basin's reserve system.*

7.4.5.6 Structures

It is essential that infrastructure be discrete, non-intrusive and not compromise the authenticity of the core heritage zone. These principles shall be followed to minimise the impacts of necessary infrastructure.

Principle 7.4.5.6 Structures directly controlled

- a. New or re- construction in the core heritage zone should conform in scale, bulk, detail and materials to that present during the early contact period, where possible.*
- b. Construction outside the core area should not be intrusive on the core area.*
- c. All utility services shall be underground. These services should be designed and constructed in a manner that is not intrusive and should be located in defined servicing corridors. These servicing corridors should be designed to facilitate ease of access, obviating the need for repeated ground disturbance. Plans shall be kept of all services.*

Principle 7.4.5.6 Structures privately controlled

- d. Land owners will be encouraged to avoid any intrusive elements of their buildings including excavation and filling, and planting and clearance of trees in the Core Heritage Zone*
- e. There will be provision for heritage advice by the NZ Historic Places Trust in relation to development proposals.*

7.4.5.7 Security

To protect facilities within the basin security needs to be considered. Security includes visitor safety and protection of heritage and other assets including fire, burglary and vandalism. This could include such steps as closing road access and locking toilets and car parks at night.

Principle 7.4.5.7 Security

- a. Security aspects will be assessed and planned for as required.*

8. Community Relations

The wider community with an interest in Kororipo-Kerikeri Basin include national authorities, regional authorities, tangata whenua, descendants of early settlers, community interest groups, neighbours, land owners, private organisations, commercial operators and funding agencies.

Regular communication with these groups is required to gain national and local support, funding, protection, enhancement and use of the area, acceptance of this plan and reconciliation of different public expectations. It is an integral part of the ongoing planning process. A communications plan has identified different strategies for communication including education, consultation, public relations and advocacy. Efforts in this area have, to date, involved regular media releases, focus group meetings, public meetings, a public discussion document, an open day and a web site.

To ensure continuing local community involvement, a “friends and supporters of the Basin” group will be encouraged as an alternative to the existing focus groups formed to explore issues involved with this plan. A relationship with the management group would allow for community involvement in track projects, weed days and other events and general interest in keeping with a heritage theme. The inclusion of an elected representative of the host community in the proposed management group will provide a formal channel of communication for the public.

9. Governance and Management

The proposed governance structure recognises that each of the land administering bodies has its own and different statutory responsibilities and annual plan of operation as well as different responsibilities under the Treaty of Waitangi. By way of example, although FNDC is not a crown agency in terms of Treaty of Waitangi claims, aspects relating to the Treaty are contained within the RMA.

This plan acknowledges outstanding Treaty of Waitangi claims and associated research; it is not intended to prejudice the resolution of these matters. It is the role of the Office of Treaty Settlements to negotiate, on behalf of the Crown, settlement of historical Treaty of Waitangi claims with Maori claimant groups. There are a number of claims on Kororipo pa and background research on these claims is currently being undertaken by the Waitangi Tribunal.

To implement this plan it is proposed that two groups be formed. The first group is a governance group whose role is to co-ordinate implementation of the plan. It is expected that this group would meet once or twice a year.

A Management Group is proposed to work under the direction of the Governance Group with responsibilities for operational management, planning, new initiatives, joint initiatives, and new projects. This would replace the present working group

responsible for preparing this plan and would meet as often as required. Inclusion of elected members from the host community on the Management Group provides a formal route for addressing concerns of the local community.

In the interim period, prior to obtaining funding for major civil works, the existing groups will continue to operate under the approved plan.

The composition and functions of the two groups are outlined in Table 2.

Table 2: Group Function and Membership

Group	Governance Group	Management Group
Membership	1. Department of Conservation 2. Far North District Council 3. New Zealand Historic Places Trust 4. Te Rununga o Ngati Rehia	1. Department of Conservation 2. Far North District Council 3. New Zealand Historic Places Trust 4. Northland Regional Council 5. Te Rununga o Ngati Rehia 6. Tourism/community representatives
Functions	Strategic overview of plan Monitoring of progress	Operational management Planning Joint initiatives New projects
Meet	Twice yearly	Two monthly or as required

10. Implementation

This plan identifies the principles to be followed in sustainably developing and managing the public lands of the Kororipo-Kerikeri Basin. An independent concept development study identifies the potential form and location of all elements of the Kororipo-Kerikeri Basin redevelopment and the feasibility of implementation. This study was guided by the above principles, relevant technical advice and includes information from the public consultation process.

Staged implementation will allow for immediate requirements to proceed while allowing appropriate time for detailed design, quotes and necessary consents.

Immediate requirements

1. Lower footbridge and connecting tracks.
2. Appointment of a governing body responsible for implementation of the plan.
3. Reserves classification and land reclassification.
4. Carrying capacity – ongoing monitoring.
5. Privately owned areas of significant heritage value.
6. Traffic management and car parking.
7. Resolve the future of Rewa's village and visitor centre.

Detailed design of concept

These are a number of components identified in the Implementation Table 3 that will be part of the overall design of the development.

1. Landscape plan.
2. Engineering assessment.
3. Tidal basin plan.
4. Interpretation plan.
5. Interpretation Centre.
6. Maori Cultural Experience.
7. Commercial opportunities.

Additional requirements

These fall outside the immediate requirements and design of development.

1. Catchment plan – work with NRC and FNDC to this end.
2. Vegetation management plan - weed control.

Table 3.

Item	Purpose/Issues	Timing/priority	Action	Outcome
Lower footbridge and connecting tracks.	Facilitate public access in CHZ before road bridge removal.	Urgent. Already the subject of design and engineering assessment.	1. Obtain detailed design. 2. Obtain Resource Consent. 3. Funding bid.	1. Construction of footbridge and connecting tracks.
Reserves classification.	1. Appropriate status of land in the core heritage zone.	Medium term.	Investigate reclassification options for public lands in CHZ.	Added protection. Consistency.
Land Reclassification.	Rectify any public ownership anomalies. Ensure correct land status consistent with heritage values.	High priority. After bridge removal.	Review status of proposed closed road.	Status changed if appropriate.
Carrying capacity.	1. To monitor visitor use. 2. Classification of sites to define permissible intensity of use.	1. Monitoring is ongoing. 2. Zoning is of Moderate priority.	1. Visitor numbers to sites to be monitored by DOC and NZHPT.	1. Zoning of the core heritage area with associated carrying capacity established 2. Need for limiting access established and implemented where needed.
Privately owned areas of significant heritage value.	Inclusion of outstanding heritage areas in public ownership or management.	Initiate according to opportunity/funding.	Discuss future ownership and management of privately owned land within the core with land owners. Identify desirable acquisitions.	Integrity of core heritage zone enhanced.
Rewa's Village, Discoverers Garden and visitor centre.	Resolve the future of the visitor centre and replica village.	High priority		
Landscape (site) plan.	1. A planting/vegetation maintenance plan to protect/restore heritage values. 2. Visitor amenities and hard landscaping.	Of high priority after concept development study.	1. Landscape architects to develop a plan for CHZ and reserves in LBZ. 2. Public consultation.	A plan to develop and maintain the landscape which includes planting, maintenance of vegetation, amenities and any necessary earthworks.
Engineering assessment.	Of the above	To coincide with the above	1. Assess recommendations from concept development and landscape plan.	Viability of above.
Tidal Basin plan.	1. Restoration of the foreshore to the early contact period. 2. Protection of heritage values of wharf. 3. Enhancement of Stone Store view shaft.	Pending bridge removal.	1. Archaeological investigations. 2. Plan developed. 3. Obtain geotechnical report.	Development of an overall plan for the Tidal Basin.
Interpretation plan.	Develop overall plan for interpretation	To coincide with wider development of the area.	1. Call on current and ongoing research.	Visitor should feel and understand the importance of the area.

Table 3 continued

Item	Purpose/Issues	Timing/priority	Action	Outcome
Interpretation Centre.	<ol style="list-style-type: none"> 1. Enhance user experience by improved interpretation. 2. Provide visitor amenities. 	Feasibility study high priority.	Consultants engaged to investigate demand, location, design, management and funding.	Need/viability established for a centre.
Maori Cultural Experience.	Restore heritage landscape.		<ol style="list-style-type: none"> 1. Further discussion/investigation with all parties. 2. Archaeological investigations. 3. Consultation and process development with tangata whenua. 4. Identify and protect waahi tapu areas. 	<p>Restore integrity of waahi tapu area.</p> <p>Rebuild authentic replica pa/kainga.</p> <p>Mana of tangata whenua maintained.</p>
Commercial opportunities.	<ol style="list-style-type: none"> 1. Improve financial returns to the agencies and concessionaires without compromising heritage values. 2. Facilitate public enjoyment. 3. Role of a trading arm for the agencies. 	When possible.	A Consultancy to identify opportunities for commercial development including such matters as visitor transport, food outlets, retailing, products to be provided etc. Investigation will determine the extent to which such opportunities need to be integrated.	<p>Economic returns to the agencies, community and concessionaires.</p> <p>Public needs satisfied.</p> <p>Heritage values not compromised.</p>
Vegetation management plan.	Comprehensive weed control. Particularly creepers.	Urgent and ongoing.	A co-ordinated annual plan of operations agreed by agencies.	Weeds controlled to low levels.
Catchment plan.	<ol style="list-style-type: none"> 1. Security of Heritage buildings. 2. Water quality standards in river. 	<p>Bridge removal should achieve (1).</p> <p>(2) is an advocacy task and expectations of the plan need defining as a moderate priority.</p> <p>Upstream management.</p>	<ol style="list-style-type: none"> 1. NRC to identify problems and recommend remedies. 2. Advocacy to public regarding water quality standards. 3. Encourage removal of debris upstream. 	<ol style="list-style-type: none"> 1. A plan identifying problems, defining water standards. 2. Public informed of water standards.
Upper footbridge and connecting tracks.	Form a loop track on south bank of Kerikeri river walk.	Medium priority.	<ol style="list-style-type: none"> 1. Obtain detailed design. 2. Obtain Resource Consent. 3. Funding in collaboration with community. 	<ol style="list-style-type: none"> 1. Construction of footbridge and connecting tracks.
Landscape buffer zone (advocacy).	To advocate that development in this area is compatible with the values within the core Heritage zone.	Medium priority.	<p>Options:</p> <ol style="list-style-type: none"> 1. Advance a public information campaign, and/or 2. Review FNDC's District Plan provisions after that Plan becomes operative. 	Compatible development with that which occurs in the core Heritage zone.

11. Commercial Opportunities

Revenue gathering opportunities will be part of the long-term sustainability of the area. The agencies have various procedures for the management of commercial activities, however a collective approach will ensure heritage values are not compromised. This may be achieved by way of a trading arm for the agencies which will improve financial returns to the agencies and concessionaires/permit holders and facilitate public enjoyment. Opportunities for commercial development may include visitor transport, food outlets, retailing, small scale production, exhibits and guided tours. Investigation will determine the extent to which such opportunities will need to be integrated.

12. Funding

Long term funding issues are being examined as part of the concept development study which summarises product and market appraisal, finance/investment evaluation, risk assessment, marketing development strategy and management implications. Specific funding issues include;

- Estimate of capital costs such as land acquisition, interpretation and visitor centre, site development, infrastructure, product development.
- Estimate of operational costs including staffing, maintenance, marketing, administration and monitoring.

In the short term management operations will continue to be funded within budgets and resources of all administering agencies and interest groups such as SPOKSSA. Specific new initiatives will be the subject of case by case funding applications as agreed by the management group and, where possible, a collaborative approach will be made.

13. Appendices

Appendix 1. Public Consultation Process

Public consultation was initiated with the release of a discussion document in May 2004, followed by a public meeting and an open day in June, for the purpose of informing the public about the planning process. Focus groups were formed at these events by seeking volunteers from the community to look at six different topics in detail. These were:

- Roads, tracks, footbridges and car parks.
- Tourism and visitor amenities.
- Marine issues.
- Basin protection.
- History.
- Environment and vegetation.

After a series of meetings during July and August to discuss their specific topics the groups were asked to produce a report which has been passed to consultants for independent assessment as part of Concept Development Study. These reports outline the discussions that took place and present recommendations. No resolution was sought.

The groups then combined and had a series of meetings with the working group to identify common themes and explore these in more detail. The combined group will continue to meet and discuss issues as they arise.

Included in this process were representatives from Guardians of the Bridge, a group opposed to the removal of the road bridge in the basin. Their views were heard and discussed as part of the public consultation process. The outcome of these discussions resulted in agreement on issues such as the importance of protecting the historic buildings and advocating catchment management work. Both have been incorporated into the plan's principles. The bridge removal issue is outside the parameters of this sustainable development plan.

Wider consultation has also taken place through the New Zealand Historic Places Trust newsletter and via the website seeking feedback on the planning process.

Appendix 2. Schedule of Publicly Owned Lands

Table 1: Schedule of

Name of Land Unit	Admin. Agency	Area (ha)
Kerikeri River Scenic Reserve	DOC	18.8065
Rainbow Falls Scenic Reserve	DOC	6.2925
Kerikeri Government Purpose Fish Hatchery	DOC	1.7230
Kerikeri Basin Recreation Reserve	DOC	16.9863
Kororipo Pa Historic Reserve	DOC	2.3269
Kerikeri Govt.Purpose. Park Buildings	DOC	1.6898
Hongi Hika Recreation Reserve	DOC	16.2353
Kerikeri Local Purpose Reserve (Scout Hall)	DOC	0.3052
Kerikeri Local Purpose Reserve (Pre-School)	DOC	0.2066
Kerikeri Local Purpose Esplanade Reserve	DOC	0.5120
Kerikeri Wharf Historic Reserve	DOC	0.0086
Wharf Pt OLC 39 SO 66784	DOC	0.0086 ha
Wharf Pt OLC 38 SO 66784	FNDC	No area specified
Road Reserves	FNDC	No area specified
Kerikeri River	FNDC/NRC	No area specified
Kerikeri Mission/ Kemp House Pt Lot 1 DP29562	NZHPT	1.4727 ha
Stone Store Lot 1 DP32468	NZHPT	0.0245 ha
Scenic Reserve Lot 28\DP 108255	FNDC	1.1630ha
Local Purpose (Road) Reserve Lot 3\DP 90609	FNDC	885m2
Local Purpose (Esplanade) Reserve Lot 14\DP 43386	FNDC	2150m2
Local Purpose (Esplanade) Reserve Lot 3\DP 67101	FNDC	688m2
Local Purpose (Esplanade) Reserve Lot 15\DP 110933	FNDC	3100m2
Local Purpose(Plantation) Reserve Lot 23\DP 111122	FNDC	1555m2
Recreation Reserve Lot 19\DP 111953	FNDC	5474m2
Local Purpose (Esplanade) Reserve Lot 17\DP 110933	FNDC	1.1250ha
Local Purpose (Esplanade) Reserve Lot 16\DP 110933	FNDC	1604m2
Scenic Reserve Lot 2\DP 163401	FNDC	1.4523ha
Local Purpose (Esplanade) Reserve Lot 4\DP 168834	FNDC	7985m2
Local Purpose (Access way) Reserve Lot 4\DP 143589	FNDC	1300m2
Local Purpose (Esplanade) Reserve Lot 2\DP 76567	FNDC	3745m2
Local Purpose (Esplanade) Reserve Lot 3\DP 83298	FNDC	1630m2
Local Purpose (Esplanade) Reserve Lot 4\DP 135935	FNDC	5360m2
Local Purpose (Esplanade) Reserve Lot 6\DP 153916	FNDC	3420m2
Local Purpose (Esplanade) Reserve Lot 7\DP 153916	FNDC	1.2830ha
Local Purpose (Esplanade) Reserve Lot 79\DP106277	FNDC	0.1430m2

Appendix 3. Summary of Relevant Legislation

LEGISLATION ESPECIALLY RELEVANT TO THIS PLAN

Conservation Act 1987

The Conservation Act established and sets out the functions of the Department of Conservation. The Department is required to administer the Act, and Acts named in the First Schedule. Specific functions of the Department under section 6 of that Act are listed in that Act as follows:

- (a) To manage for conservation purposes, all land, and all other natural and historic resources, for the time being held under this Act, and all other land and natural historic resources whose owner agrees with the Minister that they should be managed by the Department;
- (b) To preserve so far as is practicable all indigenous freshwater fisheries, and protect recreational freshwater fisheries and freshwater fish habitats;
- (c) To advocate the conservation of natural and historic resources generally;
- (d) To promote the benefits to present and future generations of -
 - (i) The conservation of natural and historic resources generally and the natural and historic resources of New Zealand in particular; and
 - (ii) The conservation of natural and historic resources of New Zealand's sub-Antarctic islands and, consistently with all relevant international agreements, of Ross Dependency and Antarctica generally; and
 - (iii) International co-operation on matters relating to conservation;
- (e) To prepare, provide and disseminate, promote, and publicise educational and promotional material relating to conservation;
- (f) To the extent that the use of any natural and historic resource for recreation or tourism is not inconsistent with its conservation, to foster the use of natural and historic resources for recreation, and to allow their use for tourism;
- (g) To advise the Minister on matters relating to any of those functions or to conservation generally;
- (h) Every other function conferred on it by any other enactment.

Section 4 of the Conservation Act requires the Act to be interpreted and administered so as to give effect to the principles of the Treaty of Waitangi.

The purpose of a Conservation Management Strategy as stated in Part III Section 17D of the Conservation Act 1987:

“to implement general policies and establish objectives for the integrated management of natural and historic resources including any species managed by the Department under the Wildlife Act 1953, the Marine Reserves Act 1971, the Reserves Act 1977, the Wild Animal Control Act 1977, the Marine Mammals Protection Act 1978, the National Parks Act 1980, the New Zealand Walkways Act 1990, or the Conservation Act 1987, or any of them, and for recreation, tourism and other conservation purposes”.

The Kerikeri Basin reserves within the CMS are part of the Bay of Islands/Whangaruru/Mimiwhangata Priority Area for Integrated Management. Part 4.5 Priority Action 12 of the CMS states that the Department will co-operate in the development of a management strategy for the Kerikeri Basin. Objectives and implementation statements within the CMS guide the direction of this Conservation Management Plan. The Conservation Management Strategy also contains advocacy statements regarding land beyond the reserves. The Conservation Management Strategy Northland Conservancy 1999-2009 was approved by the New Zealand Conservation Authority on 15 April 1999.

Historic Places Act 1993

The Historic Places Act 1993 is an Act to “promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand”. In achieving the purpose of the Act, Section 4, the Purposes and Principles Section of the Act, states that all persons exercising functions and powers under it shall recognize:

- (a) The principle that historic places have lasting value in their own right and provide evidence of the origin of New Zealand’s distinct society; and
- (b) The principle that the identification, protection, preservation, and conservation of New Zealand’s historical and cultural heritage should:
 - (i) Take account of all relevant cultural values, knowledge and disciplines; and
 - (ii) Take account of the material cultural heritage value and involve the least possible alteration or loss of it; and
 - (iii) Safeguard the options of present and future generations; and
 - (iv) Be fully researched, documented, and recorded, where culturally appropriate; and
- (c) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

The New Zealand Historic Places Trust (NZHPT) was established under the Historic Places Act in 1993. The Act is administered in the Ministry of Culture and Heritage.

Reserves Act 1977

The Department of Conservation is responsible for administering the Reserves Act, the purpose of which is to:

- (a) Provide for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing:
 - (i) recreational use or potential, whether active or passive; or
 - (ii) wildlife; or
 - (iii) indigenous flora or fauna; or
 - (iv) environmental and landscape amenity or interest; or
 - (v) natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value;

- (b) Ensure as far as possible, the survival of all indigenous species of flora and fauna, both rare and commonplace, in their natural communities and habitats: and the preservation of representative samples of all classes of natural ecosystems and landscape which in the aggregate originally gave New Zealand its own recognisable character; and
- (c) Ensure, as far as possible, the preservation of access for the public to and along the sea coast, its bays and inlets and offshore islands, lake shores, and riverbanks; and fostering and promoting the preservation of the natural character of the coastal environment and of the margins of lakes and rivers and the protection of them from unnecessary subdivision and development. (s3 Reserves Act).

Resource Management Act 1991

Under Section 5, the purpose of this Act is: “ to promote the sustainable management of natural and physical resources by managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while -

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) avoiding, remedying, or mitigating, any adverse effects of activities on the environment”.

The Resource Management Act is administered by local government and is implemented through:

- national policy statements (including New Zealand Coastal Policy);
- regional policy statements;
- regional plans; and
- district plans.

The Local Government Act 2002

The Local Government Act 2002 makes profound changes to the way local authorities are empowered to perform their general operational functions. The Act now confers a general power of competence rather than the more prescriptive approach evident in earlier versions of this statute. However, the new Act also contains extensive requirements to ensure local authorities identify their mandate from their communities. It specifies more extensive consultation procedures, robust decision-making processes, accountability mechanisms and annual planning. This new approach is underpinned by establishing that local authorities exist to promote the social, economic, environmental and cultural wellbeing of their communities.

In the particular context of this Plan, the Act has specific requirements related to road stopping and closing (s342), and disposal of land not required for road (s345). Both these provisions are ‘carry-overs’ from the 1974 version of this statute.

Appendix 4. Statutory Planning processes

Variations/Changes to the District Plan

Neither this Principles Plan nor its allied concept development plan circumvents the statutory processes under the RMA that are currently ongoing in relationship to the Far North District Council's Proposed District Plan.

Council has resolved that no Variations to the PDP will be undertaken until after the plan becomes operative, possibly in some 18 months time. Thereafter, any requested changes to the then operative District Plan will be prioritised and costs to initiate them negotiated with respective parties.

In that event, the required steps to initiate a Change to the District Plan give the community an opportunity to object to, support or seek an amendment to such a proposal. These steps include: public notification in local newspapers, ensuring that the documents are readily available, a call for submissions, hearings, notification of Council's decisions, and the right of appeal to the Environment Court by those involved in the proceedings.

Road Stopping

Similarly, in the event that at some time in the future a road stopping is required, the community again has an opportunity to object to, support or seek an amendment to such a proposal. These steps are set out in Section 342 of the Local Government Act 1974 (and its related Tenth Schedule). Actioning any consequent changes to such areas to create, say a reserve, will follow the consultation process as outlined in the RMA.

Appendix 5. ICOMOS NEW ZEALAND CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL HERITAGE VALUE

Preamble

New Zealand retains a unique assemblage of places of cultural heritage value relating to its indigenous and its more recent peoples. These areas, landscapes and features, buildings, structures and gardens, archaeological and traditional sites, and sacred places and monuments are treasures of distinctive value.

New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage for present and future generations. More specifically, New Zealand peoples have particular ways of perceiving conserving and relating to their cultural heritage.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter 1966), this charter sets out principles to guide the conservation of places of cultural heritage value in New Zealand. It is intended as a frame of reference for all those who, as owners, territorial authorities, tradespeople or professionals, are involved in the different aspects of such work. It aims to provide guidelines for community leaders, organisations and individuals concerned with conservation issues. It is a statement of professional practice for members of ICOMOS New Zealand.

Each section of the charter should be read in the light of all the others. Definitions of terms used are provided in section 22.

Accordingly this charter has been adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 7 March 1993.

1. The Purpose of Conservation

The purpose of conservation is to care for places of cultural heritage value, their structures, materials and cultural meaning. In general, such places:

- (i) have lasting values and can be appreciated in their own right;
- (ii) teach us about the past and the culture of those who came before us;
- (iii) provide the context for community identity whereby people relate to the land and to those who have gone before;
- (iv) provide variety and contrast in the modern world and a measure against which we can compare the achievements of today; and
- (v) provide visible evidence of the continuity between past, present and future.

2. Indigenous Cultural Heritage

The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest

extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

3. Conservation Practice

Appropriate conservation professionals should be involved in all aspects of conservation work. Indigenous methodologies should be applied as appropriate and may vary from place to place. Conservation results should be in keeping with their cultural content. All necessary consents and permits should be obtained.

Conservation projects should include the following:

- (i) definition of the cultural heritage value of the place, which requires prior researching of any documentary and oral history, a detailed examination of the place, and the recording of its physical condition;
- (ii) community consultation, continuing throughout a project as appropriate;
- (iii) preparation of a plan which meets the conservation principles of this charter;
- (iv) the implementation of any planned work; and
- (v) the documentation of any research, recording and conservation work, as it proceeds.

General Principles

4. Conservation Method

Conservation should:

- (i) make use of all relevant conservation values, knowledge, disciplines, arts and crafts;
- (ii) show the greatest respect for, and involve the least possible loss of, material of cultural heritage value;
- (iii) involve the least degree of intervention consistent with long term care and the principles of this Charter;
- (iv) take into account the needs, abilities and resources of the particular communities; and
- (v) be fully documented and recorded.

5. Respect for Existing Evidence

The evidence of time and the contributions of all periods should be respected in conservation. The material of a particular period may be obscured or removed if assessment shows that this would not diminish the cultural heritage value of the place. In these circumstances such material should be documented before it is obscured or removed.

6. Setting

The historical setting of a place should be conserved with the place itself. If the historical setting no longer exists, construction of a setting based on physical and documentary evidence should be the aim. The extent of the appropriate setting may be affected by constraints other than heritage value.

7. Risk Mitigation

All places of cultural heritage value should be assessed as to their potential risk from any natural process or event. Where a significant risk is determined, appropriate action to minimise the risk should be undertaken. Where appropriate, a risk mitigation plan should be prepared.

8. Relocation

The site of an historic structure is usually an integral part of its cultural heritage value. Relocation, however, can be a legitimate part of the conservation process where assessment shows that:

- (i) the site is not of associated value (an exceptional circumstance); or
- (ii) relocation is the only means of saving the structure; or
- (iii) relocation provides continuity of cultural heritage value.

A new site should provide a setting compatible with cultural heritage value.

9. Invasive Investigation

Invasive investigation of a place can provide knowledge that is not likely to be gained from any other source. Archaeological or structural investigation can be justified where such evidence is about to be lost, or where knowledge may be significantly extended, or where it is necessary to establish the existence of material of cultural heritage value, or where it is necessary for conservation work. The examination should be carried out according to accepted scientific standards. Such investigation should leave the maximum amount of material undisturbed for study by future generations.

10. Contents

Where the contents of a place contribute to its cultural heritage value, they should be regarded as an integral part of the place and be conserved with it.

11. Works of Art and Special Fabric

Carving, painting, weaving, stained glass and other arts associated with a place should be considered integral with a place. Where it is necessary to carry out maintenance and repair of any such material, specialist conservation advice appropriate to the material should be sought.

12. Records

Records of the research and conservation of places of cultural heritage value should be placed in an appropriate archive and made available to all affected people. Some knowledge of places of indigenous heritage value is not a matter of public record, but is entrusted to guardians within the indigenous community.

Conservation Processes

13. Degrees of intervention

Conservation may involve, in increasing extent of intervention: non-intervention, maintenance, stabilisation, repair, restoration, reconstruction or adaptation. Where appropriate, conservation processes may be applied to parts or components of a structure or site.

Re-creation, meaning the conjectural reconstruction of a place, and replication, meaning to make a copy of an existing place, are outside the scope of this Charter.

14. Non-intervention

In some circumstances, assessment may show that any intervention is undesirable. In particular, undisturbed constancy of spiritual association may be more important than the physical aspects of some places of indigenous heritage value.

15. Maintenance

A place of cultural heritage value should be maintained regularly and according to a plan, except in The indigenous heritage of Maori and Moriori relates to family, hapu and tribal groups and associations. It is inseparable from identity and well-being and has particular cultural meanings.

The Treaty of Waitangi is the founding document of our nation and is the basis for indigenous guardianship. It recognises the indigenous people as exercising responsibility for their treasures, monuments and sacred places. This interest extends beyond current legal ownership wherever such heritage exists. Particular knowledge of heritage values is entrusted to chosen guardians. The conservation of places of indigenous cultural heritage value therefore is conditional on decisions made in the indigenous community, and should proceed only in this context. Indigenous conservation precepts are fluid and take account of the continuity of life and the needs of the present as well as the responsibilities of guardianship and association with those who have gone before. In particular, protocols of access, authority and ritual are handled at a local level. General principles of ethics and social respect affirm that such protocols should be observed.

circumstances where it is appropriate for places to remain without intervention.

16. Stabilisation

Places of cultural heritage value should be protected from processes of decay, except where decay is appropriate to their value. Although deterioration cannot be totally prevented, it should be slowed by providing stabilisation or support.

17. Repair

Repair of material or of a site should be with original or similar materials. Repair of a technically higher standard than the original workmanship or materials may be justified where the life expectancy of the site or material is increased, the new material is compatible with the old and the cultural heritage value is not diminished. New material should be identifiable.

18. Restoration

Restoration should be based on respect for existing material and on the logical interpretation of all available evidence, so that the place is consistent with its earlier form and meaning. It should only be carried out if the cultural heritage value of the place is recovered or revealed by the process.

The restoration process typically involves reassembly and reinstatement and may involve the removal of accretions.

19. Reconstruction

Reconstruction is distinguished from restoration by the introduction of additional materials where loss has occurred. Reconstruction may be appropriate if it is essential to the function or understanding of a place, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving heritage values are preserved. Reconstruction should not normally constitute the majority of a place. Generalised representations of typical features or structures should be avoided.

20. Adaptation

The conservation of a place of cultural heritage value is usually facilitated by it serving a socially, culturally or economically useful purpose. In some cases, alterations and additions may be acceptable where they are essential to continued use, or where they are culturally desirable, or where the conservation of the place cannot otherwise be achieved. Any change, however, should be the minimum necessary and should not detract from the cultural heritage value of the place. Any additions and alterations should be compatible with original fabric but should be sufficiently distinct that they can be read as new work.

21. Interpretation

Interpretation of a place may be appropriate if enhancement of public understanding is required. Relevant protocol should be complied with. Any interpretation should not compromise the values, appearance, structure or materials of a place, or intrude upon the experience of the place.

22. Definitions

For the purposes of this Charter:

adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.

conservation means the processes of caring for a place so as to safeguard its cultural heritage value.

cultural heritage value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity.

maintenance means the protective care of a place.

material means physical matter which is the product of human activity or has been modified by human activity.

place means any land, including land covered by water, and the airspace forming the spatial context to such land, including any landscape, traditional site or sacred place, and anything fixed to the land including any archaeological site, garden, building or structure, and any body of water, whether fresh or seawater, that forms part of the historical and cultural heritage of New Zealand.

preservation means maintaining a place with as little change as possible.

reassembly (anastylosis) means putting existing but dismembered parts back together.

reconstruction means to build again in the original form using old or new material.

reinstatement means putting components of earlier material back in position.

repair means making good decayed or damaged material.

restoration means returning a place as nearly as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions.

stabilisation means the arrest of the processes of decay.

structure means any building equipment, device or other facility made by people and which is fixed to the land.

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