

**BEFORE THE INDEPENDENT HEARINGS PANEL**

**UNDER THE**

Resource Management Act 1991

**IN THE MATTER OF**

Plan Change 9 (Historic Heritage  
and Natural Environment) to the  
Hamilton City Operative District  
Plan – Built Heritage, Stage 1

**IN THE MATTER OF**

243 Ulster Street, Whitiara,  
Hamilton

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**STATEMENT OF EVIDENCE OF VERONICA CASSIN  
ON BEHALF OF LOVELL'S FAMILY TRUST**

Built Heritage

20 September 2023

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## 1 INTRODUCTION

- 1.1 My name is Veronica Cassin. I am employed by Archifact - Architecture & Conservation Ltd as a heritage consultant.
- 1.2 I have a Bachelor of Architecture from Unitec Institute of Technology in Auckland and a Master of Architecture, Cultural Identity and Globalisation from Westminster University in London.
- 1.3 I have specialised in heritage policy and building conservation for 18 years. My experience includes architectural practice in New Zealand and the United Kingdom, local government heritage policy development in New Zealand and heritage consultancy in both countries.
- 1.4 In my previous role at Auckland City Council I was the lead officer for a plan change which added sixteen items to the built heritage schedule. In the same role, I was the lead specialist for the development of the Historic Landscape Policy Management. This approach to policy development included a comprehensive, multidisciplinary thematic study of the region and the development of methodologies for identifying, recognising and managing historic heritage from a place-based perspective.

### *Code of conduct*

- 1.5 I confirm that have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and agree to comply with it. My qualifications as an expert are set out above. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## 2 SCOPE OF EVIDENCE

- 2.1 My evidence is presented on behalf of Lovell's Family Trust and relates to heritage matters associated with Plan Change 9 (**PC9**).
- 2.2 My evidence addresses the following points:
  - (a) methodology used by Hamilton City Council (**HCC or Council**) to identify the values of the prospective and existing heritage items;

- (b) heritage values of the Site applying the Operational District Plan (**ODP**) and revised PC9 methodology;
- (c) relevant parts of Council's section 32 assessment, section 42A 'themes and issues' report ;
- (d) responses to evidence from Council's heritage specialist; and,
- (e) concluding comments.

2.3 In preparing this evidence, I have reviewed:

- (a) PC9 provisions and the supporting section 32 analysis
- (b) Section 42A 'themes and issues' report
- (c) Evidence of Ms Elise Caddigan on behalf of HCC
- (d) Memorandum for HCC on Built Heritage dated 10 August 2023
- (e) Relevant sections of the HCC ODP

### **3 PC9 – OVERVIEW AND METHODOLOGY**

- 3.1 Plan Change 9 assesses the existing elements recognised as Historic Heritage with the District Plan, including 122 built structures and five special character areas, and considers any new elements that may need to be added to ensure Hamilton's unique heritage and natural environment is protected. PC9 proposes 32 new Historic Heritage Areas and 182 additional structures to be added to the District Plan.
- 3.2 The plan change was notified on 22 July 2022 and is currently being considered by an independent commissioner's panel through a series of hearings to address specific topics.
- 3.3 The subject Site at 243 Ulster Street, Whitiara, is proposed for admission to ODP Schedule 8A Built Heritage as a Category B item.
- 3.4 I understand that a later hearing will deal with site specific objections to PC9. I consider that the heritage issues related to 243 Ulster Street are relevant to the topics of the first hearing which are:
  - i. Assessment methodology.
  - ii. Planning framework.



- iii. Built Heritage items which are opposed and for which HCC agrees can be withdrawn.

3.5 Identification of those buildings promoted for inclusion in the ODP through PC9 is based on the assessment and recommendations of WSP, and detailed in a report which was appended to HCC's section 32 analysis for PC9. The Methodology used by WSP to identify those buildings for scheduling is described in section 2 of the WSP Report. It references, and appears to be primarily based on, the existing ODP assessment criteria included in Appendix 8. Section 2 of the Section 42A report describes the criteria used for the Plan Change 9 assessments as 'rationalised and evolved' from the ODP methodology.

#### 4 HERITAGE ASSESSMENT OF 243 ULSTER STREET

- 4.1 I completed an independent and objective built heritage assessment of the subject site, including a site visit on 1<sup>st</sup> September 2023, and concluded that the Council's assessment is derived from loosely applied assessment criteria, and that recent changes to the scope of PC9 fundamentally change the assessment of group value of the subject Site.
- 4.2 Focusing on the three criteria which Council have assessed as a 'moderate' level of significance, Archifact's assessment (Appendix 1) discusses the criteria with reference to Heritage New Zealand Pouhere Taonga (HNZPT) guidance (Appendix 2). My assessment considered that the low scoring criteria do not offer potential to add value.
- 4.3 A useful resource in considering how to apply criteria of this type is the 'Significance Assessment Guidelines'<sup>1</sup> published by HNZPT, included in Appendix 3. Using the HNZPT guidance, the Category 2 threshold for places and their Aesthetic or Architectural significance or value how criteria could be applied with a more critical approach (my underlining for emphasis):<sup>2</sup>

*Aesthetic values: The place has or includes aesthetic qualities that are considered to be especially pleasing, particularly beautiful, or overwhelming to the senses, eliciting an emotional response. These qualities are demonstrably valued, either by an existing community or the general public, to the extent that they could be expected to experience a*

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<sup>1</sup> Significance Assessment Guidelines: Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangī Kōrero.

<sup>2</sup> Significance Assessment Guidelines: *Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangī Kōrero*, page 11.

*sense of loss if the qualities which evoke the aesthetic value were no longer there.*

*The place reflects identifiable methods of construction or architectural styles or movements. When compared with other similar examples, or in the view of experts or relevant practitioners, it has characteristics reflecting a significant development in this country's architecture. Alternatively, or in conjunction with this, the place is an important or representative example of architecture associated with a particular region or the wider New Zealand landscape [emphasis added].*

- 4.4 I note that the HNZPT criterion, as written, goes further than the ODP description to require a critical application of the association to understanding of significance. The HNZPT criteria considers aesthetic and architectural values in separate criteria. Key Questions are also provided in the guidance to support the assessment of this criterion:<sup>3</sup>

*Aesthetic*

- i. What aesthetic qualities is the place recognised for?*
- ii. How has the importance of the aesthetic qualities of the place been acknowledged or acclaimed by the community or group?*
- iii. How do the aesthetic qualities compare with other places with similar qualities?*

*Architectural*

- iv. What method of construction or architectural style or movement does the place reflect?*
- v. Why is this construction method, style or movement of importance in New Zealand history?*
- vi. How well does the place represent this method, style or movement compared to other places?*

- 4.5 I consider that most of these questions have not been adequately addressed in the current assessment for 243 Ulster Street, and that (ii), (iii), (v) and (vi) have not been addressed at all.

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<sup>3</sup> Significance Assessment Guidelines: *Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangī Kōrero*, page 42.

4.6 There is no guidance within ODP Appendix 8 regarding how the assessment of sub-criteria is aggregated, averaged, or weighted, to conclude the significance level for the assessment criteria. The HCC evaluation appears to have aggregated or averaged the four sub-criteria to conclude moderate significance for the three criteria discussed above. I have used aggregation as the more rigorous test, and considers that the following assessments (summarised from Appendix 1) of the disputed criteria are an appropriate application of the ODP methodology, based on the HCC evidence:

- (a) historic qualities: **low**
- (b) aesthetic / physical/ architectural value: **moderate**
- (c) context or group value: **low**

4.7 Following the Council's historic heritage evaluation methodology, as currently notified through PPC 9, the presence of at least one criterion assessed to at least a 'moderate' level [emphasis added] would mean the Site is recognised for having historic heritage significance.

## 5 HCC ASSESSMENT PROCEDURE

5.1 I have read the Council's section 32 assessment and supporting WSP assessment, Section 42A 'themes and issues' report and evidence filed by Ms Caddigan.

5.2 The PC9 documents include a draft assessment for the Site at 243 Ulster Street. I understand from the S32 report that the methodology used for this assessment has been 'rationalised and evolved' from that which is described in ODP Appendix 8. No comparison is supplied to understand what the differences are, but Ms Caddigan's evidence describes the inextricable linking of heritage value with geographic influence as one example.

5.3 Following review of a number of draft assessments submitted for PC9, I consider that the assessment methodology, including thresholds for ranking, and the aggregation of sub-criteria to conclude criterion values, has been applied loosely to the subject Site resulting in over-stated and unsubstantiated explanations in the assessment.

## 6 COUNCIL EVIDENCE

6.1 Recent Council evidence recommended the removal of 33 candidate sites from PC9. The results of such a substantial re-evaluation based on submissions

alone raises questions over the adequacy of the 'rationalised and evolved' methodology applied by WSP and its interpretation of the original ODP Appendix 8 criteria or its application.

- 6.2 I have reviewed the evidence of Ms Caddigan, heritage expert, filed on behalf of HCC. As set out in that evidence, the list recommended by WSP for inclusion in the heritage Schedule has been re-evaluated by Ms Caddigan in response to submissions. Based on that re-evaluation, Ms Caddigan's evidence recommends removal of 33 properties from the notified PC9 heritage list.
- 6.3 Ms Caddigan's evidence explains that there are three reasons for the exemption of 33 sites from Schedule 8A in PC9, these reasons being that:<sup>4</sup>
- (a) the place has been legally removed or demolished;
  - (b) the place has modifications to the extent that it does not represent the heritage qualities for which it was scheduled; or,
  - (c) the heritage qualities for which the place was scheduled are inaccurate, overstated and/or unsubstantiated.
- 6.4 I consider that group (c) applies appropriate reasons for 243 Ulster Street to be removed from Schedule 8A. My evidence also addresses this as part of the Assessment Methodology item included for Built Heritage Hearing 1.
- 6.5 Ms Caddigan's evidence discusses the merit of including 'Group' value as a criterion.<sup>5</sup> I agree that 'Group' value and an understanding of 'context' is fundamental to assessing significance. I consider that clear definition of the 'group' or 'context' is required to maintain a robust assessment. A Group should be readily understandable as a group to users, visitors, or the interested public. I consider that the group value assigned to 243 Ulster Street has been dissolved through the omission of the remainder of the group from Schedule 8A.
- 6.6 I support the approach of Ms Caddigan in discussing combining sub-criteria for clarity and consistency<sup>6</sup> Alternatively, I consider there should be clearer guidance on how the cumulative values of sub-criteria are reliably concluded to

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<sup>4</sup> Evidence of Ms Caddigan (Historic Heritage – Built Heritage), [40]-[43].

<sup>5</sup> Evidence of Ms Caddigan (Historic Heritage – Built Heritage), [69].

<sup>6</sup> Evidence of Ms Caddigan (Historic Heritage – Built Heritage), [71]-[72].

form a singular criterion value. Sub-criteria in the HCC assessment of 243 Ulster Street have been to have been aggregated.

- 6.7 Ms Caddigan's evidence also discusses the need for clear inclusion and exclusion indicators.<sup>7</sup> I support this approach and the development of a standalone comprehensive assessment guidance document to maintain the quality and consistency of the Schedule.

## 7 SINGLE CRITERION THRESHOLD

- 7.1 I consider that the ODP assessment criteria, while generic, is adequate. However, the definitions of significance in the ODP at Appendix 8 lack the elements of critical application that are evident in similar criteria, for example those evident in the HNZPT guidance document. I consider there are fundamental issues associated with the current methodology, how it is applied, and the thresholds for ranking significance.

- 7.2 Standalone guidance for the application of the ODP Appendix 8 assessment criteria might include more scope to explain the process of assessment and could offer better flexibility than the current guidance set within the ODP provisions.

- 7.3 The current ODP methodology defines 'moderate' for each criterion in the following terms:<sup>8</sup>

- (a) *A person, group, institution, event or activity that is of historical significance to the local area, or region is associated with the place;*
- (b) *Good representative example locally or regionally in terms of its aesthetic and architectural qualities;*
- (c) *Designer or builder whose achievements are of considerable importance to the history of the community, region or nation;*
- (d) *The place retains significant features from the time of its construction, and modifications and alterations made are not associated with significant phases in the history of the place*

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<sup>7</sup> Evidence of Ms Caddigan (Historic Heritage – Built Heritage), [73]-[74].

<sup>8</sup> Hamilton City Operative District Plan, Appendix 8: Heritage.

- (e) *The place remains on its original site, the physical and visual character of the setting reinforce an understanding of the heritage values and historic development of the place, and built or natural features within the setting are original or relate to significant periods in the historic development of the place*
  - (f) *The historic place is a conspicuous, familiar and recognisable landmark in the context of the streetscape or neighbourhood*
  - (g) *The historic place makes a moderate contribution to the continuity or character of the street, neighbourhood, area or landscape*
  - (h) *The historic places contribute to the collective values of a group*
  - (i) *Locally important example.*
- 7.4 Requiring only a single criterion assessment of these ‘moderate’ definitions is a very low bar for admission to a heritage list. Robust evidence and strong comparative analysis which locates the structure/building in a field of similar resources is crucial if protection is going to be effected on the basis of one criterion. However, I consider that a more appropriate approach would be to confirm heritage significance by aggregating several heritage value criteria that achieve above a ‘moderate’ level.
- 7.5 HNZPT acknowledge that its methodology might only require one criterion to be met but this is rare, noting that:<sup>9</sup>
- 7.6 *Most historic places and areas reflect values under several of these criteria, but each criterion assigned to a historic place or area must be clearly supported by evidence to show that it meets the threshold for significance.*
- 7.7 Ms Caddigan’s evidence includes an alternative threshold table (Figure 1) offering a refinement of rankings which tempers the potential for ‘moderate’ levels of significance meeting the threshold for promotion to Category B status.<sup>10</sup> The application of Ms Caddigan’s refined thresholds to the subject Site at 243 Ulster Street would not meet the minimum requirements for the Site to be

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<sup>9</sup> Significance Assessment Guidelines: *Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangī Kōrero*, page 6.

<sup>10</sup> Evidence of Ms Caddigan (Historic Heritage – Built Heritage), Table 2: Existing and Proposed Thresholds.

admitted to the Schedule as a Category B building [emphasis added], using the Council's assessment with three 'moderate' criteria.

Table 2: Existing and Proposed Thresholds

ODP threshold	Rank qualifier	Rank	ODP geographic threshold	Proposed threshold 1	Proposed threshold 2	Rank qualifier	Rank	Proposed geographic threshold
Outstanding	Highly significant	A	Local, Regional or National	Highly Significant	Outstanding or Exceptional	Highly significant	A	Local, Regional or National
High	Highly significant or Significant	A or B	Local, Regional or National	Significant	High or Considerable	Significant	B	Local, Regional or National
Moderate	Significant	B	Local or Regional	Moderate	NA	NA	NA	
Low <sup>24</sup>	NA	NA		Low	NA	NA	NA	
None	NA	NA		None	NA	NA	NA	
Unknown	NA	NA		Unknown	NA	NA	NA	

**Figure 1:** HCC alternative Threshold Table (right hand side).

- 7.8 My assessment of the subject site, which assesses criteria to achieve only a single 'moderate' level of significance, through a more rigorous application of the methodology, also confirms that 243 Ulster Street does not warrant admission to Built Heritage Schedule 8A if Ms Caddigan's table were to be adopted.
- 7.9 Ms Caddigan's alternative Threshold Table is one possible solution to the issue of significance thresholds. One of the principal gaps in the ODP methodology is how the sub-criteria are concluded into one criterion. This addresses the issue of thresholds earlier in the assessment process.
- 7.10 Additional guidance to illustrate the relationship between criterion and sub-criteria could be a written definition, assigning specific language for the consideration of sub-criteria, or it could be illustrated in a table that balances low values with high values across the sub criteria. The table at Figure 2 is a suggested tool that might be suitable to aggregate sub-criteria values with clarity and consistency. The example table below uses the multiplier(columns) of the highest achieving significance (rows) to determine the level of significance for the 'super' criterion. Criteria achieving below the highest level do not need to be assessed.

	4no. sub-criteria	3no. sub-criteria	2no. sub-criteria	1no. sub-criterion
Outstanding	Outstanding	Outstanding	High	Moderate
High	High	High	Moderate	Moderate
Moderate	Moderate	Moderate	Low	None
Low	Low	Low	None	None
None	None	None	None	None

**Figure 2:** Archifact, Sub-criteria Aggregation Tool

- 7.11 Applying this approach to both the Council assessment and my assessment and using Ms Caddigan's alternative threshold table offers a robust testing of the assessed values. The results of both approaches would not support the inclusion of 243 Ulster Street to Schedule 8A.

## 8 CONCLUDING COMMENTS

- 8.1 I consider that the single criterion threshold at a 'moderate' level is a very low bar for admission to Schedule 8A, which is a matter of national importance. I consider that this approach should be revised to maintain the quality and consistency of the Schedule. Ms Caddigan has presented evidence on behalf of the Council which recognises this flaw in the methodology and proposes an alternative threshold that would require buildings to meet a level of significance above 'moderate' to be admitted to the Schedule.
- 8.2 I support Ms Caddigan's proposal to raise the threshold for Category B above a 'moderate' level of significance. Adopting this approach would mean that 243 Ulster Street would not meet the threshold for admission to the Schedule.
- 8.3 I would support further work to refine the aggregation, averaging, or weighting of sub-criteria to conclude criteria assessments, and we recommend the production of a stand-alone guidance document for the methodology. '
- 8.4 I recommend that 243 Ulster Street is removed from the scope of Plan Change 9 and removed from Schedule 8A of the ODP.



**Veronica Cassin**

**21 September 2023**



## **Appendix 1 – Built Heritage Memo, Archifact, September 2023**

# memorandum built heritage final

**for:** lovell's family trust

**attn:** sandra and mike lovell

**from:** archifact – architecture & conservation ltd (Archifact)

**date:** 19<sup>th</sup> september 2023

**re:** 243 ulster street, hamilton  
built heritage, plan change 9

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## 1. background

This Built Heritage Memorandum offers an independent and objective professional historic heritage assessment of the draft evaluation prepared by others as part of Plan Change 9 on behalf of the Hamilton City Council (**HCC**) for the building at 243 Ulster Street, Hamilton.

### 1.1 commission

Archifact was commissioned by Sandra and Mike Lovell for the Lovell's Family Trust in September 2023.

### 1.2 conservation practice

Consideration of any conservation issues relating to this place have been made in accordance with the principles of the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (2<sup>nd</sup> edition, 2010). References are also made to Heritage New Zealand Pouhere Taonga (**HNZPT**) publication *Significance Assessment Guidelines: Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rāangi Kōrero* (**HNZPT Guidelines**) as well as Auckland Council's *Methodology and guidance for evaluating Auckland's historic heritage* (August 2020, version 2) (**AC Methodology**). Both documents have been tested through widespread use to support the conservation of historic heritage through a robust and defendable assessment process.

### 1.3 considerations

This assessment has been based on information available at the time. A site visit was undertaken on 5<sup>th</sup> September 2023 to understand the heritage, streetscape, and nearby area context. This assessment does not include a structural engineer's report or an archaeological assessment of the site. All images are copyright of Archifact unless specifically stated otherwise.



## **2. identification of the place**

### **2.1 address**

243 Ulster Street  
Whitiora  
Hamilton 3200

### **2.2 ownership**

The building is owned by Lovell's Family Trust.

### **2.3 legal description**

Legal Description: Part Allot 176 TN OF Hamilton West  
Parcel ID: 4299949  
Current CT: SA542/79

### **2.4 local authority status**

The building at 243 Ulster Street, Hamilton, has been proposed for inclusion in the District Plan Schedule 8A Built Heritage (structures, buildings, and associated sites) as a Category B heritage asset through Proposed Plan Change 9 (**PC9**). Schedule 8A of the Operative District Plan (**ODP**) records individual Built Heritage items including buildings, structures, and associated sites.

#### **2.4.1 operative district plan**

The Hamilton City Council ODP was made operative on 22<sup>nd</sup> September 2017.

The ODP was last revised on 18<sup>th</sup> April 2023 and is currently subject to six plan changes including PC9 which specifically addresses "Historic Heritage and Natural Environment".

#### **2.4.2 proposed plan change 9**

PC9 assesses the existing elements recognised as Historic Heritage within Schedule 8A of the District Plan, which currently includes 122 built structures and five special character areas, and considers any new elements that may need to be added to ensure Hamilton's unique heritage and natural environment is protected. PC9 proposes 32 new Historic Heritage Areas and 182 additional structures to be added to the District Plan.

The process for proposed PC9 to the ODP included a recent review<sup>1</sup> of all items on the existing schedule. New evaluations for existing items have not been included in the PC9 application, however no items have been proposed for removal from the Schedule in this plan change process.

The plan change was notified on 22 July 2022 and is currently being considered by an independent commissioner's panel following a series of hearings in May 2023.

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<sup>1</sup> "In our current District Plan, 122 built structures, five special character areas, approximately 500 notable trees, 59 Significant Natural Areas and 52 archaeological sites are listed. Through Plan Change 9 we're taking the opportunity to assess each of these and look at any new elements that may need to be added to ensure we're doing all we can to protect Hamilton's unique heritage and natural environment."  
<https://hamilton.govt.nz/property-rates-and-building/district-plan/plan-changes/plan-change-9/> Accessed 18th August 2023.

### 2.4.3 exclusions relevant to the site context

Recent evidence from the Council's Heritage Specialist, Elise Caddigan, has exempted two other properties in Ulster Street from inclusion in the plan due to extent of modification (158 Ulster Street), or inaccurate, overstated and/or unsubstantiated heritage qualities (164 Ulster Street).

### 2.5 heritage new zealand pouhere taonga listing

The subject place, neither the building nor the site, does not appear in the New Zealand Heritage List/Rārangi Kōrero administered by Heritage New Zealand Pouhere Taonga (HNZPT).

### 2.6 archaeological status

It is acknowledged that any site, having been associated with human activity before 1900, may be defined, in accordance with Sections 6a(i) and 6b of the Heritage New Zealand Pouhere Taonga Act 2014, as an archaeological site.

The ArchSite archaeological recording system administered by the New Zealand Archaeological Association records archaeological sites in the vicinity of the subject site, but not the subject site.

An application for an Authority to Modify an Archaeological Site (**Authority**) must be made to HNZPT for any activities that will, or may, modify or destroy the whole or any part of any archaeological site (registered or otherwise satisfying the HNZPT Act definition).



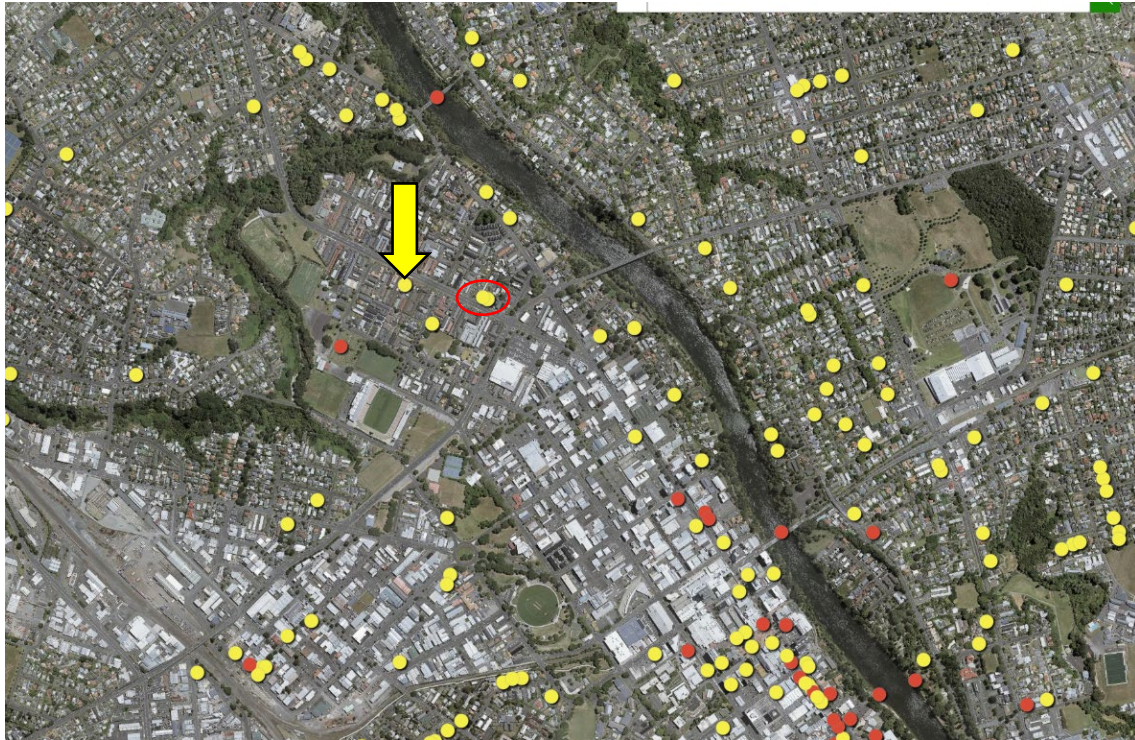
Figure 1: Aerial view of 243 Ulster Street, arrowed, showing the character of surrounding buildings.



### 3. existing site and context

#### 3.1 townscape

Figure 2 below illustrates the location of the site along with an identification of other heritage sites that are listed within PC9.



**Figure 2 :** Subject site (H297), shown arrowed, in context of other Cat A and Cat B sites. Two sites (H296), recently exempted from PPC), are circled in red. *Hamilton City Council Proposed Plan Change 9*

#### 3.2. history of the building

The HCC Heritage Inventory Assessment Form Draft from 2022 (**Appendix A**) includes a Historic Summary based on documentary evidence and research undertaken as part of PC9.

### 4. heritage significance methodology

Hamilton City Council provide an assessment methodology for evaluating items to be promoted to Schedule 8A of the Operative District Plan. The assessment completed to support PC9 is included at Appendix A. It is based on 'rationalised and evolved' methodology and criteria<sup>2</sup> from that provided by the HCC.

The following text in section **4.1 evaluation of significance methodology**, in *italics*, is taken from the PC9 text, as notified in July 2022.

#### 4.1 evaluation of significance methodology <sup>3</sup>

*Assessment Criteria - Level of Significance*

*The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District*

<sup>2</sup> Refer to Section 32 report, Appendix 8 Part 4.

<sup>3</sup> This section is adopted from: Hamilton City Council assessment evaluation criteria as notified in PPC9, 22nd July 2022.

*Plan. Significance is ranked against the following qualities: Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

*a) Outstanding – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion.*

*b) High - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion.*

*c) Moderate – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion.*

*d) Low – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion.*

*e) None - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion.*

*f) Unknown – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. future archaeological assessment for pre-1900 activity at a place.*

## 4.2 assessment of significance

The following table is the PC9 assessment of the significance of the property at 243 Ulster Street.

<b>a. historic qualities</b>	
<i>i. Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<i>Level of Significance: None</i>
	<b>HCC Explanation:</b> <i>The place has no known association with individuals or groups of historic significance.</i>
<i>ii. Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	<i>Level of Significance: Moderate</i>
	<b>HCC Explanation:</b> <i>243 Ulster Street has moderate significance with regard to historic patterns in the region. The property was subdivided from a larger lot, as was common practice in the early 1900's, and sold off into private ownership where new owners would build dwellings in the favoured architectural styles of the time.</i>
<b>b. physical / aesthetic/ architectural qualities</b>	
	<i>Level of Significance: Moderate</i>
	<b>HCC Explanation:</b>



<p><i>i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</i></p>	<p>243 Ulster Street is of moderate architectural significance as an example of an early 20th century square villa. The dwelling has all of the typical characteristics of the typology, including the symmetrical front elevation, with hipped roof, bullnose verandah, and front door leading to a central corridor flanked by matching windows either side. The symmetry of the composition has been altered by verandah roof which wraps around to the southeast side of the dwelling, and has been infilled c.1920s; however, the overall form of the building is still legible.</p>
<p><i>ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</i></p>	<p>Level of Significance: Unknown  <b>HCC Explanation:</b>  The architect and builder of the dwelling are unknown.</p>
<p><i>iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</i></p>	<p>Level of Significance: Moderate  <b>HCC Explanation:</b>  243 Ulster Street has moderate rarity value as an example of an early 20<sup>th</sup> century square villa. Although a common typology at the time, well preserved villas are now becoming rare in Hamilton as they are modified or demolished for development.</p>
<p><i>iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</i></p>	<p>Level of Significance: Moderate  <b>HCC Explanation:</b>  The building appears reasonably authentic, retaining the significant features from the period of its construction. The symmetry of the square villa has been altered by the infilled verandah [sic], however, the overall form of the building is still legible. Infilling of verandahs was a common way of achieving more living room or bedroom space within historic dwelling, and therefore this alteration is also a functional attribute of its time.</p>

<b>c. context or group qualities</b>	
<p><i>i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</i></p>	<p>Level of Significance: Low  <b>HCC Explanation:</b>  While the property at 243 Ulster Street has not been subdivided since the early 20<sup>th</sup> century, the surrounding area has changed considerably since this time</p>

	<i>and not makes the historic residential setting of the building difficult to interpret.</i>
<i>ii. Landmark: The historic place is an important visual landmark or feature.</i>	<i>Level of Significance: Moderate</i>
	<b>HCC Explanation:</b>
	<i>243 Ulster Street has moderate landmark value as a visible historic building with towering palm trees to the property which is likely recognised by the local community.</i>
<i>iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.</i>	<i>Level of Significance:</i>
	<b>HCC Explanation: Moderate</b>
	<i>243 Ulster Street makes a contribution to the continuity and established built character of the street by providing evidence of early 20<sup>th</sup> century architectural design in this part of Hamilton.</i>
<i>iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.</i>	<i>Level of Significance: Moderate</i>
	<b>HCC Explanation:</b>
	<i>243 Ulster Street has moderate group value as one of a number of early villas in the Hamilton are, and one of several villas on Ulster Street which share a common age, style, and construction materials. However it is disassociated from these other villas by larger residential and commercial buildings on adjacent sites.</i>

#### **d. technological qualities**

<i>i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.</i>	<i>Level of Significance: Low</i>
	<b>HCC Explanation:</b>
	<i>243 Ulster Street has moderate technological significance for its use of materials and construction techniques which were commonplace at the time.</i>

#### **e. archaeological qualities**

<i>i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.</i>	<i>Level of Significance: Unknown</i>
	<b>HCC Explanation:</b>
	<i>The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.</i>
<i>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is</i>	<i>Level of Significance: None</i>
	<b>HCC Explanation:</b>
	<i>243 Ulster Street is not listed as a historic place with HNZPT.</i>

recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.	
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<b>f. cultural qualities</b>	
<i>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</i>	<i>Level of Significance: Low</i>
	<b>HCC Explanation:</b>
	<i>Built in the early 20<sup>th</sup> Century, the dwelling makes a contribution to the sense of place and shared community identity of the area. It is likely to have significance to past occupants and their descendants. Its specific significance to the local community is not known.</i>

<b>g. scientific qualities</b>	
<i>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</i>	<i>Level of Significance: Low</i>
	<b>HCC Explanation:</b>
	<i>The place has some potential to contribute to information about architectural design in the area at the time.</i>

#### 4.2.1 hcc summary of significance

Using the levels of significance outlined in PPC9, the place is considered to have heritage significance in relation to the following criteria:

a) Historic Qualities:	<b>moderate</b>
b) Physical/Aesthetic / Architectural Qualities:	<b>moderate</b>
c) Context or Group Values:	<b>moderate</b>
d) Technological Qualities:	<b>low</b>
e) Archaeological Qualities:	<b>unknown</b>
f) Cultural Qualities:	<b>low</b>
g) Scientific Qualities:	<b>low</b>

#### 4.2.3 degree of significance- pc9

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to one or more of the

*criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.*

*Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.*

## 5.0 archifact commentary of hcc evaluated values

Archifact's recent research and review of the HCC evaluation from 2022, challenges the previously attributed 'moderate' assessments of the following three specific heritage values:

- a. historic qualities
- b. aesthetic / physical/ architectural value
- c. context or group value

Desktop research and review has not brought forward new information to support the other values to be escalated through assessment. Archifact concurs with the Council's 2012 record that there is either insufficient information or, that the available information does not exceed the threshold for 'low' values in the criteria of:

- d) Technological Qualities
- e) Archaeological Qualities
- f) Cultural Qualities, and
- g) Scientific Qualities.

It is important to note that the interior of the building has not been assessed by HCC. This is partly due to accessibility consultation (permission had not been sought) and partly due to HCC's current policy guidelines. Operative Plan Policy 19.2.3 includes the following explanation:

*Changes to the interior of heritage buildings are not controlled as change is considered necessary to ensure buildings are useable.*

PC9 introduces Policy 19.2.3k which enables a wider scope for change to interiors of heritage buildings '*as a means of encouraging use, re-use or adaptive reuse and facilitating the retention and protection of the exterior heritage values if it supports viable adaptive re-use and retention of the exterior.*' This approach supports recognition of specific or localised heritage values within a building or a site, and partial retention of historic fabric. It allows for retained historic built form to be integrated into new built form.

### 5.1 historic qualities

This criterion is comprised of two sub-criteria, associative value and historical pattern.

- i. **associative value** (none)  
**Archifact comment:** A basic search of names recorded on the conveyancing documents has not revealed any associations of note.
- ii. **historical pattern** (moderate) – the evaluation identifies the typical pattern and procedure for early 20<sup>th</sup> century subdivision and construction on the site. It does not explain why this is significant to Hamilton and its history, and why this

particular site is a high-quality exemplar of the historical patterns in the locality, area or region.

**Archifact comment:** The historical facts are clearly presented in the evaluation, but there is no critical application to determine significance of these facts within the assessment methodology. The assessment reflects a general history of the area or region and would be greatly improved if it were underpinned by a thematic study of the area in order to prioritise facts in a way that assists the narrative or legibility of the historic environment.

Archifact considers that the representation of a historical pattern of a local area, or region, is not evident from a single surviving example and that the appropriate value assessment for this sub-criterion is 'none'.

## 5.2 aesthetic / physical / architectural value

This criterion has been assessed as having moderate value over four (i-iv) sub-criteria, as listed below:

- i. **style / design / type:** (moderate) - The building is repeatedly described in the assessment as 'typical' of its 'typology'.

**Archifact comment:** The definition of 'moderate' significance in Appendix 8 of the ODP requires that style/design/type is a good representative example, locally or regionally, in terms of its aesthetic and architectural qualities. We agree that the square fronted villa features on this building are 'typical', however, the evaluation does not adequately describe the geographical context that the villa represents or how it ties into the thematic heritage of Hamilton.

- ii. **designer or builder:** (unknown) - The architect and builder are unknown.

- iii. **rarity:** (moderate) - The evaluation recognises the square fronted villa as a common typology for its time, but notes – without specific evidence or quantum – that the typology is becoming rare for Hamilton as villas (not qualified as square-fronted) are modified or demolished.

**Archifact comment:** Some evaluation comments, such as this one, appear offhand and are unsupported with appropriate data. The rare villas are not quantified, nor are the risks or rate of removal evidenced. Similar considerations apply to Group Value too. This data would be fundamental to understand if admission to the Schedule is the best planning tool available to appropriately manage the building type. In some cases, such as 243 Ulster St, the setting and context is so eroded that the building could be removed from its site without impacting its limited heritage value. It is possible that there are similar buildings, that although modified or relocated, represent a pattern of relocation or preservation through relocation.

- iv. **integrity:** (moderate) - The HCC evaluation describes the building as appearing reasonably authentic and retaining significant exterior features from the period of construction. It describes the infilling of the verandah and loss of symmetry as a common alteration to this type of building.

**Archifact comment:** The ODP definition for 'moderate' value in this sub-criterion is that there are '*significant features from the times of its construction*'. As previously established in the HCC the construction and style is 'typical' for

its time and there are no 'significant' features that would distinguish it from contemporaneous buildings of this type.

Secondly, the assessment appears to have been made from the road and desktop aerial photography. The interiors of the building have not been assessed and are not factored into the integrity evaluation. The building has had a number of interior changes, which are enabled within the ODP, but do impact on the degree of integrity with regard to heritage values. The building has had a number of changes to the floorplan, fittings and services including multiple bathroom and kitchen renovations. Railings to the front porch have been removed and the entire building has been re-piled, which might also suggest it has been relocated. Other routine maintenance includes replacement of the roof cladding and some windows and weatherboards.

In this instance, Archifact consider that the subject site does not meet the definition of 'significant features' and that the Appendix 8 guidance is not satisfied to a 'moderate level. There Archifact considers that 'low' is an appropriate assessment for integrity within the ODP definitions.

Aggregating the sub-criteria assessments for the aesthetic / physical / architectural value criterion, Archifact considers that the ODP definition of '**moderate**' significance is appropriate.

### 5.3 context or group value

This value criteria comprises four sub-criteria:

- i) **setting** (low) - The evaluation recognises that the setting has eroded through development.  
**Archifact comment:** we consider that the setting makes no contribution to the understanding or appreciation of the subject site and appropriate value assessment for this sub-criterion is 'none'.
- ii) **landmark** - (moderate)  
The evaluation assigns moderate landmark value to the site because the subject building is visible and because there are tall palm trees.  
**Archifact comment:** The single storey building is set back from the street, with carparking in front and does not have any of the usual markers of landmark value such as streetscape prominence, height, larger street frontage, corner site, or distinctive design. Archifact consider that tall palm trees are also found in other parts of the street and, while prominent, do not lend the building any landmark value. It is noted that the AC Methodology, for example, does not consider trees in this regard as they have a finite life span. We consider that this sub-criterion is more accurately assessed as 'low' or 'none'.
- iii) **continuity** (moderate) – the HCC evaluation assesses a rare survival in a highly modified area as providing evidence of the previous form of the area  
**Archifact comment:** This type of criteria is usually used to describe the existing continuity or character of a street or area, not the historic character. We consider that the historic character and continuity of the street or area is heavily eroded and that the dominant character of commercial residential buildings, their site layout and emphasis on vehicle

movements is at odds with the subject building, which although modified for vehicle access, is set well back from the street edge and does not conform to the dominant pattern of development in the local area. Therefore the subject site offers nothing more, in terms of appreciating and understanding the historical pattern of development, than is appreciable from historical maps. Archifact consider that the appropriate assessment for continuity is 'none'.

- iv) **group** (moderate) - The HCC criteria helpfully defines group value as a coherence of factors that *"when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance."*

The HCC evaluation identifies the subject building as part of two groups:

- Group One: Buildings in Hamilton.
- Group Two: Buildings in Ulster Street.

Group One is described as a very broad category without quantum or description of its significance to Hamilton, except to mention the general period and building typology. It is unclear if the other members of this group are included on the Schedule. This is potentially a large, dispersed, and disparate group. Without further qualification it seems that every 'early' villa in Hamilton is included in the group. In such case, the subject site would proportionally make a very minor contribution to this group and the heritage values of the group, nor would the subject site's heritage values be amplified or extended through its inclusion.

Group Two poses the opposite condition, resultant of recent revisions by Council to the scope of PC9 which have removed the other members of the group from the Schedule. It is considered that the failure of the other sites to meet the requirements for inclusion on the Schedule means that they have no, or limited, potential to amplify heritage values or extended the significance of the group. On this basis the group has been effectively dissolved.

**Archifact comment:** We consider that both groups are flawed in their conception and the application of the methodology in this case does not match the ODP Appendix 8 definition. In the absence of a viable group definition, the group value of the subject site is appropriately assessed as 'none'.

Aggregating the sub-criteria evaluations, Archifact's assessment for Context or Group Value criterion is **'none'**.

## 5.4 summary

There is no guidance within Appendix 8 regarding how the assessment of sub-criteria is aggregated, averaged, or weighted, to conclude the significance level for the assessment criteria. The HCC evaluation appears to have aggregated or averaged the four sub-criteria to conclude moderate significance for the three criteria discussed above. Archifact has used aggregation as the more rigorous test, and considers that the following assessments of the disputed criteria are an appropriate application of the ODP methodology, based on the HCC evidence:

- a. historic qualities: **low**

- b. aesthetic / physical/ architectural value: **moderate**
- c. context or group value: **low**

Following the Council's historic heritage evaluation methodology, as currently notified through PPC 9, the presence of at least one criterion assessed to at least a 'moderate' level, the building would not be recognised for having historic heritage significance.

## 6.0 single criterion threshold

**6.1** We consider there are fundamental issues associated with the current HCC methodology, how it is applied, and the thresholds for ranking significance. We suggest that standalone guidance for the application of the ODP Appendix 8 assessment criteria might include more scope to explain the process of assessment and could offer better flexibility than the current guidance set within the ODP provisions.

**6.2** Both the current ODP methodology and the 'rationalised and evolved' criteria applied in the Council-commissioned assessments require only one value criterion (comprised of sub-criteria) to meet a 'moderate' level of significance at a local scale to be considered for inclusion in the Schedule of Historic Heritage. There is no explanation on whether sub-criteria are aggregated to provide a level of significance for the criterion.

**6.3** The current ODP methodology defines 'moderate' for each criterion in the following terms:<sup>4</sup>

- i. *A person, group, institution, event or activity that is of historical significance to the local area, or region is associated with the place;*
- ii. *Good representative example locally or regionally in terms of its aesthetic and architectural qualities;*
- iii. *Designer or builder whose achievements are of considerable importance to the history of the community, region or nation;*
- iv. *The place retains significant features from the time of its construction, and modifications and alterations made are not associated with significant phases in the history of the place*
- v. *The place remains on its original site, the physical and visual character of the setting reinforce an understanding of the heritage values and historic development of the place, and built or natural features within the setting are original or relate to significant periods in the historic development of the place*
- vi. *The historic place is a conspicuous, familiar and recognisable landmark in the context of the streetscape or neighbourhood*
- vii. *The historic place makes a moderate contribution to the continuity or character of the street, neighbourhood, area or landscape*
- viii. *The historic places contribute to the collective values of a group*
- ix. *Locally important example.*

**6.4** Requiring only a single criterion assessment of 'moderate' significance is a low bar for admission to a heritage list. Robust evidence and strong comparative analysis which locates the structure/building in a field of similar resources is crucial if protection is going to be enforced on the basis of one criterion. However, we consider that a

<sup>4</sup> Hamilton City Operative District Plan, Appendix 8: Heritage.



more appropriate approach would be to confirm heritage significance by aggregating several heritage value criteria that achieve a 'moderate' level.

**6.5** A useful resource in considering how to apply criteria of this type is the 'Significance Assessment Guidelines'<sup>5</sup> published by HNZPT, included in Appendix 3. Using the HNZPT guidance, the Category 2 threshold for places and their Aesthetic or Architectural significance or value how criteria could be applied with a more critical approach (our underlining for emphasis):<sup>6</sup>

*Aesthetic values: The place has, or includes, aesthetic qualities that are considered to be especially pleasing, particularly beautiful, or overwhelming to the senses, eliciting an emotional response. These qualities are demonstrably valued, either by an existing community or the general public, to the extent that they could be expected to experience a sense of loss if the qualities which evoke the aesthetic value were no longer there.*

*The place reflects identifiable methods of construction or architectural styles or movements. When compared with other similar examples, or in the view of experts or relevant practitioners, it has characteristics reflecting a significant development in this country's architecture. Alternatively, or in conjunction with this, the place is an important or representative example of architecture associated with a particular region or the wider New Zealand landscape.*

**6.6** We note that the HNZPT criterion, as written, goes further than the ODP description to require a critical application of the association to understanding of significance. The HNZPT criteria considers aesthetic and architectural values in separate criteria. Key Questions are also provided in the guidance to support the assessment of this criterion:<sup>7</sup>

#### *Aesthetic*

- i. *What aesthetic qualities is the place recognised for?*
- ii. *How has the importance of the aesthetic qualities of the place been acknowledged or acclaimed by the community or group?*
- iii. *How do the aesthetic qualities compare with other places with similar qualities?*

#### *Architectural*

- iv. *What method of construction or architectural style or movement does the place reflect?*
- v. *Why is this construction method, style or movement of importance in New Zealand history?*
- vi. *How well does the place represent this method, style or movement compared to other places?*

**6.7** We consider that most of these questions have not been adequately addressed in the current assessment for 243 Ulster Street, and that (ii), (iii), (v) and (vi) have not been addressed at all.

## **7.0 council's evidence**

**7.1** Ms Caddigan's evidence includes a refinement of rankings tempers the impact of 'moderate' levels of significance meeting the threshold for promotion to Category B status.<sup>8</sup> The application of Ms Caddigan's refined thresholds would not change the

<sup>5</sup> Significance Assessment Guidelines: *Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangī Kōrero.*

<sup>6</sup> Significance Assessment Guidelines: *Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangī Kōrero*, page 11.

<sup>7</sup> Significance Assessment Guidelines: *Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangī Kōrero*, page 42.

<sup>8</sup> Evidence of Ms Caddigan (Historic Heritage – Built Heritage), Table 2: Existing and Proposed Thresholds.

Council's assessment. However, importantly, the recommendation for 243 Ulster Street to be added to the Schedule as a Category B building would not be supported. The three criteria that achieved a 'moderate' level of significance.

Table 2: Existing and Proposed Thresholds

ODP threshold	Rank qualifier	Rank	ODP geographic threshold	Proposed threshold 1	Proposed threshold 2	Rank qualifier	Rank	Proposed geographic threshold
Outstanding	Highly significant	A	Local, Regional or National	Highly Significant	Outstanding or Exceptional	Highly significant	A	Local, Regional or National
High	Highly significant or Significant	A or B	Local, Regional or National	Significant	High or Considerable	Significant	B	Local, Regional or National
Moderate	Significant	B	Local or Regional	Moderate	NA	NA	NA	
Low <sup>24</sup>	NA	NA		Low	NA	NA	NA	
None	NA	NA		None	NA	NA	NA	
Unknown	NA	NA		Unknown	NA	NA	NA	

Figure 3: HCC alternative Threshold Table (right hand side).

**7.2** Archifact's assessment of 243 Ulster Street determines the place as achieving a 'moderate' level of significance for only one criterion. This has been determined through a more rigorous application of the methodology and also confirms that the Category B rank would not be achieved, and the Site would not warrant admission to the Schedule.

**7.3** HNZPT acknowledge that its methodology might only require one criterion to be met but this is rare, noting that:<sup>9</sup>

*Most historic places and areas reflect values under several of these criteria, but each criterion assigned to a historic place or area must be clearly supported by evidence to show that it meets the threshold for significance.*

**7.4** The current threshold for a single value criterion achieving a moderate level of significance is a low bar for admission to the Schedule of Historic Heritage. We consider a refinement to be beneficial to the quality of the Schedule in future assessments, but that Table 2 stops short of amending the PC9 assessments to refine the quality of currently proposed entries to the Schedule.

**7.5** The principal issue is the rigor with which a single criterion can be assessed to determine a place has sufficient significance to be included on the Schedule. There is no guidance in the ODP methodology as to whether sub-criteria are aggregated, equally weighted, or averaged to conclude the level of significance of the 'super' criterion. Ms Caddigan suggests that assessment of the sub-criteria should not be

<sup>9</sup> Significance Assessment Guidelines: *Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangi Kōrero*, page 6.

recorded and only the criterion would be assessed.<sup>10</sup> We agree that this is better for concluding significance, but it does not offer any direction on how to treat the sub-criteria within the existing assessment methodology.

**7.6** Archifact have interrogated the application of criteria for 243 Ulster Street and the evidence presented by Ms Caddigan for amending the thresholds at which

## **8. conclusion**

**8.1** Following independent and objective assessment, Archifact's conclusion is that the Site and Building are not suitable for inclusion in the Schedule of Built Heritage. We consider that the methodology and criteria have been inappropriately applied to identify a building type of common design and construction, set within a heavily eroded physical context, and offering scant opportunity for meaningful heritage interpretation or representation.

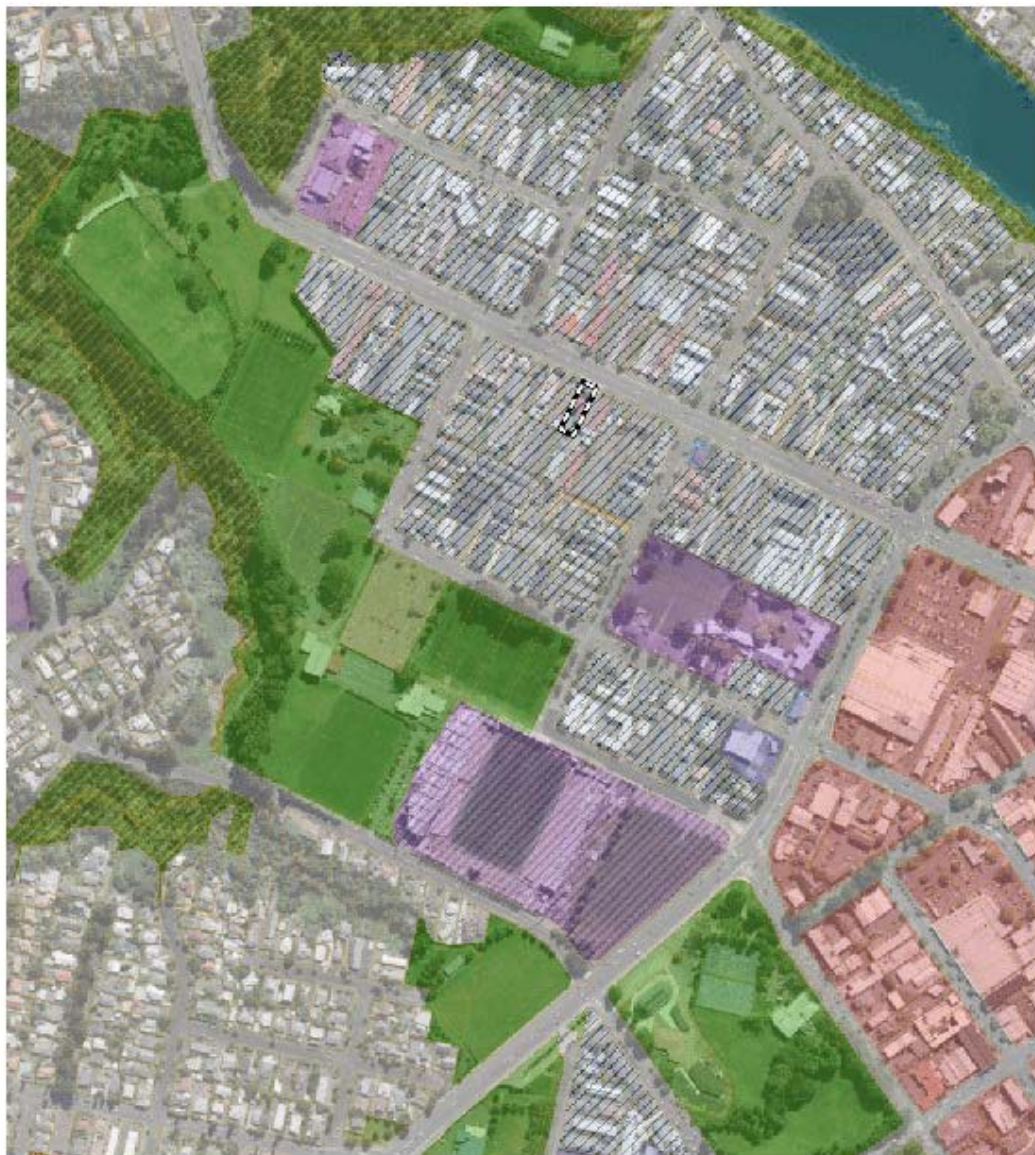
**8.2** Our assessment identifies one criterion which meets the level of 'moderate' significance. Our opinion is that varied combinations of criteria of 'moderate' value is a low bar for recognition, and that a single criterion of 'moderate' significance is a very low bar for admission to the Schedule which is a matter of national importance. Our recommendation is that this is reviewed by Council to maintain the quality and consistency of the Schedule.

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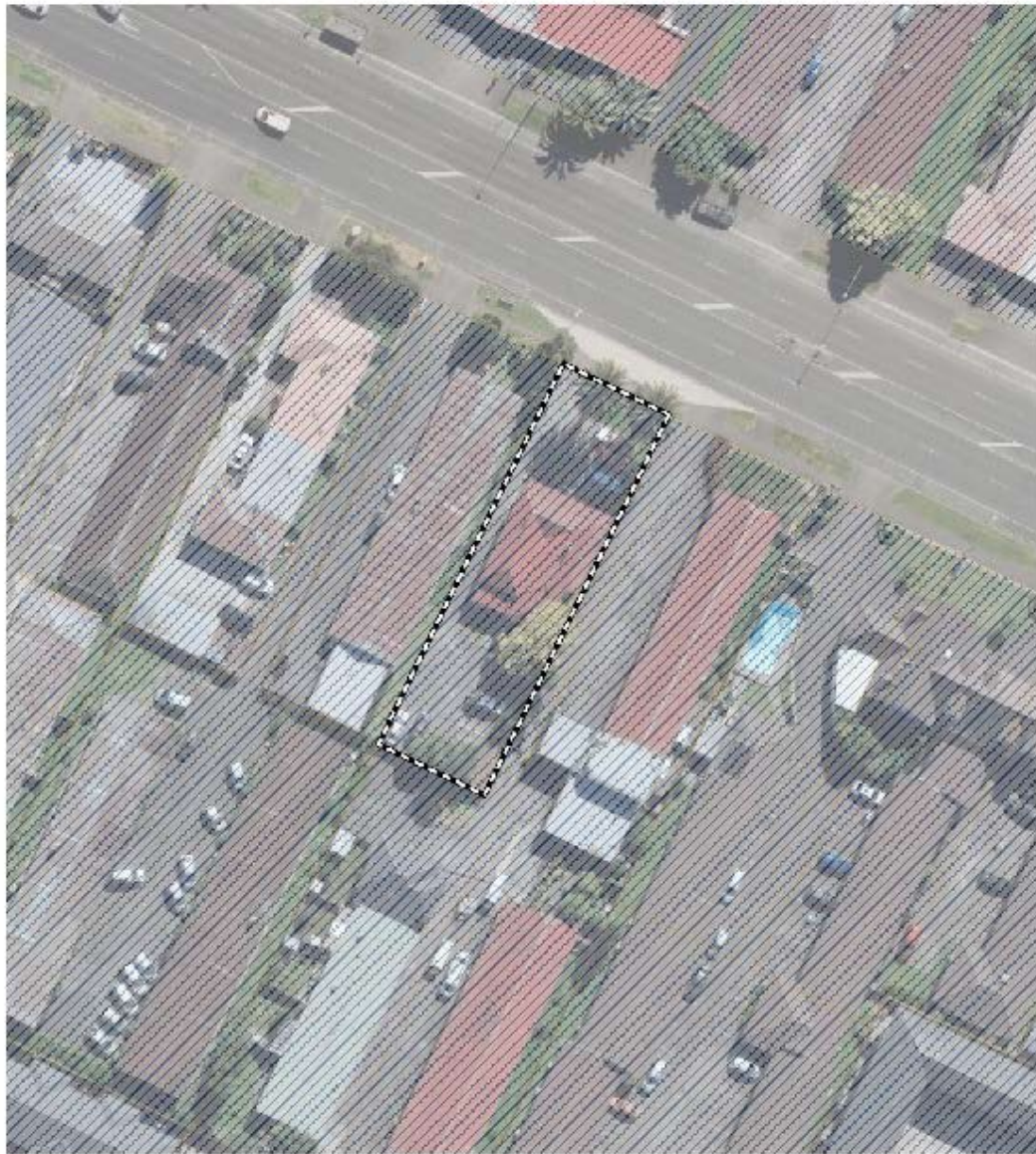
<sup>10</sup> Evidence of Ms Caddigan (Historic Heritage – Built Heritage), [70]-[72].

## appendix a – ppc9 central city zones plan

Hamilton City Operative District Plan: 01/03/2023







## appendix b – PC9 section 32, appendix 8: hcc heritage evaluation 2022

### Hamilton City Council Heritage Inventory Assessment Form Draft



### 243 Ulster Street

Whitiora, Hamilton



Figure 1: Cottage at 243 Ulster Street.

### 1. Historical Summary

The following information is based on a range of sources, but primarily references *Visit Hamilton's* online archives, and details a brief history of the establishment of the city generally:

*The history of Hamilton and the surrounding area is dominated by the Waikato River, the city and region's defining geographical feature. Over thousands of years its altering course has resulted in the creation of numerous lakes, such as Hamilton Lake, and deposits of silt have built up the rich alluvial soils of the Waikato basin. Waikato's fertile soils have supported human occupation since at least the 16th Century. Kirikiriroa (Hamilton) was one of several Ngati Wairere settlements along the Waikato River. Other pa sites included Te Rapa and Miropiko.*

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*The first permanent European settlers arrived by river in 1864. The 4th Waikato Militia Regiment landed at Kirikiriroa on 24 August and built redoubts on opposite sides of the river at what are now the sites of St Peters Cathedral and the Hamilton East end of Bridge Street.*

*Initial growth of the settlement was slow and by 1868 the population consisted of only 250 people. For many years contact between the two communities (Hamilton East and Hamilton West) was by punt and each had their own town board. But conditions slowly began to improve. A railway station was opened at Frankton Junction in 1877 and the need to pool resources for a traffic bridge linking Hamilton West and Hamilton East led to the amalgamation of the town boards in the same year. I. R. Vialou was elected as the first mayor of Hamilton Borough in 1878 and the following year the appropriately named Union Bridge was opened.*

*Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.*

*By 1906 the population of Hamilton was more than 2100 with a further 1290 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with that of Frankton – in fact, the period around World War I became a boom time for Hamilton, with its population swelling through its place as an important transport hub.*

The area north of the central city of Hamilton contains a number of suburbs, including Whitiara, Maeroa, Beerescourt, and Forest Lake. As with many places in Hamilton, some of these areas are named after early landowners such as Beerescourt – named for Capt. Gerald Butler Beere, who was granted land in the military settlement at the conclusion of the New Zealand Wars. He set up a fort with the 300 acres of land he was granted, and the area became known as 'Beere's Fort', before eventually becoming known as Beerescourt as early as 1882.<sup>1</sup>

The area now known as Whitiara, where 243 Ulster Street is located, was originally known as Whatanoa Pā, occupied by Ngāti Te Ao prior to colonisation. Like many other areas, the land was confiscated after 1864 and subdivided for residential development, but a large lagoon took up much of the land and made it unsuitable for development until it was drained many years later. It only became known by its current name, Whitiara, around 1913 when the new suburb was actually being developed.<sup>2</sup> Prior to that it was often referred to as 'No. 1', likely due to the No. 1 Company of Militia was based there.<sup>3</sup> The adjacent suburb of Maeroa was formally included in the city of Hamilton's expansion in 1925, with no recorded history prior.

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<sup>1</sup> <https://www.stuff.co.nz/waikato-times/life-style/103982050/history-the-dead-tell-tales>

<sup>2</sup> [paperspast.natlib.govt.nz](https://paperspast.natlib.govt.nz). 13 November 1913.

<sup>3</sup> [paperspast.natlib.govt.nz](https://paperspast.natlib.govt.nz). 10 June 1922.



Figure 2: Survey plan SO 378A-1 showing of the northern section of Hamilton West (undated). Allotment 176 of Hamilton West, encompassing 243 Ulster Street, is identified.  
Source: HCC Archives

The oldest record relating to the property at 243 Ulster Street is a Deeds Index (IW-814) which shows a Crown Grant for Allotment 176 being awarded to 'J. Knobbs' in 1867. A number of conveyances were made throughout the latter stages of the 1800's, and by 1903 the property was owned by Howden. The Deeds Index indicates that Howden then subdivided Allotment 176 into three lots, selling "Lot 2" (Figure 3) to Miller in 1907.



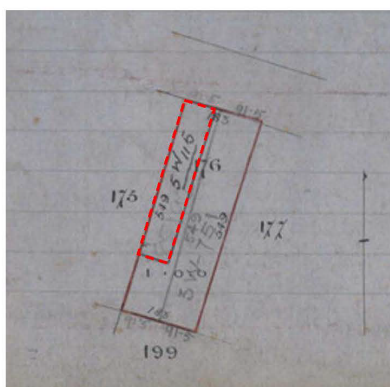


Figure 3: Sketch of lots subdivided from Allotment 176, c.1907. Lot 2, which became 243 Ulster Street, is indicated.  
Source: DI 2W-747



Figure 4: Aerial photograph dated 1973, showing 243 Ulster Street.  
Source: Retrolens

Miller took out a mortgage in 1908, and then extended the mortgage again a few months later, before selling to Wallace in 1909. Wallace sold it to Collins in 1910, who sold it to Whineray in 1918. The property was continually conveyed throughout 1920s until eventually Bardsley sold the property to Smith in 1930 (SW-115). A Certificate of Title was created under the Land Transfer Act in the same year, naming Lillian Smith, wife of Edward Reddiah Smith, contractor, as the owner (SA542/79).

A number of other conveyances are recorded throughout the 20<sup>th</sup> century, but none are of historic significance.

Considering the Certificates of Title, survey plans, and extant building (described below) it is likely that the dwelling at 243 Ulster Street was built on or around 1908 after Miller purchased Lot 2 of Allotment 176 from Howden, and took out two mortgages.

## 2. Physical Description

### 2.1 Setting - Site Description

The site is located on the southern side of Ulster Street in the suburb of Whitiora. The surrounding area appears to be a mix of residential and commercial buildings. The building is easily visible from street view, with two full-size palm trees dominating the front of the property.

### 2.2 Property Details

Legal Description: Part Allot 176 TN OF Hamilton West

Parcel ID: 4299949

Current CT: SA542/79

### 2.3 Existing Listing/Scheduling Status

The place is not listed with Heritage New Zealand Pouhere Taonga (HNZPT), nor is it currently scheduled within Hamilton City Councils' existing Heritage Inventory. There are currently no

 Hamilton City Council

recorded archaeological sites identified at 243 Ulster Street according to the ArchSite database, however the site may have archaeological value which has not yet been identified. Any place known to have been occupied prior to 1900 is automatically afforded protection under the Heritage Zealand Pouhere Taonga Act (2014).

## 2.4 Description of Building or Structures

The dwelling at 243 Ulster Street is a square villa constructed c.1908.

The villa is one of NZ's most distinctive housing types and predominated housing design from the 1870s through to WWI, though were at their most popular between 1900-1920. It became the favoured design for new houses in the first suburbs in the colonial towns and villages in the 1880's as urban populations dramatically increased – with over 85,000 built nationwide. Born during the Industrial Revolution, Victorian architects embraced new materials and technologies.

Unlike the more widely recognised bay villas, square villas retained a symmetrical frontages and square plans, with hipped roofs and full-length front verandahs. Weatherboard cladding and double-hung sash windows featured; and, after the turn of the century, the mass-production made ornamental parts resulted in an increasing volume of decorative embellishment.



Figure 5 – Examples of typical square villas, built between 1880-1910.  
Sources: Various

The dwelling at 243 Ulster Street is a symmetrical building with weatherboard cladding, hipped roof that transitions into a double hip at the rear, and bullnose verandah to the street elevation, as is typical of a square villa. Below the eaves is a frieze panel with decorative eaves brackets. The verandah features some modest fretwork brackets either side of the columns, which have moulded capitals. Beyond the verandah, the front door is at the centre of the original building, with matching double double-hung sash windows either side.

On the southeast side of the building, the verandah wraps around the building, and has been infilled to create another room. It is not clear from historic aerial photographs whether the wrap-around verandah was an original feature of the building. Wrap-around verandahs were not uncommon, but they generally lead to a side entrance. While there is a double-hung sash window at the edge of the verandah on this side of the house, the position is incongruous and suggests that it has been relocated, most likely when the verandah was infilled. Enclosure of the verandah appears, based on the window joinery (casements with fanlights) and the cladding (mixture of weatherboards and board-and-batten), to date to the 1920s, although it could be slightly later. It may be that the verandah was extended at this time before it was enclosed.

Two chimneys are evident, but the one at the rear has been lowered. The building is now used as commercial premises.

### 3. Evaluation

#### 3.1 Assessment Criteria - Level of Significance

The following levels of significance have been used in this assessment and are mainly derived from the rankings within section 8.1.2 of the Hamilton City Council District Plan. Significance is ranked against the following qualities: *Associative value, historical pattern, style/design/type, designer or builder, rarity, integrity, setting, landmark, continuity, group, technological, human occupation/activities and events, existing HNZPT listing, cultural, and scientific value.*

- a) Outstanding – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion
- b) High - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion
- c) Moderate – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion
- d) Low – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion
- e) None - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion
- f) Unknown – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. *future archaeological assessment for pre-1900 activity at a place.*

a. Historic Qualities	
i. <i>Associative Value - The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.</i>	<i>Level of Significance: None</i>
	<i>Explanation: The place has no known association with individuals or groups of historic significance.</i>
ii. <i>Historical Pattern: - The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.</i>	<i>Level of Significance: Moderate</i>
	<i>Explanation: 243 Ulster Street has moderate significance with regard to historic patterns in the region. The property was subdivided from a larger lot, as was common practice in the early 1900's, and sold off into private ownership where new owners would build dwellings in the favoured architectural styles of the time.</i>

 Hamilton City Council

b. Physical/ Aesthetic / Architectural Qualities	
<p><b>i. Style/Design/Type:</b> The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.</p>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 243 Ulster Street is of moderate architectural significance as an example of an early 20<sup>th</sup> century square villa. The dwelling has all of the typical characteristics of the typology, including the symmetrical front elevation, with hipped roof, bullnose verandah, and front door leading to a central corridor flanked by matching windows either side. The symmetry of the composition has been altered by verandah roof which wraps around to the southeast side of the dwelling, and has been infilled c.1920s; however, the overall form of the building is still legible.</p>
<p><b>ii. Designer or Builder:</b> The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.</p>	<p><b>Level of Significance:</b> Unknown</p> <p><b>Explanation:</b> The architect and builder of the dwelling are unknown.</p>
<p><b>iii. Rarity:</b> The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.</p>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> 243 Ulster Street has moderate rarity value as an example of an early 20<sup>th</sup> century square villa. Although a common typology at the time, well preserved villas are now becoming rare in Hamilton as they are modified or demolished for development.</p>
<p><b>iv. Integrity:</b> The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.</p>	<p><b>Level of Significance:</b> Moderate</p> <p><b>Explanation:</b> The building appears reasonably authentic, retaining the significant exterior features from the period of its construction. The symmetry of the square villa has been altered by the infilled verandah; however, the overall form of the building is still legible. Infilling of verandahs was a common way of achieving more living or bedroom space within historic dwellings, and therefore this alteration is also a functional attribute of its time.</p>

c. Context or Group Qualities	
<p><b>i. Setting:</b> The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.</p>	<p><b>Level of Significance:</b> Low</p> <p><b>Explanation:</b> While the property at 243 Ulster Street has not been subdivided since the early 20<sup>th</sup> century, the surrounding area has changed considerably since this time and now makes the historic residential setting of the building difficult to interpret.</p>



ii. Landmark: The historic place is an important visual landmark or feature.	Level of Significance: Moderate
	Explanation: 243 Ulster Street has moderate landmark value as a visible historic building with towering palm trees to the property which is likely recognised by the local community.
iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.	Level of Significance: Moderate
	Explanation: 243 Ulster Street makes a contribution to the continuity and established built character of the street by providing evidence of early 20 <sup>th</sup> century architectural design in this part of Hamilton.
iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.	Level of Significance: Moderate
	Explanation: 243 Ulster Street has moderate group value as one of a number of early villas in the Hamilton area, and one of several villas on Ulster Street which share a common age, style and construction materials. However, it is disassociated from these other villas by larger residential and commercial buildings on adjacent sites.

#### d. Technological Qualities

i. Technological - The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.	Level of Significance: Low
	Explanation: 243 Ulster Street has moderate technological significance for its use of materials and construction techniques which were commonplace at the time.

#### e. Archaeological Qualities

i. Human, Occupation, Activities or Events: The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.	Level of Significance: Unknown
	Explanation: The area is known to have been occupied prior to 1900 and therefore may have some archaeological significance. The place is not registered on the ArchSite database.

<p>ii. HNZPT: The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.</p>	<p>Level of Significance: None</p> <p>Explanation: 243 Ulster Street is not listed as a historic place with HNZPT.</p>
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#### f. Cultural Qualities

<p>i. Cultural: The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.</p>	<p>Level of Significance: Low</p> <p>Explanation: Built in the early 20<sup>th</sup> century, the dwelling makes a contribution to the sense of place and shared community identity of the area. It is likely to have significance to past occupants and their descendants. Its specific significance to the local community is not known.</p>
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#### g. Scientific Qualities

<p>i. Scientific: The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.</p>	<p>Level of Significance: Low</p> <p>Explanation: The place has some potential to contribute to information about architectural design in the area at the time.</p>
--	---

### 3.2 Assessed Significance

Using the levels of significance outlined in 3.1, the place is considered to have heritage significance in relation to the following criteria:

a) Historic Qualities:	Moderate
b) Physical/Aesthetic / Architectural Qualities:	Moderate
c) Context or Group Values:	Moderate
d) Technological Qualities:	Low
e) Archaeological Qualities:	Unknown
f) Cultural Qualities:	Low
g) Scientific Qualities:	Low

### 3.3 Scheduling Details

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to one or more of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.

It is recommended that 243 Ulster Street be scheduled in Plan Ranking: Category B.

### 4.2 Bibliography and References

General Sources:

*Alexander Turnbull Library Archives*

*Hamilton City Council Archives*

*Hamilton Council E-Maps and GIS Services*

*Hamilton City Council District Plan*

*Papers Past*

*Te Ara Encyclopedia of New Zealand*

*'The Dead Tell Tales', Waikato Times (2013)*

### 4.3 Historic Titles, Deeds and Survey References

*DI 2W-747*

*DI 5W-115*

*CT SA542-79 (1931)*

 Hamilton City Council

**Appendix 2 – HNZPT Significance Assessment Guidelines: *Guidelines for Assessing Historic Places and Historic Areas for the New Zealand Heritage List/Rārangi Kōrero***





HERITAGE NEW ZEALAND  
POUHERE TAONGA

# Significance Assessment Guidelines

*Guidelines for Assessing Historic Places and Historic Areas for the  
New Zealand Heritage List/Rārangī Kōrero*



Rebecca O'Brien, with Joanna Barnes-Wylie

Written by Rebecca O'Brien with Joanna Barnes-Wylie

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# Introduction

## Purpose and audience

This guide is an internal document to assist Heritage New Zealand Pouhere Taonga ('Heritage New Zealand') staff and governance in applying the statutory criteria for the inclusion of historic places and historic areas on the New Zealand Heritage List/Rārangī Kōrero ('the List'). It also provides useful guidance on writing significance statements. This guide must be followed by Heritage New Zealand staff during the List entry process.

It has been over 20 years since the legislated criteria for assessing the heritage significance of historic places and areas were introduced in New Zealand. This guide draws on over two decades of practice, research and analysis undertaken by heritage practitioners using the criteria. It aims to make the findings from that period accessible to those preparing assessments in the future. It uses heritage places entered on the List to illustrate the guidance provided.

Objective 8 of the *Statement of General Policy: The Administration of the New Zealand Heritage List/Rārangī Kōrero*<sup>1</sup> specifies that historical and cultural heritage is entered on the relevant section of the List 'appropriate to its significance or value' and the 'definitions and criteria' provided in the Heritage New Zealand Pouhere Taonga Act 2014 ('HNZPT Act'). The three key aims of the guide are to:

1. Clarify what should be assessed under each criterion
2. Assist assessors to build robust cases
3. Clarify the threshold for significance, or special or outstanding significance.

This guide is not intended to call into question what has been assessed in the past. Every assessment that has resulted in an entry on the List has been sufficient for the purposes of entry. Instead, this guide aims to provide:

- A common basis for understanding the nature of each criterion and how they are related
- Consistency as to what should be assessed under each criterion
- Greater certainty as to what can make a robust case under each criterion.

## Background and scope

The List identifies New Zealand's significant and valued historical and cultural heritage places. As it represents the heritage of all New Zealanders, the List should include heritage places of national, regional and local significance to people and communities across New Zealand.<sup>2</sup> Maintained by Heritage New Zealand and legislated under the HNZPT Act, the List is the same as the Register previously established under section 22 of the Historic Places Act 1993 ('HPA').

The List comprises five parts, as per section 65 of the HNZPT Act<sup>3</sup>

- Historic places
- Historic areas – an interrelated group of historic places
- Wāhi tūpuna
- Wāhi tapu
- Wāhi tapu areas.

Historic places are further divided into Category 1 and Category 2

- Category 1 historic places are places of special or outstanding historical or cultural heritage significance or value
- Category 2 historic places are places of historical or cultural heritage significance or value.

<sup>1</sup> Heritage New Zealand, *Statement of General Policy: The Administration of the New Zealand Heritage List/Rārangī Kōrero*, 29 October 2015, p. 15, [www.heritage.org.nz/resources/statements-of-general-policy](http://www.heritage.org.nz/resources/statements-of-general-policy) (Heritage New Zealand Statement of General Policy, 2015).

<sup>2</sup> Heritage New Zealand, *Statement of General Policy*, 2015, p. 12.

<sup>3</sup> See the Glossary for full definitions of these terms.



Historic places may also include any chattel or object (or class of chattels or objects) in or on the place which is/are considered to contribute to its significance.

Note: this guide specifically covers the assessment of historic places and historic areas on the List in accordance with the criteria at sections 66(1) and 66(3) of the HNZPT Act, for the reasons noted above (under 'Purpose and audience'). It does not provide guidance on the assessment of wāhi tūpuna in accordance with the criteria at section 66(5) of the HNZPT Act, or guidance on the assessment of wāhi tapu or wāhi tapu areas for inclusion on the List under section 68 of the HNZPT Act.<sup>4</sup> It is intended that a separate guide (or guides) could be provided for these other List types in due course.

## Structure

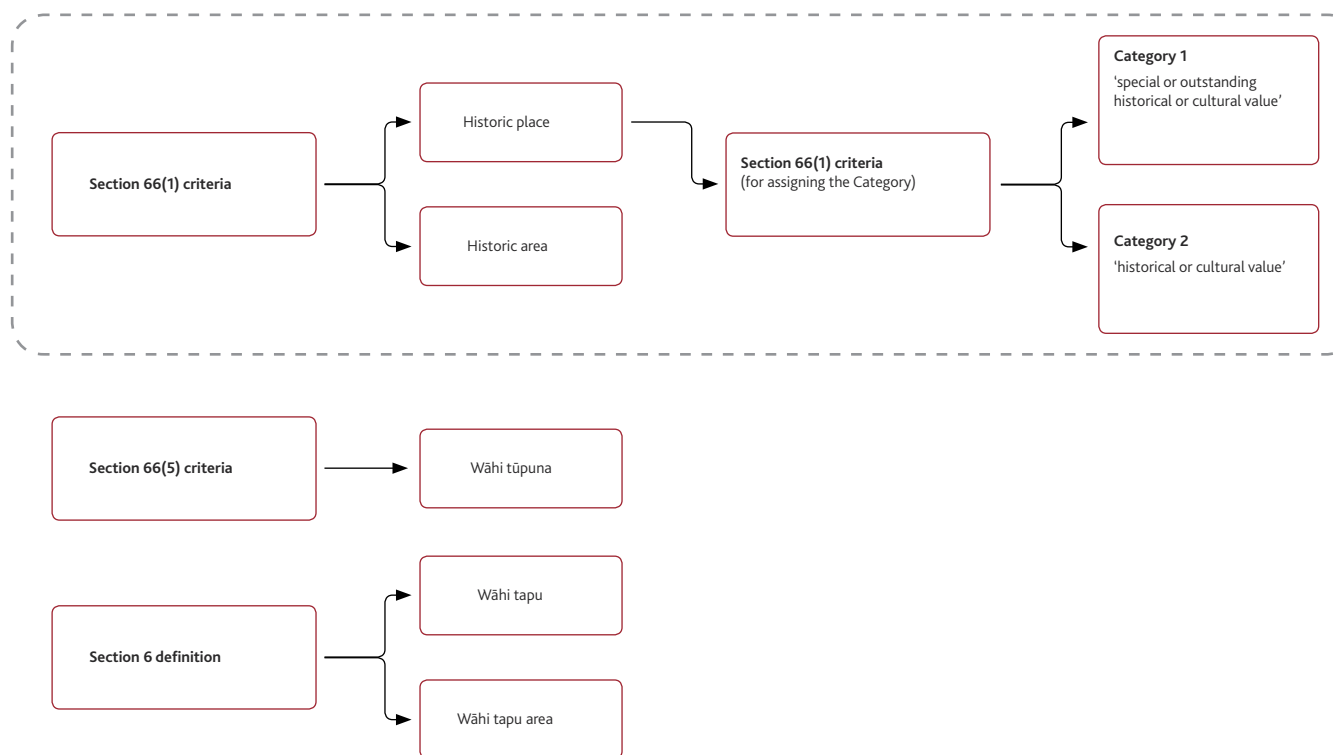
The guide has two parts

- Part One provides guidance on applying the 10 section 66(1) criteria in the HNZPT Act (see Figure 2). This section states that Heritage New Zealand may enter any historic place or historic area on the List if it is satisfied that the historic place or area meets any of these criteria.
- Part Two provides guidance on applying the 11 section 66(3) criteria in the HNZPT Act (see Figure 3). Historic places that qualify under the section 66(1) criteria must be tested against this second set of criteria ((a)-(k)) to establish whether they should be assigned Category 1 or Category 2 status.

Each criterion discussed in this guideline includes

- An introductory explanation
- Thresholds for inclusion
- Key questions
- Advice on what to avoid
- Illustrated examples.

## New Zealand Heritage List/Rārangi Kōrero: List entry criteria



**Figure 1:** Diagram showing the List entry criteria specified in the HNZPT Act. This guide only covers the criteria bounded by the red dashed line.

*The introductory explanations* clarify the nature of each criterion and make apparent the differences between criteria. This should reduce the likelihood of repeating the same assessment under more than one criterion.

*The thresholds for inclusion* help to establish key factors that should be present for a case to be made under each criterion. Part Two of the guide provides two thresholds for each criterion – one for assigning Category 2 status and one for assigning Category 1 status.

*The key questions* are tailored to elicit the details that have contributed towards clear, robust and defensible statements in the past. In general, the initial questions identify key elements required to demonstrate the criterion applies to that historic place or area. Later questions focus on comparisons with other similar examples, or on characteristics that might affect the extent of significance. Responses to these questions should assist in determining whether the historic place or area is of sufficient significance to be included on the List and whether a case could be made for special or outstanding significance (in relation to Part Two of this guide).

<sup>4</sup> The HNZPT Act does not provide criteria for the assessment of wāhi tapu or wāhi tapu areas.

The advice on what to avoid is based on an analysis of previous assessments and reflects issues that have arisen within each criterion.

The *illustrated examples* provide useful guidance on the application of each criterion to different types of heritage places.<sup>5</sup> Where possible, five to six examples are provided for each criterion. For selected criteria, there are fewer examples because we don't yet have many examples which demonstrate the clarified and/or broadened definitions provided in this guide.

## Criteria and thresholds

'The discussion of heritage values using the terms aesthetic, historic etc is an approach aimed at teasing out the values in a methodical way.'<sup>6</sup>

## Assessing degrees of significance

Thresholds identify levels of heritage significance or value. At the highest value, they may be 'special' or 'outstanding'. At the least value, there may be little or no heritage value, or even adverse or negative value. The degree of significance is established by assessing the historic place or area against criteria to explain why it is important.

A method is required to assess the level of significance for a historic place or area. An assessment is made where two factors are determined

- The nature of the heritage values ascribed
- The degree of their significance.

A historic place or area may be significant for some values

and not others, and is unlikely to have significance under all criteria. A value may also be attributed to a historic place or area based on one particular component within it (as opposed to the entirety of the historic place or area having to demonstrate that value).

Criteria are tools. They break the significance of a historic place or area down into separate values so that the nature of that significance can be identified, isolated, analysed, compared and explained.<sup>7</sup> They help to bring rigour and structure to the assessment process.<sup>8</sup> Criteria address a range of values that combine to form a framework for analysing significance. A wide range of values helps avoid limiting the type of heritage that can be considered.

Criteria work in conjunction with thresholds of significance. Once the nature of a historic place or area's significance has been identified, the degree of significance within each criterion can be assessed to determine if it is at a level sufficient for inclusion on a heritage list, or to make a case for special or outstanding significance (historic places only).

The threshold for the inclusion of historic places and areas on the List is the ability to demonstrate significance or value under one or more of the following criteria: aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional.<sup>9</sup> Most historic places and areas reflect values under several of these criteria, but each criterion assigned to a historic place or area must be clearly supported by evidence to show that it meets the threshold for significance. Care needs to be taken to avoid ascribing value under too many criteria (unless the threshold is met in each case), as this can dilute the case for significance.

The HNZPT Act specifies that historic places that qualify under the section 66(1) criteria must be tested against a second set of criteria to establish whether they should be assigned Category 1 or Category 2 status, as previously defined. All historic places must be further identified as either Category 1 or Category 2. Historic areas are not tested against this second set of criteria as the status of Category 1 or 2 is limited to historic places only. There is no further categorisation of historic areas.

The difference between Category 1 and Category 2 is the extent or degree of historical or cultural heritage significance or value.<sup>10</sup> The HNZPT Act specifies that Category 1 historic places demonstrate significance or value to a 'special or outstanding' extent, but does not define these terms. The *Oxford English Dictionary* defines 'special' as 'of such a kind as to exceed or excel in some way that which is usual or common; 'exceptional in character, quality, or degree'; 'notable, important, distinguished'; and 'marked off from others of the kind by some distinguishing qualities or features.'<sup>11</sup> It defines 'outstanding' as 'standing out from the rest'; 'noteworthy; remarkable, exceptionally good.'<sup>12</sup>

The 11 criteria set out in section 66(3), listed from (a)-(k), are roughly related to the first set of criteria, but test the degree of historical or cultural heritage significance or value a historic place demonstrates. Some are tailored to ensure the List includes historic places that reflect aspects considered to be of particular importance in this country. Criteria (a)-(e) and (g)-(h) link to, and extend, assessments made under the first set of criteria. For instance, if you have assessed a historic place under scientific or archaeological significance, it is necessary to consider (c), which assesses the 'potential of the place to provide knowledge of New Zealand history.' Other criteria involve tests that are commonly used to

<sup>5</sup> Nearly all illustrated examples have been taken from existing List reports, with the text summarised or paraphrased as appropriate for the purpose of this guide. In a very small number of cases, the illustrated examples have been expressly written for this guide, to best illustrate the guidance provided for each criterion. These examples are clearly footnoted as such.

<sup>6</sup> Australia ICOMOS, *The Illustrated Burra Charter: good practice for heritage places*, 2004, p. 27, <http://australia.icomos.org/publications/burra-charter-practice-notes/illustrated-burra-charter/>

<sup>7</sup> Collections Council of Australia, *Significance 2.0: a guide to assessing the significance of collections*, Commonwealth of Australia, 2009, p. 38, [www.arts.gov.au/sites/g/files/net1761/f/significance-2.0.pdf](http://www.arts.gov.au/sites/g/files/net1761/f/significance-2.0.pdf); Kerr, James Semple, *The Conservation Plan: a guide to the preparation of conservation plans for places of European cultural significance*, Seventh Edition, 2013, Australia ICOMOS, p. 11, <http://australia.icomos.org/publications/the-conservation-plan/>; Australia ICOMOS, 2004, p. 79.

<sup>8</sup> Heritage Council of Victoria, *Assessing the cultural heritage significance of places and objects for possible state heritage listing: the Victorian Heritage Register criteria and threshold guidelines*, 2012, p. 47, <http://heritagecouncil.vic.gov.au/heritage-protection/criteria-and-thresholds-for-inclusion/>

<sup>9</sup> HNZPT Act, s. 66(1). Note that 'significance' and 'value' are used interchangeably in the legislation.

<sup>10</sup> This paragraph is an updated version of paragraph 15 from: Challis, Aidan, 'Threshold tests for registration of historic places and historic areas', LT 2007/06/7 (iii), HP 36001-001, 11 June 2007, Alexander McIntosh Library, Heritage New Zealand Pouhere Taonga.

<sup>11</sup> 'special, adj., adv., and n.' *OED Online*, Oxford University Press, December 2014, [www.oed.com](http://www.oed.com), accessed 24 December 2014.

<sup>12</sup> 'outstanding, adj.' *OED Online*, accessed 4 January 2015.

establish significance, often by comparison with other similar examples. Criteria (f) (intactness), (i) (earliness), (j) (rarity) and (k) (context) could all be considered in this way.

Category 1 or Category 2 status can only be assigned if the place has significance or value in relation to one or more of these criteria. Category 1 status can only be assigned if a historic place demonstrates significance or value to a special or outstanding extent under one or more criteria. Most historic places will have significance or value under several of these criteria, although they may qualify for Category 1 status under just one criterion. Comparative analysis will be necessary when assigning Category 1 status to a historic place, and should be documented in the List report.<sup>13</sup>

## Demonstrating significance

Assessment under different criteria may take into account the views of different groups – from iwi or hapū to community groups and experts in a particular field. These different views affect how the case for significance can be demonstrated. For instance

- Historical significance is about whether a historic place or area reflects the stories considered to be important to a country. Significance is demonstrated by reference to works that establish key trends, developments, periods and themes in New Zealand history.
- Aesthetic, architectural and technological significance, often labelled 'physical' values, generally reflect how well a historic place or area meets the ideals of a particular field or discipline, or further develops it. Significance is demonstrated by comparing the characteristics of the historic place or area against the ideals and aims of the particular form in which they were created. Consider aspects such as the expert opinion of practitioners from a relevant field and comparison with

other similar examples.

- Social, cultural, traditional and spiritual values focus on the meaning that a historic place or area has for a defined community or group. Significance is demonstrated through the extent to which the value of the historic place or area to the group can be shown. Consider aspects such as the actions taken by the group to maintain or protect what gives the historic place or area meaning, or the extent to which they might be expected to experience a sense of loss if they were no longer able to engage with it in the way that gave it meaning to them.
- Archaeological and scientific value both reflect the research potential of the historic place or area that could be obtained by specialists or experts from a relevant field. Significance is demonstrated by the extent to which the historic place or area is likely to contribute important or new information through the use of archaeological or scientific methods. Consider aspects such as the expert opinion of practitioners from a relevant field, and comparison with other similar examples.

Factors or 'threshold indicators' such as authenticity and integrity, representativeness, rarity, intactness, strength of connection and age are also relevant in establishing how significant a historic place or area is. They are of relevance to both sets of criteria, but have the most application under the section 66(3) criteria used to determine whether a historic place should be assigned either Category 1 or Category 2 status.

- *Authenticity* means the 'credibility or truthfulness of the surviving evidence and knowledge of the cultural heritage value of a place.'<sup>14</sup> Historic places and areas with high levels of authenticity are exactly what they appear to be. Authenticity can be affected by

unsympathetic modifications and factors such as extensive reconstructions that present new fabric as if it is old fabric.

- *Integrity* relates to the 'wholeness or intactness of a place'.<sup>15</sup> A historic place or area with a high level of integrity has all the characteristics required to express its significance or value. Integrity considers how much the values can be easily understood and appreciated,<sup>16</sup> which is important when ascribing value under any of the criteria. Characteristics can be both tangible and intangible. For instance, a particular use, such as regular services in a church, may be an important characteristic contributing to the spiritual and social value of a historic place for a community. Loss of this use may affect the integrity of the historic place and the values identified.
- *Representativeness* refers to the extent to which the historic place or area is representative of its 'type', such as a particular architectural style or movement, technological application or a particular phase of historic activity. Historic places and areas considered to be good representative examples will demonstrate a relatively complete range of characteristics/features associated with a particular type.<sup>17</sup>
- *Rarity* means the extent to which a historic place or area is considered rare. A historic place or area can be rare because it is one of few remaining examples from a once larger group, or because it has features of note not widely replicated (and so has always been rare).<sup>18</sup> Comparative analysis plays a key role in considerations of rarity.
- *Intactness* considers the extent to which a historic place or area has retained the fabric which makes it significant. This is particularly important when assessing architectural and technological value, but also when assessing historical, archaeological, scientific and aesthetic significance.

<sup>13</sup> Heritage New Zealand, *Statement of General Policy*, 2015, p. 21, policy 11.9.

<sup>14</sup> *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010), p. 9, [https://www.icomos.org/images/DOCUMENTS/Charters/ICOMOS\\_NZ\\_Charter\\_2010\\_FINAL\\_11\\_Oct\\_2010.pdf](https://www.icomos.org/images/DOCUMENTS/Charters/ICOMOS_NZ_Charter_2010_FINAL_11_Oct_2010.pdf); Marshall, Duncan, UNESCO, *Preparing world heritage nominations*, Second Edition, 2011, p. 60, <http://whc.unesco.org/en/activities/643>

<sup>15</sup> ICOMOS New Zealand Charter 2010, p. 10; Marshall, 2011, p. 65.

<sup>16</sup> Heritage Council of Victoria, 2012, p. 4.

<sup>17</sup> New Zealand Historic Places Trust, *Assessing historic places and areas for inclusion on the Historic Places Trust's Register: guidelines for interpreting registration criteria for historic places and historic areas*, Antrim House, Wellington, New Zealand, 2001, p. 24-25.

<sup>18</sup> Heritage Council of Victoria, 2012, p. 9.

Note: the HNZPT Act does not specify a minimum age for entries on the List, but there needs to have been a sufficient passage of time to allow an enduring association with the historic place or area to be formed, and for heritage values to become apparent.<sup>19</sup>

## Writing a statement of significance

A statement of significance explains why a historic place or area is important. Its aim is to identify how a historic place or area qualifies under each criterion and present evidence demonstrating that the threshold for each criterion has been met. Significance statements should provide a transparent and reasonable case to justify the inclusion of a historic place or area on the List to decision-makers, heritage practitioners, owners, local authorities and the public. They also provide a sound basis for engaging interest in heritage, developing interpretation, and informing decisions on the conservation and protection of the values identified. Statements should be defensible, engaging, concise and written in plain English.

Significance derives from the meaning that people give to historic places and areas. Judgements about significance reflect what is considered important or valuable by a group of people at a given point in time.<sup>20</sup> The significance of a historic place or area can change if the constitution of the group or its values change, or if the place or area changes. Setting out the reasons that a historic place or area has been found to be important in a significance statement makes the quality of that decision transparent and forms the basis for reassessing values, if necessary.

It is not sufficient to claim that a historic place or area is significant without providing statements supporting that claim; the statements **must** be based on evidence. Evidence gathering and the completion of research are therefore essential to the preparation of any significance statement. For example, evidence should be provided to justify the extent to which the story of the historic place or area is significant or valuable. Age is important, but is only one

factor. The extent to which the historic place or area is rare, unique or representative should be shown.

This guide focuses on how to draw conclusions about the meaning of a historic place or area once research has been completed. The questions set out under each criterion in this guide are intended to help build robust and defensible explanations about why historic places and areas are considered significant.

## Things to avoid

- Using an adjective on its own to justify significance. For example, stating that a place is ‘accomplished’, ‘elegant’ or ‘a fine example’ is not sufficient. Adjectives and descriptors need an explanation to make them into an assessment.
- Vague descriptions which can make it more difficult to convey how important a place or area is. Be as precise as you can. For example, noting that a place reflects ‘American domestic architecture’ can be less useful than providing a specific style or movement, such as ‘California bungalow’.
- Repeating all the evidence presented in your historical narrative or physical description.<sup>21</sup> Instead, summarise the evidence and focus on demonstrating why it matters.
- Repeating your comparative analysis. When using comparisons to support your significance assessment, consider whether it is necessary to list all remaining examples referred to in your research. Can you summarise by indicating numbers or by referring to key examples only?
- Basing your case on what might occur in the future. Significance assessments should reflect the significance of the place or area as it is at the time of assessment.
- Irrelevant detail which can cloud an argument for significance.

<sup>19</sup> Heritage New Zealand, *Statement of General Policy*, 2015, p. 12.

<sup>20</sup> Collections Council of Australia, 2009, p. 43.

<sup>21</sup> Australia ICOMOS, *Guidelines to the Burra Charter: cultural significance*, 1998, [http://australia.icomos.org/wp-content/uploads/Guidelines-to-the-Burra-Charter\\_-\\_Cultural-Significance.pdf](http://australia.icomos.org/wp-content/uploads/Guidelines-to-the-Burra-Charter_-_Cultural-Significance.pdf); Kerr, 2013, p. 18.



# Part One: Applying the section 66(1) criteria

'Heritage New Zealand Pouhere Taonga may enter any historic place or historic area in the New Zealand Heritage List/Rārangi Kōrero if it is satisfied that the place or area has aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or value.'<sup>22</sup>

While a historic place or area only has to meet one of the criteria to be eligible for List entry, it will usually satisfy multiple criteria. Due consideration should be given to all section 66(1) criteria in accordance with this guide, to determine which criteria will form part of the historic place or area's significance assessment.

Note: 'place' is used throughout Part One to refer to 'heritage places' more generally (covering both places and areas). Where specific reference is being made to a historic place as defined in the HNZPT Act, the appropriate terminology of 'historic place' will be used.

Section 66(1) criteria	Threshold for inclusion	Key questions
<b>Aesthetic significance or value</b>	The place has, or includes, aesthetic qualities that are considered to be especially pleasing, particularly beautiful, or overwhelming to the senses, eliciting an emotional response. These qualities are demonstrably valued, either by an existing community or the general public, to the extent that they could be expected to experience a sense of loss if the qualities which evoke the aesthetic value were no longer there.	<ol style="list-style-type: none"><li>1. What aesthetic qualities is the place recognised for?</li><li>2. How has the importance of the aesthetic qualities of the place been acknowledged or acclaimed by the community or group?</li><li>3. How do the aesthetic qualities compare with other places with similar qualities?</li></ol>
<b>Archaeological significance or value</b>	The place provides, or is demonstrably likely to provide, physical evidence of human activity that could be investigated using archaeological methods. Evidence obtained as a result of an archaeological investigation could be expected to be of significance in answering research questions, or as a new or important source of information about an aspect of New Zealand history.	<ol style="list-style-type: none"><li>1. Is the place likely to contain physical evidence of human activity that archaeological methods could locate or identify?</li><li>2. What aspect of New Zealand history could this evidence provide information about?</li><li>3. Is the physical evidence, located through archaeological methods, likely to provide <b>significant</b> evidence about this aspect of New Zealand history?</li><li>4. Is this place the only, or one of a very few, sites that can provide this evidence about New Zealand history?</li></ol>

<sup>22</sup> HNZPT Act, section 66(1). These 10 criteria have distinct interpretations and should not be amalgamated or grouped together in significance assessments – a specific assessment is required under each criterion considered appropriate to the historic place or area. Note that the criteria are only grouped in Heritage New Zealand's Pātaka database (into historical, physical and cultural significance or value) for the convenience of data entry.

Section 66(1) criteria	Threshold for inclusion	Key questions
<b>Architectural significance or value</b>	The place reflects identifiable methods of construction or architectural styles or movements. When compared with other similar examples, or in the view of experts or relevant practitioners, it has characteristics reflecting a significant development in this country's architecture. Alternatively, or in conjunction with this, the place is an important or representative example of architecture associated with a particular region or the wider New Zealand landscape.	<ol style="list-style-type: none"> <li>1. What method of construction or architectural style or movement does the place reflect?</li> <li>2. Why is this construction method, style or movement of importance in New Zealand history?</li> <li>3. How well does the place represent this method, style or movement compared to other places?</li> </ol>
<b>Cultural significance or value</b>	The place reflects significant aspects of an identifiable culture and it can be demonstrated that the place is valued by the associated cultural group as an important or representative expression of that culture.	<ol style="list-style-type: none"> <li>1. What culture is associated with this place?</li> <li>2. How does this place reflect that culture?</li> <li>3. How has the significance of the place as an important or representative expression of the culture been demonstrated?</li> </ol>
<b>Historical significance or value</b>	The place contributes towards the understanding of a significant aspect of New Zealand history and has characteristics making it particularly useful for enhancing understanding of this aspect of history, especially when compared to other similar places.	<ol style="list-style-type: none"> <li>1. What significant aspect of New Zealand history is the place related to?</li> <li>2. What does the place contribute to the understanding of that aspect of New Zealand history?</li> <li>3. How does the place's ability to contribute to the understanding of this aspect of history compare with other similar places?</li> </ol>
<b>Scientific significance or value</b>	The place includes, or is demonstrably likely to include, fabric expected to be of significance in answering research questions or a new or important source of information about an aspect of New Zealand's cultural or historical past through the use of specified scientific methods of enquiry.	<ol style="list-style-type: none"> <li>1. What information could be obtained through scientific methods of enquiry?</li> <li>2. What fabric exists at the place that might help to provide this information?</li> <li>3. How does its ability to provide information through scientific methods compare with other similar places?</li> </ol>
<b>Social significance or value</b>	The place has a clearly associated community that developed because of the place, and its special characteristics. The community has demonstrated that it values the place to a significant degree because it brings its members together, and they might be expected to feel a collective sense of loss if they were no longer able to use, see, experience or interact with the place.	<ol style="list-style-type: none"> <li>1. Is this a place that brings people together?</li> <li>2. Is there an existing community associated with the place?</li> <li>3. How has the community demonstrated that they value the place?</li> </ol>

Section 66(1) criteria	Threshold for inclusion	Key questions
<b>Spiritual significance or value</b>	The place is associated with a community or group who value the place for its religious, mystical or sacred meaning, association or symbolism. The community or group regard the place with reverence, veneration and respect, and they might be expected to feel a collective sense of loss if they were no longer able to use, see, experience or interact with the place.	<ol style="list-style-type: none"> <li>1. Is there a community or group who value the place for its religious, mystical or sacred meaning, association or symbolism?</li> <li>2. How is the community or group's shared belief, faith or spiritual experience demonstrated at this place?</li> </ol>
<b>Technological significance or value</b>	<p>The place includes physical evidence of a technological advance or method that was widely adopted, particularly innovative, or which made a significant contribution to New Zealand history</p> <p>OR</p> <p>The place reflects significant technical accomplishment in comparison with other similar examples, or in the view of experts or practitioners in the field, and has characteristics making the place particularly able to contribute towards our understanding of this technology.</p>	<ol style="list-style-type: none"> <li>1. What technological advance or method does the place demonstrate?</li> <li>2. What physically demonstrates the technology used?</li> <li>3. Why is this technology of importance in New Zealand history?</li> <li>4. How well does the place represent this technology compared to other places?</li> </ol>
<b>Traditional significance or value</b>	The place reflects a tradition that has been passed down by a community or culture for a long period, usually generations and especially since before living memory, and has characteristics reflecting important or representative aspects of this tradition to a significant extent.	<ol style="list-style-type: none"> <li>1. What community or culture has practised, or is the custodian of, the tradition that is associated with this place?</li> <li>2. What tradition is associated with this place?</li> <li>3. What physical aspects of the place reflect the tradition?</li> <li>4. How is this place an important or representative expression of the tradition?</li> </ol>

**Figure 2:** The 10 section 66(1) criteria in the HNZPT Act.

# Aesthetic significance or value

Places appeal directly to our senses. Our experience of them is affected by the combination of sights, sounds, smells, feel and taste. Together, these create a sense of place. It is a place's combined effect on our senses that is the focus of this criterion.

## Threshold for inclusion

The place has, or includes, aesthetic qualities that are considered to be especially pleasing, particularly beautiful, or overwhelming to the senses, eliciting an emotional response. These qualities are demonstrably valued, either by an existing community or the general public, to the extent that they could be expected to experience a sense of loss if the qualities which evoke the aesthetic value were no longer there.

## Key questions to consider

### 1. What aesthetic qualities is the place recognised for?

The *Oxford English Dictionary* defines 'aesthetic' as the science of perception by the senses, the appreciation, perception, or criticism of that which is beautiful.<sup>23</sup> Traditionally the focus of this criterion has been beauty, based on the visual qualities of a place. Aesthetics is much broader than this though. It encompasses all the senses – it includes, but goes beyond, what is visual – and is therefore particularly suited to assessing places. Places of aesthetic significance are places that are generally held to be especially pleasing, particularly beautiful, or overwhelming to the senses. However, they may also be grotesque, harsh or awe-inspiring places.

Consider the aesthetic qualities of the place

- What sense(s) do they appeal to?
- How do they make people feel?
- Are they primarily visual?
- What creates the effect?
- Is it the colour, the light, the visual contrasts or continuities?
- What contribution does sound or smell make?
- Is the texture or feel of the place an essential element?

Note: taste is rarely referred to in assessments, but it may be a valued part of the experience of a place.

### 2. How has the importance of the aesthetic qualities of the place been acknowledged or acclaimed by the community or group?

Consider whether the general public, or a particular community or communities, values the place for its aesthetic qualities. You need to identify the community or group and state their association with the place as evidence. The association with, or esteem for, the place should generally be held, shared or recognised by the community or group.

Consider how the community or group has shown that it values the aesthetic qualities of the place. You need evidence that the aesthetic values are important to them. Evidence is commonly based on actions taken by the community or group. Indicators that have been used in the past include

- Demonstrations of community pride in the place, especially over a long period of time. This includes evidence that the aesthetic qualities of a place are well known as a source of creative inspiration for art forms such as literature, art or music, or widespread

acknowledgement of the place as a destination due to its aesthetic values<sup>24</sup>

- Use of the place as reference point or as a symbol of the community because of its aesthetic qualities (e.g. the Church of the Good Shepherd at Lake Tekapō)
- Significant action, including community demonstrations or protests, letters to newspapers, publications and fundraising, if the aesthetic qualities of the place have been threatened with change (including a change in use) or demolition. There may also have been significant community action to protect, maintain or restore the aesthetic values of the place.

### 3. How do the aesthetic qualities compare with other places with similar qualities?

While this criterion is not solely about the visual qualities of a place, it is particularly suited to recognising the values of places that are, or feature, works of art and craft, including sculpture, stained glass, frescoes, ironmongery and woodcarving, as well as those that have been purposefully designed or crafted with specific aesthetic principles or ideas in mind. These works can be assessed against the ideals and aims of the particular form in which they were created. If the aesthetic qualities have been created or designed to achieve a particular effect, you can demonstrate these qualities are significant by showing they compare well against other similar examples, or by referencing the views of experts or relevant practitioners.

<sup>23</sup> 'aesthetic, n. and adj.' *OED Online*, accessed 23 August 2014.

<sup>24</sup> Heritage Council of Victoria, 2012, p. 11.

Consider the following

- What are the art, design or craft ideals?
- How successful is the aesthetic effect created when compared to the established art, design or craft ideals?
- How successful is it when compared to other remaining examples?
- Has the effect achieved critical recognition by experts or practitioners in the field?<sup>25</sup>

Note: good and sound workmanship is unlikely to be sufficient – the art or craftwork should be noteworthy in its field.<sup>26</sup>

As proof of accomplishment or excellence in design, refer to evidence such as

- Acknowledgement of the place's importance from peers through, for instance, coverage in professional journals, or awards from the professional group, especially at the time it was designed or constructed
- Comparisons with other similar examples
- Widespread adoption of the aesthetic effect achieved (for innovative new aesthetic techniques).

## Avoid

- Simply using an adjective to describe the place such as 'beautiful', 'picturesque' or 'grotesque'. Describe why it deserves the adjective
- Repeating the same statements under both architectural and aesthetic significance. Architectural significance should focus on the architectural characteristics of the place regarding construction methods or style or movement, whereas aesthetic significance is about the aesthetic qualities evoked by the architectural characteristics
- Focusing solely on the visual – aesthetics can affect other senses too.

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<sup>25</sup> Heritage Council of Victoria, 2012, p. 11.

<sup>26</sup> 'Guidelines for the classification of 'C' and 'D' buildings', Special meeting of the BCC, HP 234/1986 in Building classification procedures, 12001-018, vol. 2, Antrim House, Wellington, New Zealand.

# Examples – aesthetic significance



At **Robert Lord Writers' Cottage** in Dunedin (Category 1, List No. 9274), Lord's alterations, such as the installation of built-in furniture suited to his height and the decorative scheme, evoke a powerful sense of his presence for visitors and in-residence writers alike. Lord's possessions also provide a strong sense of the man and a sense of interaction for other writers.



Image: Derek Smith – Travelling Light, flickr.com

The **Northern Cemetery** (Category 1, List No. 7658) in Dunedin has high aesthetic value arising from the combination of handsome funerary monuments, a calm and melancholy air of decay, ornamental and wild indigenous and introduced plantings, winding paths, its picturesque situation in the Town Belt and views over the city and harbour. Such a combination is rare in New Zealand, and is largely due to the fact that the cemetery was planned according to 19th century ideals of picturesque cemetery design.

The six An Túr Gloine windows in the **Karori Crematorium and Chapel**, Wellington (Category 1, List No. 1399) are the most significant special features within these buildings. They have international importance as fine examples of the work of a highly regarded school of stained glass art.<sup>27</sup>

<sup>27</sup> The Karori Crematorium and Chapel was entered on the List in 1988, prior to the introduction of the legislated criteria. The statement of aesthetic significance is derived from significance statements written as part of the original citation for this List entry, accessed via the List Online (see [www.heritage.org.nz/the-list/details/1399](http://www.heritage.org.nz/the-list/details/1399)).



Image: Minicooperd – Paul Le Roy, flickr.com

The bush-clad, sheltered coastal environment of **Meretoto/Ship Cove**, Tōtaranui/Queen Charlotte Sound (Category 1, List No. 9900) has not changed markedly since the late 18th century. Early reservation of the site and a consequent lack of development preserved the scenic qualities warmly appreciated by James Cook and his fellow voyagers. Thickly clustered trees surrounding the cove that spill down to the water's edge, and the regenerated forest on the now predator-free Motuara Island, provide a safe home for the numerous bird species whose music enchanted Joseph Banks in 1770. The positive sensory experience created by the trees, birds, water and topography in concert are reminders of why Meretoto/Ship Cove became Cook's favourite New Zealand anchorage.

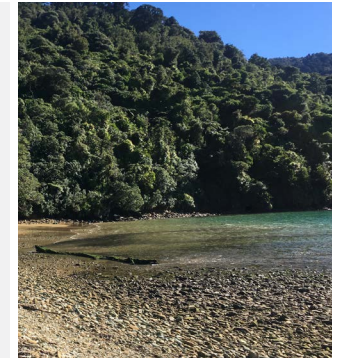


Image: Nick-D, Wikimedia Commons

The **Executive Wing** (the Beehive) (Category 1, List No. 9629) in Wellington is of special aesthetic significance. The building's unique and distinctive conical form makes it instantly recognisable to all New Zealanders, and it is an icon that is constantly employed as a symbol of the New Zealand Government. There is no denying the Beehive is a bold, striking element within the government centre. Visually arresting from many viewpoints around the northern end of the Wellington CBD, it is also a dominant structure in the capital's urban environment.



For many the interior world of a prison is a mysterious unknown, and the design of **New Plymouth Prison** (Category 1, List No. 903) reinforces this mythology. The blank expanse of the stone walls, topped with razor wire, presents an imposing, forbidding, sombre face which gives nothing away but hints at a plain, hard life of discipline; and here this aesthetic effect is contrasted with the intricacies and detail of the masonry finish. The high enclosing stone walls and the relatively intact interior of the old prison block convey the grim functional reality of the building, which has inspired artists and helped capture the imagination of the public.



# Archaeological significance

Places of archaeological value can provide significant evidence about the history of New Zealand through archaeological methods of enquiry. Archaeological significance reflects the extent of the 'research' or 'evidentiary' value of places that can be defined as archaeological sites. The focus is on the extent to which a place is likely to provide new or additional information about a place, or aspect of history, that is not well documented or understood.<sup>28</sup>

## Threshold for inclusion

The place provides, or is demonstrably likely to provide, physical evidence of human activity that could be investigated using archaeological methods. Evidence obtained as a result of an archaeological investigation could be expected to be of significance in answering research questions, or as a new or important source of information about an aspect of New Zealand history.

## Key questions to consider

### 1. Is the place likely to contain physical evidence of human activity that archaeological methods could locate or identify?

Archaeological sites are defined in the HNZPT Act for the purpose of the archaeological authority process, and the definition includes a date of pre-1900. However, this pre-1900 date does not apply when considering archaeological

value for the purpose of List entry.<sup>29</sup> For the purpose of List entry, any place in New Zealand, including any building, structure, or part of a building or structure, can be considered to be an archaeological site as long as it has particular qualities which meet the required thresholds.

Archaeological sites relate to human activity and must be capable of providing information about this activity through archaeological methods. This means it must be likely that there is physical evidence relating to human activity remaining at the place.

Consider the following

- What human activity has occurred in the place?
- Are there, or is it likely that there are, physical remains relating to that human activity remaining at this place?
- Why is it likely that there are physical remains?
- What are these remains?
- Is it likely that the use of archaeological methods of investigation would provide information about that activity or the place? Why?

Archaeological methods locate physical evidence that cannot be obtained through other methods of enquiry. Physical evidence may be buried or hidden and may only be discoverable through archaeological methods. Methods include non-invasive techniques such as ground-penetrating radar, standing building recording, aerial survey (including drones) and spatial artefact analysis. More invasive methods range from probing, sampling small areas of historic fabric, test-pitting, machine trenching or dismantling parts of exposed structures, through to partial or full excavation and the recording of a site.<sup>30</sup>

### 2. What aspect of New Zealand history could this evidence provide information about?

Focus on identifying the aspect of New Zealand history the place is likely to provide evidence about. What caused the site, and sites like it, to be created? What influenced its use? What prompted change?

Your case will be strengthened if you can demonstrate that the place will provide information about aspects of New Zealand history that are of particular importance. This is a requirement if the place dates from or after 1900, when you will need to show that the place provides evidence relating to the historical or cultural heritage of this country.<sup>31</sup> To make your case, consider whether there are aspects which might have had a great impact or made a major contribution, caused change, created turning points, or noticeably altered the circumstances of people here at the time. Or, can you make a strong case to show that the place is a representative example of a typical or common aspect of our history?

<sup>28</sup> Australia ICOMOS, *The Burra Charter and Archaeological Practice*, Version 1, November 2013, p. 7, [http://australia.icomos.org/wp-content/uploads/Practice-Note\\_The-Burra-Charter-and-Archaeological-Practice.pdf](http://australia.icomos.org/wp-content/uploads/Practice-Note_The-Burra-Charter-and-Archaeological-Practice.pdf)

<sup>29</sup> See Glossary for the HNZPT Act definition of an archaeological site.

<sup>30</sup> Walton, Tony, 'Assessing the archaeological values of historic places: procedures, methods and field techniques', Science & Research Internal Report No. 167, Department of Conservation, New Zealand, 1999, p. 9; Note that the purpose of this criterion is not to suggest that these places should be subjected to invasive investigative techniques such as excavation.

<sup>31</sup> HNZPT Act, ss. 6, 43(1).

### 3. Is the physical evidence, located through archaeological methods, likely to provide significant evidence about this aspect of New Zealand history?

'The key test that must be applied in understanding the scientific research values of a known or potential archaeological site is the question of whether further studies of the physical evidence may reasonably be expected to help answer research questions'.<sup>32</sup>

Your aim is to demonstrate that a place is of archaeological significance. The case will be strengthened if you can show that a place has provided and/or is likely to provide 'significant' evidence about an aspect of New Zealand history. The more significant the evidence is likely to prove, the stronger your case will be under this criterion.

What makes evidence significant? This is the ability to answer research questions, provide new information about the past, or to act as a significant example of a particular type of place. Factors that affect significance include the quality of the information that the place is expected to provide and how likely it is that the information could be found elsewhere. Consider the potential information quality of the place and indicate whether it has characteristics making it a particularly strong or important example.

Consider the following

- Is the place
  - A particularly intact or complete example? 'Intactness refers to the physical condition of an item. It is particularly relevant to archaeological sites in the sense of "undisturbed" sites, or areas which may be expected to yield well-provenanced archaeological deposits amenable to investigation and interpretation.'<sup>33</sup> Consider what state of preservation the site is expected to be in.

- A particularly early example or does it date from a significant period?
- Expected to include an extensive or diverse range of evidence relating to different periods, or activities or groups?<sup>34</sup>
- Likely to include artefacts, collections or chattels that are associated with the place and also date from the same time period?
- Part of a wider area of known archaeological sites?
- Does this type of place provide information on several aspects of a period of history?
- Has it been inhabited over a particularly long period of time?
- Does it, or is it expected to include, further remains from the period of significance?

### 4. Is this place the only, or one of a very few, sites that can provide this evidence about New Zealand history?

Compare the site to other remaining examples, indicating whether there are many other places able to provide similar information.

Consider the following

- Does the place have characteristics that may mean it is more useful as a source of evidence?
- Is it more intact, earlier or more extensive?
- How many of these kinds of sites might there have been?
- How many are there now?
- How likely it is that similar evidence could be found elsewhere?
- Can it be considered rare?

### Avoid

- Focusing your argument solely on whether a place is an archaeological site as defined in the HNZPT Act (i.e. 'pre-1900'), or whether it has been recorded as an archaeological site by the New Zealand Archaeological Association. Be sure to discuss the value of the information it could provide
- Very general statements about the nature of the physical evidence. Be as precise as you can. Noting that a place 'includes physical evidence that archaeological methods could provide information about' is less useful than stating that the 'survey and mapping of stone walls and garden mounds of the garden could provide new information on horticultural systems used to grow kumara in the 15th and 16th centuries'. Vague statements can make it more difficult for you to convey how important the place is
- Ascribing archaeological significance
  - If there is unlikely to be any physical evidence relating to human activity, if there is physical evidence relating to human activity but the value or likely value of this evidence cannot be demonstrated, or if the place has been fully excavated
  - On the grounds that a well-known archaeologist has researched or excavated the place. Your focus is on the place itself and its research potential
  - Because of the place's key contribution to the development of archaeological research and understanding in New Zealand. It would be more appropriate to consider such places under historical significance.
- Using the same argument to ascribe both archaeological and scientific significance. Refer to the scientific significance criterion for further guidance.

<sup>32</sup> Heritage Council, 'Archaeological assessment guidelines', 1996, p. 26; quoted in NSW Heritage Office/NSW Heritage Council, *Assessing significance for historical archaeological sites and relics*, 2009, p. 8, [www.environment.nsw.gov.au/resources/heritagebranch/heritage/ArchSignificance.pdf](http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/ArchSignificance.pdf)

<sup>33</sup> NSW Heritage Office/NSW Heritage Council, 2009, p. 9.

<sup>34</sup> NSW Heritage Office/NSW Heritage Council, 2009, p. 11.



# Examples – archaeological significance



The archaeological significance of the in-situ remains of Featherston **Military Training Camp** (Category 1, List No. 9661) on the outskirts of Featherston lies in their potential for recovering information about activities not represented in historical documents, such as the daily lives of the men who lived at the camp. There is also potential for archaeology to confirm or contradict received knowledge from the archival records and oral history, and thereby provide for an improved understanding of the events that took place at the site.



**Symonds Street Cemetery**, Auckland (Category 1, List No. 7753) has outstanding archaeological value as a rare early colonial cemetery, containing the buried remains of an estimated 10,000 or more individuals. Interments can reveal archaeological information about age, sex, ethnicity and general health, as well as burial practices, funerary custom and attitudes to death in 19th century colonial society.

**Ferntree Lodge** in Dunedin (Category 1, List No. 368) has been continuously occupied since 1849, and has the potential to provide information about this early period of European settlement in Dunedin through archaeological methods. In particular, the surviving 1849 cottage could provide significant information about the building technologies of an early settler residence.



The well-preserved archaeological landscape of the **Waikākeno Historic Area** (List No. 7669) on the East Wairarapa Coast has the potential to provide information about the development of gardening practices in what is currently considered to be a marginal area for the cultivation of kumara. The possible relationship between the pā site and the cultivation areas and the urupā needs to be investigated, and there is much potential for information about exchange and interaction networks to be gathered.<sup>35</sup>



<sup>35</sup> Macrons are used for Te Reo words throughout this guide as appropriate. In cases where a List entry with a Māori name should have a macron but doesn't (according to the formal List entry name approved by the Board), a macron has been added to ensure a consistent approach. This is the first such example – others occur throughout the illustrated examples.

Image: Crown Copyright, Department of Conservation Te Papa Atawhai (Kevin Jones, 1998)



The deposits associated with large-scale reclamation at the Auckland **Timber Company Building (Former)** (Category 1, List No. 9583) have the potential to provide knowledge about reclamation processes during the mid-colonial period, and the main building itself can be considered to have archaeological value. The timberwork in the floors, roof and supporting columns have the ability to provide information about kauri timber processing in the early 1880s from a known sawmill site.



Image: Barry Hartley

The **SS Alexandra Wreck Site** at Pukearuhe, North Taranaki (Category 2, List No. 9520) is of special archaeological significance as a rare example of a wreck of a New Zealand Wars period vessel. The remains of the Alexandra (both the material components of the vessel and possible remaining artefacts) can potentially provide significant archaeological evidence relating to the construction and subsequent repair of the vessel and its machinery, the material culture of the passengers and crew, and the 1865 wreck event. Details of the vessel's form and appearance are also limited and the wreck site can provide additional information for this purpose.

# Architectural significance

Architectural significance draws on both technological methods and aesthetic considerations and considers how successfully these two factors have been combined in a building.

The history of architecture is dominated by the development, adoption and adaptation of new methods of construction and 'styles' of arranging the structure and ornamentation.<sup>36</sup> Some of these construction methods or architectural styles or movements have featured strongly in New Zealand history.<sup>37</sup> Some places may be representative examples of construction methods and architectural styles or movements of significance in this history.

While the guidance for this criterion limits architectural significance to construction methods and architectural styles or movements, it should be acknowledged that there is a more liberal view within the architectural history field as to what constitutes 'architecture'. This includes vernacular architecture, which has been defined as 'the study of those human actions and behaviors [sic] that are manifest in commonplace architecture.'<sup>38</sup> Vernacular architecture is commonly interpreted through function or type (e.g. a bach/crib), rather than style, but it can be delineated according to a method of construction. The focus on architectural styles or movements and construction methods for assessing architectural significance means that examples of vernacular architecture are likely to be assessed under other criteria, such as historical or traditional significance.

## Threshold for inclusion

The place reflects identifiable methods of construction or architectural styles or movements. When compared with other similar examples or in the view of experts or relevant practitioners, it has characteristics reflecting a significant development in this country's architecture. Alternatively, or in conjunction with this, the place is an important or representative example of architecture associated with a particular region or the wider New Zealand landscape.

## Key questions to consider

### 1. What method of construction or architectural style or movement does the place reflect?

Identify the aspects of the building or structure that contribute to its architectural significance as precisely as you can, by referencing the specific construction method, architectural style or movement. Vague descriptions such as 'American domestic architecture' can make it more difficult for you to convey how important the place is.

Consider the following

- What is the nature of the building design or construction method?
- Has it been influenced by a particular style or styles, or architectural movement(s)?
- When was the style developed? Many buildings are eclectic in style and may represent 19th and 20th century revivals of earlier historical styles.<sup>39</sup>

- Is the design still intact? The more intact the place is, and the fewer changes there have been to its significant characteristics, the stronger your case will be.

### 2. Why is this construction method, style or movement of importance in New Zealand history?

It is important to provide contextual information about why the architecture matters. This could include assessing whether the place represents a turning point in New Zealand's architectural history, or if it is part of the common experiences of architecture widely recognised throughout the country as being an integral part of the New Zealand landscape.

Consider the following

- Did the place reflect new developments in architectural design at the time of construction?
- Did the place make a major contribution to New Zealand's architecture, or have a widespread influence?
- Does it reflect
  - A turning point or a major change in approaches to design?
  - Particular expertise or excellence?
- Has it achieved critical recognition by architectural experts or practitioners (i.e. has an enduring association been formed)?<sup>40</sup>
- Does the place represent a typical form of architecture that is generally recognised as being characteristic of a region or the wider New Zealand landscape?

<sup>36</sup> 'architecture, n.' *OED Online*, accessed 6 September 2014.

<sup>37</sup> Both architectural 'styles' and 'movements' are referred to in the guidance for this criterion, noting that the concept of architectural style is more associated with the historical styles of the 19th century, and becomes increasingly less common as you move through the 20th century. Modernists, for example, promoted their architecture as 'a rejection of style' (Julia Gatley, personal communication, 9 June 2017).

<sup>38</sup> Carter, Thomas and Cromley, Elizabeth Collins, *Invitation to vernacular architecture: a guide to the study of ordinary buildings and landscapes*, 2005, Knoxville: The University of Tennessee Press, p. xiv.

<sup>39</sup> 'Guidelines for the Use of Buildings Classification Criteria', Historic Buildings Committee, 7 June 1990 (HP173/1990), Buildings Classification Procedures, 12001-018, vol. 2, Antrim House, Wellington, New Zealand.

<sup>40</sup> Heritage Council of Victoria, 2012, p. 11.

- Has this form of architecture been widely adopted or used over a long period in this country?
- Does this form of architecture employ particular materials, especially those of local or regional significance (e.g. Oāmaru stone, cob, schist)?
- Does it represent architecture or changes in architecture common to a particular period or building type in New Zealand history?<sup>41</sup>

### 3. How well does the place represent this method, style or movement compared to other places?

If the architectural qualities of the place have been created or designed within a recognisable style, movement or architectural form, you should demonstrate the significance of the architecture of the place by showing that it compares well against other examples, or that its design is recognised by experts in the field as being of significance.

Consider the following

- When compared against other remaining examples, does it have characteristics making it an important example of that architectural style, movement or period?
- Does it reflect elements of the style or movement particularly well?
- Does it reflect major changes in style or design or is it an early or influential example?
- Is it a strong representative example? (For example, does it reflect an architectural style, movement or form once common but now rare?)
- Is it more intact than the other remaining examples?
- Does it contribute towards a wider group of other buildings (specifically for historic places)?

### Avoid

- Simply using an adjective to describe the design such as 'accomplished' or 'elegant', without any explanation. For instance, this sentence is not enough on its own: 'A fine example of a timber building in the Carpenter Gothic style from the late 19th century in Wellington'. What do you mean by fine? Why does this place deserve that adjective? Why are those descriptors relevant to its significance?
- Ascribing value under this criterion on the grounds a well-known architect designed the place. Your focus is on the architecture itself and its characteristics making it an important or representative example of their work
- Reproducing the physical description of the building or the history of the development of the style or movement in your assessment. Summarise the aspects that are important to its architectural significance
- Substituting a building type or use, such as 'bank' or 'church', for an architectural style or movement, or construction method.

<sup>41</sup> 'Guidelines for completing a nomination form', in 'Building Registration: Implementation Progress Report', HP330/1990 (Board, 13 December 1990) Buildings Classification Procedures, 12001-018, vol. 2, Antrim House, Wellington, New Zealand.



# Examples – architectural significance



**Emerald Villa**, Auckland (Category 1, List No. 571) has special architectural value as an unusually well-preserved and possibly unique surviving example of a transitional building, which demonstrates the shift from Georgian to later Victorian architectural styles and the emergence of a New Zealand vernacular tradition.



**Dunedin Prison (Former)** (Category 1, List No. 4035) is the best-known building of chief government architect (1889-1909) John Campbell in the Queen Anne Style. Echoing Norman Shaw's design for New Scotland Yard, the prison includes red brick elevations striped with white Oāmaru stone, cupola domes, white mouldings on the gable, English Tudor windows, and dormer windows in the roof. The prison also displays Campbell's skills in exquisite detailing.

The prison also has special and rare architectural value as one of the few prisons internationally that was built in a courtyard design. Research indicates that the former Dunedin Prison appears to be the only Victorian courtyard design in Australasia which is still in existence.

Image: Benchill, Wikimedia Commons

**College House**, Christchurch (Category 1, List No. 7812) is an exemplar of modernist architecture in New Zealand and has outstanding architectural significance. Architects Warren and Mahoney fully applied the modernist principles of 'truth to materials' and form derived from function while drawing influence from the Oxbridge collegiate quadrangle model of tertiary residential buildings and the 'carpenter' tradition of colonial architecture in New Zealand.



**Castor Bay Battery and Camp/Te Rahopara o Peretu** (Category 1, List No. 7265) in Auckland retains important examples of the 'architecture of deception' created during the Second World War to reduce the threat of aerial attack. The Battery Observation Post was designed to look like a beachside kiosk, and the surviving accommodation building like a typical state house. The site constitutes a rare survivor and the best-preserved example in New Zealand of the architecture of concealment, where form disguises rather than follows function.



**St Mary's Catholic Church** (Category 1, List No. 1705) in Hokitika is noteworthy as the only neo-classically designed church on the South Island's West Coast. Its classical frontage with portico entry flanked by coupled round and square Ionic columns supporting a tympanum, and imposing square tower topped with a circular drum and colonettes supporting a cupola, make it unique in this region. The church forms part of a group of neo-classical masonry Catholic churches of varying sizes in the South Island, all designed to be landmarks.



**The Lower Hutt Central Fire Station (Former)**, Lower Hutt (Category 1, List No. 9319) makes an important contribution to post-war Modernism – a dominant architectural movement in the Hutt Valley in the 1950s. It has special significance for its architectural design that blends the Modernist concepts of form and function into a harmonious and beautiful structure.

# Cultural significance

A culture can be defined as a society or group characterised by shared ideas, values, customs, behaviours and products.<sup>42</sup> Places of cultural significance reflect the beliefs, values and behaviours of a cultural group.<sup>43</sup> They may be created by that culture, or simply valued by it. Such places might allow the group to maintain a way of life or behaviour, or a set of ideas accepted as appropriate, normal and necessary by it. They may be places where the cultural group consciously expresses itself, its identity, its values and its world views. They might also be valued because they support beliefs, values and attitudes shared by the group. Describing the importance of a place under this criterion is likely to require the support and participation of the cultural group for whom the place has special meanings and associations.<sup>44</sup>

## Threshold for inclusion

The place reflects significant aspects of an identifiable culture and it can be demonstrated that the place is valued by the associated cultural group as an important or representative expression of that culture.

## Key questions to consider

### 1. What culture is associated with this place?

It is essential to be able to identify the culture by the common set of values, ideas or behaviours the subject group has developed. Cultures and sub-cultures develop within nations, communities, organisations and age, ethnic and religious groups. Cultures might flourish within a single generation or develop over many generations. In this country, places most commonly attributed as having cultural significance include Māori cultural sites, those associated with New Zealand's national identity, and those connected with distinct migrant cultures.

### 2. How does this place reflect that culture?

To assess under this criterion you will need to consider and demonstrate how the place reflects the culture it is associated with. It might represent the culture or particular aspects of it, or serve as a symbol of the culture. Consider the extent to which the place reflects the culture and how it compares with other similar places.

Consider the following

- Is the place directly associated with or representative of the culture's distinctive characteristics, customs or practices?<sup>45</sup>
- Does the place allow the group to maintain a way of life, behaviours or a set of ideas of importance to their culture?
- Is it a place where people express their cultural identity, values and views? For example, does it reflect intellectual, artistic or sporting pursuits and achievements valued by a particular culture?<sup>46</sup> This includes places associated with literature, music, art or sport that are valued in New Zealand
- Is it a place that created, reflected, contributed towards or reinforced particular cultural beliefs, values and attitudes?
- Is it a place considered to reflect, have fostered or contributed towards cultural development, change or renewal? If so, you need to also consider how widespread its influence was based on supporting evidence.

<sup>42</sup> 'culture, n.' *OED Online*, accessed 3 November 2014

<sup>43</sup> Kerr, 2013, p. 48. Note that cultural significance under the HNZPT Act is different from the wider concept of 'cultural heritage significance' as defined in the ICOMOS New Zealand Charter 2010, p. 9 (referring collectively to all of a place's assessed values). The two terms are not interchangeable.

<sup>44</sup> Australia ICOMOS, 2004, p. 7.

<sup>45</sup> 'Guidelines for completing a nomination form'.

<sup>46</sup> 'Refinement of mind, taste, and manners; artistic and intellectual development. Hence: the arts and other manifestations of human intellectual achievement regarded collectively'; 'culture, n.' *OED Online*, accessed 3 November 2014.

### **3. How has the significance of the place as an important or representative expression of the culture been demonstrated?**

Consider the following:

- Is the place
  - Considered to be a taonga/treasure of the culture's heritage or identity and how has this been demonstrated?
  - Considered to be a cultural icon or symbol and how has this been demonstrated? Is it widely recognised or held in esteem?
- Does it have characteristics making it particularly reflective or symbolic of a particular culture?
- How does it compare to other similar places?
- Has its importance to the culture been demonstrated by current use or importance in ceremonies or events, or in histories, music, literature, art or stories?

#### **Avoid**

- Loose associations with indeterminate groups, or those of very small numbers
- Ascribing significance under this criterion to places that are only of importance to a few people.

# Examples – cultural significance



The **Scottish Hall**, Invercargill (Category 2, List No. 7760) has cultural significance as the meeting place for the Scottish community in Southland and Invercargill. The building was designed as a memorial to the pioneer Scottish settlers of Southland, and supported by members of the Scottish community throughout the area through subscription. The hall houses a specially constructed collection of crests and tartans representing 49 clans in the Southland area. In addition, it is home to the Burns Society and the Scottish Highland Dancing and Piping Society, representing Scottish cultural activities.



The **Lawrence Chinese Camp**, Lawrence (Category 1, List No. 7526) has cultural significance as a largely Chinese community within the European surrounds of Lawrence. It was a place where Chinese culture predominated, providing support for the wider Chinese goldfields population in the vicinity. Europeans largely entered the camp on Chinese terms and the history and images associated with it provide an interesting insight into the relationships and attitudes between the two communities. The camp's owners, Lawrence Chinese Camp Charitable Trust, have been instrumental in their efforts to preserve the site, to help to tell the story of the conditions faced by Chinese miners in the 19th century, particularly to the Chinese community.

**St Werenfried's Church (Catholic)** (Category 1, List No. 943) in Waihi contains a mixture of Māori and Catholic iconography and is an important part of the cultural context of this special village, the stronghold of the Tūwharetoa people. It has been decorated with a high level of skill and care which reflects the high cultural importance of the building to the local people. The church is an important part of the legacy of the Te Heuheu family, and reflects their history of commitment to the Catholic Church.



**Ōtamahua / Quail Island Historic Area** in Lyttelton Harbour / Whakaraupō (List No. 9552) has cultural significance to Ngāi Tahu. There is a particular connection between Ōtamahua / Quail Island and Aua / King Billy Island and Te Hapū o Ngāti Wheke (Rāpaki), who hold mana whenua. Ōtamahua, also known as Te Kawa-Kawa, was used by local Māori in Whakaraupō for customary activities such as collecting seabird eggs and fishing. Aua is culturally significant as the source of prized sandstone which was a grinding agent for pounamu and other stone implements.

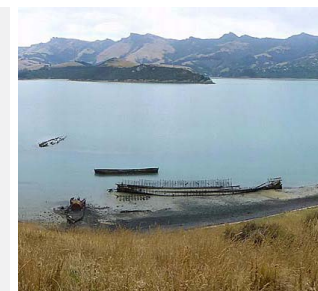


Image: Shelley Morris, flickr.com



As the national headquarters for the training of Plunket nurses, **Truby King Harris Hospital (Former)** in Dunedin (Category 1, List No. 9659) has special cultural significance. It was the foundation for the Plunket ideas and associated culture of childrearing that has been a defining element in New Zealand's identity in the 20th century. Up until the 1960s, all Plunket nurses were trained at this hospital, and took the values and culture of that training to the community, promulgating Plunket's ideals of routine, diet and fresh air.



**Devcich Farm**, Kauaeranga (Category 1, List No. 9497) has strong cultural significance for its connections with Dalmatian settlement in New Zealand, and the efforts of migrant families to become established during the early 20th century. It has enhanced significance as a focal point for the Dalmatian community in the Kauaeranga Valley.



# Historical significance

Places of historical significance tell the story of the past effectively because they reflect the beginnings, the trends, the developments, the turning points, and the endings of stories of importance in our history. These places will relate to important or representative aspects of New Zealand history, or will be associated with events, people and ideas of importance in this country.

All criteria can be considered from a historical perspective.<sup>47</sup> Regardless of whether a place reflects the field of science or architecture, society or archaeology, spirituality or technology, you can assess the place under historical significance if you are discussing important trends, developments or turning points in that field. For instance, Takiroa Historic Area is of importance for its archaeological value as a Māori rock art site, but also has historical value in the development of New Zealand archaeology because it was one of the earliest places in the country where archaeological recordings were made.<sup>48</sup>

## Threshold for inclusion

The place contributes towards the understanding of a significant aspect of New Zealand history and has characteristics making it particularly useful for enhancing understanding of this aspect of history, especially when compared to other similar places.

## Key questions to consider

### 1. What significant aspect of New Zealand history is the place related to?

Identify the themes, patterns, trends, development, process, period or stage in New Zealand's history that the place reflects. You then need to show how this aspect is significant in our history. Your case will be stronger if you can show it had a major influence on New Zealand history, or was typical of this aspect of history for a significant period of time. Thematic frameworks may assist here.

### 2. What does the place contribute to the understanding of that aspect of New Zealand history?

Identify and explain the significance of the place in relation to the aspect of New Zealand history you have identified. The more central the place is to the aspect of this history you have identified, the stronger your case is likely to be.

Consider the following:

- With respect to a theme, trend, development, period or stage in New Zealand history, does the place:
  - Reflect its beginnings?
  - Reflect its end?
  - Reflect a development within it, or a turning point within its development?

- Serve as a catalyst, enabler or hindrance within its evolution?
- Reflect a high point, low point or particular achievement within it?
- Is the place part of a wider area that explains aspects of a theme, trend, development, period or stage in New Zealand history?

### 3. How does the place's ability to contribute to the understanding of this aspect of history compare with other similar places?

You will be able to make a strong case if you have demonstrated that the place contributes significantly towards the understanding of an important aspect of New Zealand history. Evidence showing it has characteristics making it particularly useful for enhancing understanding of this aspect of history, especially when compared to other similar places, will also strengthen your argument. You will need to identify what characteristics make the place able to do this well and whether it does this better than others that reflect the same aspects of New Zealand history.

Consider the following

- Is the place
  - A particularly early example of its kind?
  - A rare remaining example in New Zealand?
  - Particularly intact?
  - Part of a wider area that has preserved the original context from the important period in New Zealand history?
  - Connected more closely with the aspect of New Zealand history you have identified than other examples?

<sup>47</sup> Heritage Chairs and Officials of Australia and New Zealand (HCOANZ), *Protecting local heritage places: a national guide for local government and communities*, 2009, p. 43, [www.heritage.vic.gov.au/\\_\\_data/assets/pdf\\_file/0018/55521/Protecting-Local-Heritage-Places.pdf](http://www.heritage.vic.gov.au/__data/assets/pdf_file/0018/55521/Protecting-Local-Heritage-Places.pdf)

<sup>48</sup> Takiroa Historic Area, Duntroon, List No. 7769 (see: [www.heritage.org.nz/the-list/details/7769](http://www.heritage.org.nz/the-list/details/7769)).

- Does it feature typical changes from the time period more clearly than other places?

### **Avoid**

- Listing the uses of a place as a substitute for explaining historical value
- Very general descriptions of historical themes or trends such as 'the development of law and order'
- Indirect or distant connections to an aspect of New Zealand history
- Relying solely on the length of time since constructed/in use to make your case
- Assigning rarity in the absence of any evidence to determine otherwise
- Repeating the historical narrative.

# Examples – historical significance

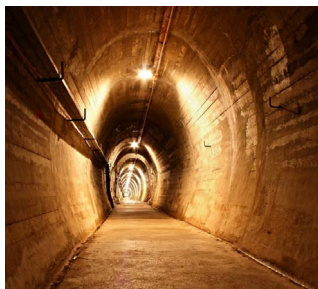


Image: Minicooperd – Paul Le Roy, flickr.com

**Wrights Hill Fortress**, Wellington (Category 1, List No. 7543) has historical significance for the insight it provides into the New Zealand response to the threat posed by the Second World War. The site contains the biggest land-based defensive batteries ever erected in New Zealand. They were part of a massive construction programme to secure the New Zealand coastline from attack when the arena of war shifted to the Pacific in 1942.



**Port Craig Sawmill and Settlement** at Port Craig, Fiordland (Category 1, List No. 9234) has special historical significance as the site of a sawmilling venture unsurpassed both in its scale and investment in New Zealand, and also pioneering in its harnessing of American technology not previously used in the country. At its peak, the milling operation was producing timber faster than any other mill and it represented the pinnacle of the indigenous milling industry.

Made possible by a bequest from Charles Rooking Carter, an important figure in the history of Wairarapa settlement, **Carter Home**, Carterton (Category 1, List No. 7663) is an important marker in the development of the provision of housing for the elderly. It provides concrete evidence of the living conditions in an early retirement institution.



**Arahina Historic Area**, Marton (List No. 7627) has historical significance principally for its association with the Girl Guides Association in New Zealand. The Association has had a major impact on the lives of many young New Zealand women, and as a training centre this building played a large role in that history.



**Seacliff Lunatic Asylum Site** (Category 1, List No. 9050) at Seacliff north of Dunedin is of outstanding historic significance, drawing together the strands of social and medical history in New Zealand and the treatment of those judged to be mentally ill. The history of the place represents the changing history of medical practice and also the experiences of those who lived out their lives in the institution, or who were only briefly incarcerated.



**House**, Lower Hutt (Category 2, List No. 3582) has historical significance as one of the first state houses built under the Workers' Dwelling Act 1905, the first large-scale central government initiative to provide affordable housing to low-income working families.<sup>49</sup>

<sup>49</sup> This place was entered on the List in 1984, prior to the introduction of the legislated criteria. The statement of historical significance has been taken from a 2001 information upgrade report completed for the List entry, accessed via the List Online (see [www.heritage.org.nz/the-list/details/3582](http://www.heritage.org.nz/the-list/details/3582)).

# Scientific significance

A place of 'scientific' significance is one where scientific methods of enquiry are considered likely to provide new information about the past. They have the 'potential to provide information by research about past human activity and/or technical data about its fabric.'<sup>50</sup> Scientific significance is generally interpreted in heritage as being a place's 'research' or 'evidentiary' value. It is not enough for the place to solely have a connection with science or scientific enquiry, such as a scientific laboratory. Such places may be able to be assigned under other criteria such as historical or technical significance.

Scientific methods of enquiry have contributed significantly to what is known about the past. The scientific method uses techniques that rely on experimentation and systematic observation to create measurable and repeatable results.

This criterion has not been widely used in significance assessments, possibly due to the overlap with archaeological significance. Scientific and archaeological significance overlap in that archaeology also uses scientific methods of enquiry to provide new information about the past.<sup>51</sup>

In assessing whether an archaeological site qualifies under scientific or archaeological significance, consider the specific method(s) of enquiry and the type of information that could be obtained. For example, if the analysis of physical evidence would require methods such as open-area excavation (opening up of large horizontal areas for

excavation) and artefactual and faunal analysis, consider it under archaeological significance. If the analysis of physical evidence would involve methods such as x-ray fluorescence or isotope analysis, consider it under scientific significance. Do not ascribe under both criteria.

## Threshold for inclusion

The place includes, or is demonstrably likely to include, fabric expected to be of significance in answering research questions or a new or important source of information about an aspect of New Zealand's cultural or historical past through the use of specified scientific methods of enquiry.

## Key questions to consider

### 1. What information could be obtained through scientific methods of enquiry?

Identify the nature of the information sought through scientific methods. Scientific techniques can date sites and fabric to a specific time period, establish the composition and provenance of fabric, and indicate what environmental, nutritional and health conditions people faced. Dating techniques include radiocarbon dating of organic material, dendrochronology, which is used to date wood, and thermoluminescence and optically-stimulated luminescence, which establish when inorganic materials such as pottery, lava or minerals were last heated or exposed to the sun. Techniques establishing the composition or origins of fabric include X-ray fluorescence and chemical analysis. Dendrochronology, genetic analysis and isotope analysis of organic remains can provide information about the climate, diet and diseases people experienced. Some techniques such as paint analysis can be used to both date fabric and reveal information about its origins and composition.

### 2. What fabric exists at the place that might help to provide this information?

Identify fabric located at the place that makes it a particularly useful source for analysis. Fabric can include organic remains such as wood or bone, and inorganic remains such as ceramics, metal, stone or lava. Look for characteristics such as whether the fabric's provenance is known, its condition, integrity, context and any supporting supplementary evidence. The greater the certainty about the provenance of the fabric, the more useful it is likely to be.

### 3. How does its ability to provide information through scientific methods compare with other similar places?

Consider the following

- Are there other places that could have similar fabric and might be better sources of information?
- Does the place have characteristics making it a particularly strong or important example when compared to other similar examples?
- How rare is it?
- Does it contain particularly early fabric?
- Can its history be understood more easily because the place is a particularly complete or extensive example of its kind?
- Is it largely unaltered or in close to its original form and layout?
- Are there objects directly related to its significance that add further opportunities for understanding the place?
- Is there other supporting material available that could help with the analysis of the place?

<sup>50</sup> 'Definition of criteria clause 21(1) of Historic Places Bill', NZHPT Board, 25 February 1993 (BD1993/2/15), Antrim House, Wellington, New Zealand. Appendix 1: Definition of criteria in 21(1) of Officials' Report on Historic Places Bill.

<sup>51</sup> In other jurisdictions such as the State of Queensland, archaeological significance is considered under scientific significance – it does not have its own criterion. Refer to Department of Environment and Heritage Protection, *Assessing cultural heritage significance: using the cultural heritage criteria*, 2013, [www.qld.gov.au/environment/assets/documents/land/heritage/using-the-criteria.pdf](http://www.qld.gov.au/environment/assets/documents/land/heritage/using-the-criteria.pdf)

## Avoid

- Using this criterion
  - Solely on the basis a place has a connection with science or scientific enquiry. If the use of scientific methods of enquiry would not contribute to our understanding of human settlement, life and culture, do not ascribe significance under this criterion.
  - Because the place is the location of a great scientific discovery, breakthrough or achievement: It will usually be more appropriate to consider it under historical significance.
- Ascribing significance under this criterion if the place is, or could be, used to uncover information primarily about natural phenomena. To qualify for the List, places must be of significance for their cultural or historical heritage value.

## Examples – scientific significance



**Tahanga Quarries**, Opito (Category 1, List No. 9419) has scientific significance for its ability to provide information about the past through means such as the geochemical analysis of its basalt and basalt products. Geochemical analysis can source basalt products to different locations in the Tahanga complex, potentially providing knowledge about organisation, distribution and chronology.



**Camp House**, Egmont/Taranaki National Park (Category 1, List No. 7233) was made of heavy gauge galvanised wrought iron in 1855 and has been the subject of various scientific tests and articles. The building holds much valuable information on the manner and method of prefabricated buildings and on the process of galvanising iron.



# Social significance

Places of social significance bring people together and matter to existing communities. The purpose of this criterion is to identify places that create the space and opportunity for people to form bonds with each other. They have meaning primarily for the people who use them. They are valued because the relationships that are formed there are valued – they provide the soil for the seeds of community to grow.

Places of social value cross into the territory of heritage value where they have particular characteristics making the sense of community they develop feel special, individual and irreplaceable to that community. This is where the bonds created in a place feel dependent on the particular characteristics of that place being retained.

Places that represent 'a way of life' can fit well under this criterion. Places with social significance matter to communities now due to the bonds the places created either in the past or present.

## Threshold for inclusion

The place has a clearly associated community that developed because of the place, and its special characteristics. The community has demonstrated that it values the place to a significant degree because it brings its members together, and they might be expected to feel a collective sense of loss if they were no longer able to use, see, experience or interact with the place.

## Key questions to consider

### 1. Is this a place that brings people together?

To make a case under this criterion, you need to show how the place brings people together. Places can bring people together physically, and they can create a sense of community by giving them experiences in common. Some places are designed for people to spend time together; others are created accidentally.

Consider where people are at leisure, where they meet, where they regularly stop and talk. Socially significant places allow people with similar lifestyles, work, backgrounds, interests or stages of life to come together to socialise. Farmers' markets and A&P showgrounds, lodges and clubs, picture theatres, pubs and social halls, the school gate, department stores and shops, parks, gardens, sports facilities and playgrounds all create opportunities and spaces for people with common interests to establish a sense of community.

Consider places that

- Give people experiences in common
- Help people to contact each other
- Act as a marker or icon for a community
- Play a role in the identity of distinctiveness of a community.

### 2. Is there an existing community associated with the place?

Is there an existing community associated with the place because of the bonds created there in the past or that are still being created there now? To identify communities that have formed or been affected by the place, look at who used or uses it. Consider who they were, what brought them to the place and who was part of the group.

What communities were created at the place? Were they club members? Team members? Pupils? Trainees? Staff members? What communities strengthened their social bonds because of the place?

### 3. How has the community demonstrated that they value the place?

Does this place have characteristics making it feel special, individual and irreplaceable to the people who use it or that used it in the past? Has its importance become more meaningful than just the utility or service that it provides? Is the particular experience that the place provides part of its importance? Would the people who have created communities around the place feel a collective sense of loss if they were no longer able to use, see, experience or interact with it?<sup>52</sup>

Indicate how the community who uses the place has demonstrated its importance to them. To make a case, you need evidence of an attachment.<sup>53</sup> Check that nothing has occurred within the community, or to that place, since the evidence of the attachment was obtained that might result in the meaning being lost. Gauging whether or how greatly users might experience this sense of loss is difficult for people who are not part of the community. Often, evidence that the place is of social significance has been based on the actions taken by people to protect it when the place has

<sup>52</sup> The idea of a 'collective sense of loss' comes from Chris Johnston. Australian Heritage Commission, *What is social value?*, 1992, pp. 13-15, [www.contextpl.com.au/wp-content/uploads/2014/06/What\\_is\\_Social\\_Value\\_web.pdf](http://www.contextpl.com.au/wp-content/uploads/2014/06/What_is_Social_Value_web.pdf)

<sup>53</sup> Department of Environment and Heritage Protection, 2013, p. 58; Walker, Meredith, *Protecting the social value of public places*, Australian Council of National Trust, 1998, p. 101.



been threatened with change, demolition or a change of use, such as demonstrations or protests. Where places have not been threatened, other evidence can be found. Indicators that have been used in the past include

- Significant action by the community to protect, maintain or restore the place
- Continuing use over a long period of time
- Demonstrations of pride in the place, especially over a long period of time.

## Avoid

- Ascribing significance under this criterion if the social value the place once had no longer matters to people living today. Note that a change of use does not necessarily mean that a place no longer has social value. Places might still be valued today because of the bonds that they created in the past.
- Presuming that because a place brings people together, that those people value the experience. Consider whether places that bring people together against their will or preference are necessarily of social value to them. Your case will be stronger if you provide evidence that is specific to the place to show that the people associated with it hold it in particular affection.

- Ascribing social value to places that
  - Are primarily of utility or amenity value, unless they clearly meet the threshold for inclusion. These are places that could generally be replaced with another serving a similar function without the community experiencing a sense of loss
  - Prompted or reflect social change. These are often better represented under historical significance. Social significance is different to social history<sup>54</sup>
  - Draw only a single family together
  - Reflect how society or social groups within society functioned in the past.

<sup>54</sup> Australia ICOMOS, *Understanding and assessing cultural significance*, Practice Note Version 1, November 2013, p. 8, [http://australia.icomos.org/wp-content/uploads/Practice-Note\\_Understanding-and-assessing-cultural-significance.pdf](http://australia.icomos.org/wp-content/uploads/Practice-Note_Understanding-and-assessing-cultural-significance.pdf)

# Examples – social significance



**Whitikaupeka Church**, Moawhango (Category 1, List No. 948) has played a prominent role in the social life of the Moawhango community throughout its history. It was the focus for important religious and social milestones for the community, such as baptisms, weddings and funerals. This place has been well maintained and conservation work in the mid-1990s is further evidence of the community's ongoing regard for it.



The 1938 **Motueka Saltwater Baths** (Category 2, List No. 7617) are socially significant for the numerous community attempts to protect and upgrade them using volunteer labour. When the baths were threatened with demolition in 2003, community volunteers again came to the rescue with a petition and publicity campaign to save them.

**Queens Gardens**, Nelson (Category 2, List No. 7689) were intended to promote social interaction, relaxation and enjoyment for the citizens of, and visitors to, Nelson. Their continued use and development for more than 125 years indicates that they continue to fulfil this essential purpose. The people of Nelson have cared for, discussed and debated the development of them for decades, and the development of the spaces within them reflects the attachment of the different community groups within the city.



The **Rob Roy Hotel (Former)** (Category 2, List No. 636) in Auckland has strong social significance as a place of gathering and social congregation in Freemans Bay since the 1880s. Its value to the local and wider Auckland community was demonstrated in 2010 when they successfully advocated for returning the hotel to its original position following the completion of the Victoria Park tunnel.



For over a century **Wanganui Collegiate School** (Category 1, List No. 9620) has housed and trained boys, and since 1990 has provided education for girls as well. The school's House system has entrenched a sense of community among students and as a result there is a strong Old Boys and Girls tradition. This shared sense of identity has translated into successive generations of families attending the school and manifests itself in the numerous building projects the Wanganui Collegiate School Old Boys and Girls Association have funded, particularly for the Chapel.



**Aratapu Public Library (Former)**, Dargaville (Category 2, List No. 9947) is held in high public esteem by the Dargaville community. They fundraised and applied for grants and loans to have the building relocated to Harding Park. The building has been restored with voluntary labour and is currently used to showcase the musical heritage of the Kaipara area.

# Spiritual significance

Places of spiritual significance are not limited to those associated with organised religious institutions. Modern spirituality has a much broader definition, encompassing both non-secular (religious) and secular spirituality.

The spiritual significance of a place is the value its religious, mystical and/or sacred meaning, association or symbolism has for a community or group.<sup>55</sup> Such places are imbued with spiritual meaning through a shared spiritual belief, faith or experience. They are regarded with reverence and are venerated and respected. Spiritual places may be created as expressions of faith and belief, or they may have existed and been given spiritual meaning at a point in time. The spiritual importance of a place can be created, removed, strengthened or weakened. Time, events, people or ideas can transform the spiritual meaning of a place.

Note: if the place is primarily of significance to Māori for its sacred or spiritual value, or for its association with ancestors, it may be appropriate to consider it for entry on the List as a wāhi tapu, wāhi tapu area or wāhi tūpuna.

## Threshold for inclusion

The place is associated with a community or group who value the place for its religious, mystical or sacred meaning, association or symbolism. The community or group regard the place with reverence, veneration and respect, and they might be expected to feel a collective sense of loss if they were no longer able to use, see, experience or interact with the place.

## Key questions to consider

### 1. Is there a community or group who value the place for its religious, mystical or sacred meaning, association or symbolism?

The people whose shared belief, faith or spiritual experience gives a place meaning determine whether a place has spiritual significance. The community or group must be an existing one with a shared belief, faith or spiritual experience that is associated with the place.

Places may have different meanings for different communities and groups. Identify and describe each community/group that has an association with the place through their shared faith, belief or spiritual experience. A place may have meaning to more than one community or group.

### 2. How is the community or group's shared belief, faith or spiritual experience demonstrated at this place?

Generally, the importance of a place under this criterion relies on the support and participation of the community or group for whom the place has spiritual meaning, association or symbolism. With respect to religious spirituality, worship and the expression of faith is the focus of places commonly assessed for heritage significance, including churches, synagogues and mosques. Such places are often assessed for heritage significance on the basis of non-religious factors, including architectural, aesthetic and historical value. However, spiritual significance should be considered in each case. In terms of secular spirituality, a community or group may share a spiritual experience at a place due to a significant event that occurred there, or through the place's association with a person/people of importance to that community or group.

In some cases, spiritual significance may become the primary reason for entry on the List. In these cases, the place may be considered by the community or group to be a particularly important manifestation of faith or belief that is valued in its own right for this reason.

Consider the following

- Is it a place
  - Dedicated to, consecrated for, or integrally associated with worship?
  - Where members of the community or group gather to pray, or express or reaffirm their shared faith, beliefs or spiritual experience?
  - Of pilgrimage?
  - Considered by the community or group to embody, express or manifest the spiritual power of God, a superhuman power, deities, spirits or the spiritual world?
  - Associated with a spiritual leader or person who the community or group considers to have been touched by God, a superhuman power, deities, spirits or the spiritual world?
  - Associated with a significant event that is part of the faith or belief of the community or group, or that is imbued with spiritual meaning by the community or group, resulting in a shared spiritual experience?

<sup>55</sup> 'Definition of criteria clause 21(1) of Historic Places Bill'.

## Avoid

- Automatically ascribing spiritual significance to
  - Burials or memorials to the dead. Some memorials have no spiritual significance. Civic war memorials, for instance, may avoid reference to religion to acknowledge all who served and died, regardless of their faith or belief
  - All places associated with religion. Church offices, vicarages, presbyteries, church halls and church schools, for example, may not have spiritual significance.
- Ascribing spiritual significance under this criterion if the spiritual community or group no longer exists, or is no longer associated with the place. For instance, it may be inappropriate to consider deconsecrated churches under this criterion. To acknowledge important associations that communities or groups may have had with the place through their shared faith, beliefs or spiritual experiences, consider assessing for historical, cultural or traditional value.

# Examples – spiritual significance



At **St Joseph's Convent (Catholic)**, Jerusalem/Hiruhārama (Category 1, List No. 961) the church's isolation and its spiritual history make it a place of pilgrimage and retreat, yet it is in full view rather than behind walls. The convent has been the home of many Sisters of Compassion devoting their lives to spiritual practice since 1892, when the order was founded by Sister Mary Joseph Aubert (1835-1926).



**Waitangi Treaty Grounds**, Waitangi (Category 1, List No. 6) is a place of spiritual significance, both for including a recognised wāhi tapu at Ruarangi, and for its connections to the signing of Te Tiriti o Waitangi / The Treaty of Waitangi. Many in Te Ao Māori have seen the Treaty, and the place where it was first signed, as representing a sacred covenant. The foundation stone of Te Whare Rūnanga refers to Te Paepae Tapu O Te Tiriti o Waitangi – the sacred threshold of the Treaty of Waitangi.

Image: Antilived – Wikimedia Commons

**Tangiwai Historic Reserve**, Tangiwai (Category 1, List No. 7591) is the site that most vividly recalls for New Zealanders the memory of the Tangiwai disaster. The place is imbued with the spirit of the disaster and provides a powerful experiential connection between past and present. It is here that people come to remember the disaster, as demonstrated by the annual, informal gatherings of survivors, family and friends associated with those who lost their lives in the disaster at the site.



Image: Lizeal Jahnke, Ruapehu District Council

**St Andrew's Presbyterian Church and Warden's Cottage**, Dunedin (Category 1, List No. 3185) has spiritual significance as a place of worship for over 140 years. Built for Presbyterian worship, it is now the focus for immigrant communities associated with the Coptic Orthodox Church. Later alterations to the church reflect its current congregation, with the intricate church furniture, art and iconostasis of the Coptic Orthodox Church.



Image: Benchill – Wikimedia Commons



Image: Liz Clark – Stormdanceart, flickr.com

As the principal Methodist mission church in the Kaipara, **Kakaraea Church (Methodist)** (Category 2, List No. 460) has spiritual significance to Methodists and those of other denominations who worship there. Because of its significant connection to the development of the Ratana faith in the Kaipara, the church also has spiritual significance to followers of this faith. It is also a place of reverence and respect for the descendants of those who worshipped there, people who are buried there, and those whose life milestones took place there.



# Technological significance

Technological significance is ascribed to places that demonstrate how we use our knowledge to create the tools we rely on to resolve practical problems in our society. They are places where scientific knowledge has been applied effectively to develop, create or produce processes and products used in New Zealand.<sup>56</sup> A technologically significant place 'demonstrates or represents important developments or applications of technology or the operation of past technological processes.'<sup>57</sup>

Due to the focus on production in New Zealand, this criterion is commonly used in relation to the development of industrial and manufacturing processes, construction techniques, and the provision of utilities and services.

## Threshold for inclusion

The place includes physical evidence of a technological advance or method that was widely adopted, particularly innovative, or which made a significant contribution to New Zealand history.

OR

The place reflects significant technical accomplishment in comparison with other similar examples, or in the view of experts or practitioners in the field, and has characteristics making the place particularly able to contribute towards our understanding of this technology.

## Key questions to consider

### 1. What technological advance or method does the place demonstrate?

Describe the scientific advance that led to the technology, the problem that it resolved in New Zealand, and the technology itself (be specific). Does the place demonstrate the use of a new or commonly used technology? Does it reflect a technological breakthrough, a creative solution to environmental conditions, or innovative construction techniques or use of materials?

Note: it is not enough to simply identify the construction materials used. Places do not qualify solely because they are constructed from cob, or timber, stone or reinforced concrete. However, this criterion can be used to assess particular construction techniques. Look for typical, as well as new and innovative, uses of building materials and consider vernacular practices common to particular areas

in New Zealand and modern techniques in, for instance, earthquake strengthening.<sup>58</sup>

### 2. What physically demonstrates the technology used?

Identify what physically remains of the technology at the place. It is important that the technology being assessed is still discernible. The fewer changes there have been, the stronger your case will be. Changes that have obscured the technology will affect the significance. While the technology does not necessarily have to be entirely intact, there should be enough remaining fabric to provide information about the technology used.<sup>59</sup> If the technology has been entirely removed, it is unlikely to qualify under this criterion. This is the case even if the place was the site where the technology was first used or developed. It may still qualify under other criteria.

### 3. Why is this technology of importance in New Zealand history?

Technology of importance in New Zealand history may have

- Been widely adopted
- Been particularly innovative
- Been used over a long period
- Had an impact
- Made a major contribution
- Caused change
- Created turning points
- Noticeably altered the circumstances of people here at the time.

<sup>56</sup> 'technology, n.' *OED Online*, accessed 17 August 2014.

<sup>57</sup> 'Definition of criteria clause 21(1) of Historic Places Bill'.

<sup>58</sup> 'Guidelines for completing a nomination form'.

<sup>59</sup> To demonstrate the operation of past technological processes a structure need not be entirely intact, but it must provide some evidence of a process now no longer in use, e.g. the swing crane of the Denniston Incline demonstrates a method of transporting coal. 'Guidelines for completing a nomination form'.



Explain the significance of the technology in New Zealand history. Does it reflect important or representative aspects of our history? Is it associated with events, persons or ideas of importance in New Zealand history?

#### **4. How well does the place represent this technology compared to other places?**

If a particular technology has been widely adopted, you will need to consider why it is significant that the place features that technology.

Consider the following

- Is it an important example of that technology?
- Does it have characteristics making it a particularly useful representative example?
- Does it have potential to educate the public about this technology?
- Does the technology reflect a particular technical accomplishment?
- Is it rare?
- Does it form part of a wider historical or cultural area?

Places that are associated with the early adoption of technology or the peak of its use are often considered to be of particular interest as important or representative examples.

#### **Avoid**

- Making very general statements. Stating that a place reflects 'early building technology' or that it is significant for its 'construction techniques' is not sufficient.
- Ascribing value under this criterion
  - On the grounds that a well-known engineer or designer created the place. Your focus is on the technology itself and how useful or innovative it was
  - If your case is solely based on the design or construction being well executed. The place may have architectural or aesthetic significance or value instead.

# Examples – technological significance



**Kahn House**, Wellington (Category 1, List No. 7633) has technological significance due to its innovative construction system, comprising a wooden skeleton and flat roof. This construction was very different to the usual stud frame construction used in New Zealand at the time. The sliding glass door on the northwest elevation was also an innovative adaptation of an industrial prototype (garage roller door).



Image: Crown Copyright, Department of Conservation Te Papa Atawhai (Andrew Blanshard, 2007)

Lighthouses worldwide contain a number of elements of considerable technological significance, and because of the intact state of **Cape Brett Lighthouse Station** (Category 1, List No. 7799) these technological innovations remain to provide evidence of those advances. Cape Brett Lighthouse is unique in New Zealand as a place that presents these innovations complete and in their original setting.

**Jean Batten Place Departmental Building (Former)**, Auckland (Category 1, List No. 7631) has technological value for its early use of large-scale part-welded steel-frame construction in a New Zealand context. It is likely to be one of the earliest surviving office buildings to have incorporated on-site welding.



Image: MP, flickr.com

Throughout the operating history of the **Big River Quartz Mine** (Category 1, List No. 7762), many opportunities were taken to improve machinery and mining. The last added boiler and winding engine, in particular, represented the zenith in mining technology when first acquired in 1912. They allowed the drilling of a shaft to the then record depth of 602 metres.



Image: Benchill – Wikimedia Commons

The **Otago Therapeutic Pool** in Dunedin (Category 2, List No. 7581) has technological significance as one of the earliest examples of portal frame reinforced concrete construction in New Zealand. Its structural engineering can be considered as an important technological innovation.

# Traditional significance

At the heart of tradition is a repeating pattern. Patterns of activity might repeat day after day, year after year, generation after generation. Some patterns are repeated within communities, cultures and nations across generations.

Places of traditional significance are created by people carrying out activities that have been undertaken for generations. These activities are valued as a means of transmitting knowledge, creating continuity, resolving a particular problem, and fostering a feeling of identity and belonging.<sup>60</sup> They represent the appropriate way to respond to a particular situation that arises periodically. The cultural group will feel a sense of ownership over the activity; its origins or originator might be forgotten. Describing the importance of a place under this criterion is likely to require the support and participation of the group for whom the place has special meanings and associations.<sup>61</sup>

## Threshold for inclusion

The place reflects a tradition that has been passed down by a cultural group for a long period, usually generations and especially since before living memory, and has characteristics reflecting important or representative aspects of this tradition to a significant extent.

## Key questions to consider

### 1. What cultural group has practised, or is the custodian of, the tradition that is associated with this place?

The cultural group might be an existing one, or one that has dispersed, ceased or ended before living memory. You are looking for traditions that are passed down within a cultural group. Avoid basing your case on the traditions of a single person or single family. The cultural group may be Māori or any group that has brought traditions to New Zealand, or developed traditions within this country, or New Zealand culture as a whole.

### 2. What tradition is associated with this place?

The tradition might be an existing one or one that has ceased. Within the cultural group you have identified, what repeating pattern of activity has created or given meaning to this place? Is the pattern one that has been repeated for generations within that culture, especially since before living memory? Does the cultural group have a sense of ownership over that activity?

How might traditions and places be associated? The place may be the location of an established or traditional use. Due to the length of time the use has been carried out, a cultural group may see it as their right to continue their tradition and to use the place in this way. These rights might be known as customary rights or as customary law. In New Zealand, Māori customary rights are provided for in the Treaty of Waitangi.<sup>62</sup> The place may have meaning for a cultural group as a result of a belief or tradition that is taught to each generation, especially through word of mouth.<sup>63</sup> The place may have resulted from an activity that has been practised by a cultural group that has been handed down for generations. These activities may have been practised by Māori or by any other cultural group,<sup>64</sup> or the place may be associated with an activity that has been carried on by a cultural group for generations.

### 3. What physical aspects of the place reflect the tradition?

Refer to the place where the tradition has been carried out, or the place that features in the traditions. Describe the physical elements of the place that reflect traditional cultural practices.

'The traditions may be ways of building, spatial planning or urban patterns. Alternatively, the traditions may be intangible but with precise tangible results ...'<sup>65</sup>

'A place may be the locus for the expression of aspects of intangible heritage ...The intangible heritage may be dependent upon the existence and form of the place.'<sup>66</sup>

<sup>60</sup> Kerr, 2013, p. 49.

<sup>61</sup> Australia ICOMOS, 2004, p. 7.

<sup>62</sup> 'traditional, adj. and n.' *OED Online*, accessed 26 October 2014.

<sup>63</sup> 'Definition of criteria clause 21(1) of Historic Places Bill'.

<sup>64</sup> 'traditional, adj. and n.' *OED Online*, accessed 26 October 2014.

<sup>65</sup> Marshall, 2011, p. 36.

<sup>66</sup> Australia ICOMOS, *Understanding and assessing cultural significance*, November 2013, p.9

#### 4. How is this place an important or representative expression of the tradition?

Why does this particular place matter? To qualify under this criterion, you will need to demonstrate that the place is either considered significant by the group that maintains the traditional activity, or is an important or representative example of that tradition. Indicate how this place is significant in relation to a culture's tradition.

Consider the following

- How has the cultural group described or demonstrated its importance? For instance, is the place represented or referred to in waiata, whakataukī, karakia, kōrero tuku iho, oral histories or mihimihi?
- Is the place still referred to or still used for its traditional purpose by the cultural group?
- How strongly is the tradition associated with this place?
- How well does the place represent the tradition?
- Does the place have characteristics making it particularly able to represent this tradition? What are they?
- How does it compare to other places associated with that same tradition?
- Does it have more features typical of the tradition than other places or is it a rare remaining example in New Zealand?

#### Avoid

- Ascribing value under this criterion if an activity is associated with a particular cultural group, but is of a relatively brief duration, especially if it is associated with a single generation. It may be appropriate to assess the activity under historical, social or cultural significance rather than traditional significance.

# Examples – traditional significance



**Ōparaparā (Samson Bay) Argillite Quarries**, Marlborough Sounds (Category 2, List No. 7755) are of traditional significance to Ngāti Kuia, who were part of a pakohe (argillite) industry which operated from around the 13th century through until the introduction of metal, producing tools, weapons, and pendants. The significance of argillite to Ngāti Kuia is embedded in various Ngāti Kuia karakia and waiata as well as legends such as that of Poutini.

**Te Naupata / Musick Point**, Auckland (Historic Area, List No. 9335) has considerable traditional significance for its associations with several important ancestors of Ngāi Tai, including the Ngāriki people, members of the Tainui crew, and Te Whatataua and Te Raukohekohe, from whom the Ngāi Tai people of Tāmaki are descended. The area is considered to have been a stopping point for the Tainui canoe as it accessed the Tāmaki portage between the Waitemata and Manukau Harbours, and Tainui have traditions associated with this event.



**Mathiesons Farm Steading**, Dunedin (Category 1, List No. 7580) has traditional significance relating to a building type and land usage, which echoes the building traditions and farming methods of Scotland transposed to New Zealand by immigrant settlers.



**St Mary's Church (Anglican)**, Tuatini (Category 2, List No. 801) has been a significant part of the life of the marae since its construction, and its survival in the area where other churches have been closed illustrates its continued importance. The woven tukutuku panels, carved altar and pulpit, and other church elements reflect the traditional value of the place.



Surviving rock art remnants, such as that found at **Te Manunui**, Maungati (Category 1, List No. 7826) are described by Ngāi Tahu as a particular taonga of the area, providing an important and unique record of the lives and activities of their ancestors who travelled throughout the region.

The baches in the **Tongaporutu River Baches** Historic Area, Tongaporutu (List No. 9318) are important representative examples of the tradition of bach building in New Zealand architecture. In keeping with the vernacular bach form, they are characteristically small and modest dwellings, of plain style and constructed using a range of economical materials. They also reflect ongoing 'organic' modification, another notable characteristic of the traditional New Zealand bach.<sup>67</sup>

<sup>67</sup> This example has been expressly written for the purpose of this guide. The Tongaporutu River Baches Historic Area was not assessed for traditional significance at the time of entry on the List in 2011.



Image: Walgert, flickr.com



# Part Two: Applying the section 66(3) criteria

Heritage New Zealand may assign the status of Category 1 or Category 2 to any historic place in relation to one or more of the 11 criteria listed in this section. All historic places must be further identified as Category 1 or Category 2 as appropriate. These criteria **do not** apply to the assessment of historic areas, which have no further categorisation under the HNZPT Act.

The HNZPT Act defines Category 1 and Category 2 places as follows

- Category 1: places of *special or outstanding* historical or cultural heritage significance or value
- Category 2: places of historical or cultural heritage significance or value.

Due consideration should be given to all section 66(3) criteria in accordance with this guide, to determine which criteria will form part of the significance assessment for the place, and assist in deciding the status of Category 1 or Category 2.

## Section 66(3) criteria

- (a) the extent to which the place reflects important or representative aspects of New Zealand history
- (b) the association of the place with events, persons, or ideas of importance in New Zealand history
- (c) the potential of the place to provide knowledge of New Zealand history
- (d) the importance of the place to tangata whenua
- (e) the community association with, or public esteem for, the place
- (f) the potential of the place for public education
- (g) the technical accomplishment, value, or design of the place
- (h) the symbolic or commemorative value of the place
- (i) the importance of identifying historic places known to date from an early period of New Zealand settlement
- (j) the importance of identifying rare types of historic places
- (k) the extent to which the place forms part of a wider historical or cultural area

Figure 3: The 11 section 66(3) criteria in the HNZPT Act.



Section 66(3) criteria	Category 1 <i>Places of <u>special</u> or <u>outstanding</u> historical or cultural heritage significance or value</i>	Category 2 <i>Places of historical or cultural heritage significance or value</i>	Key Questions
<b>(a) the extent to which the place reflects important or representative aspects of New Zealand history</b>	The place is of special or outstanding significance as it reflects an aspect of New Zealand history better than most other places in the country with substantially the same association.	The place reflects an aspect of New Zealand history to a significant extent when compared to other examples.	<p>1. What aspects of New Zealand history does the place relate to?</p> <p>2a. Why is that aspect of New Zealand history important?</p> <p>2b. How is that aspect representative?</p> <p>3. What makes this place particularly able to reflect those aspects of New Zealand history?</p>
<b>(b) the association of the place with events, persons or ideas of importance in New Zealand history</b>	The place is associated with persons, events or ideas that are of special or outstanding significance in New Zealand history because of their great impact on the lives of New Zealanders; the association is an important part of our understanding of this significance; and the place has characteristics that, when compared to other examples, make it amongst the most significant places associated with those persons, events or ideas in the country.	The place is associated with persons, events or ideas of significance in New Zealand history, and this association contributes towards our understanding of this significance.	<p>1a -1c. What event(s)/person(s)/idea(s) is the place associated with?</p> <p>2. Why are these events, persons or ideas of importance in New Zealand history?</p> <p>3. What is the association between the events, persons or ideas, and the place?</p> <p>4. How meaningful is the association?</p> <p>5. How does the place compare to others associated with the important persons, events or ideas?</p>

Section 66(3) criteria	Category 1 <i>Places of <u>special</u> or <u>outstanding</u> historical or cultural heritage significance or value</i>	Category 2 <i>Places of historical or cultural heritage significance or value</i>	Key Questions
<b>(c) the potential of the place to provide knowledge of New Zealand history</b>	It is very likely that the place includes fabric that has special or outstanding potential to serve as a new, particularly important, or only known source of information on significant aspects of New Zealand history.	It is very likely that the place includes fabric that has the potential to serve as an important source of information on significant aspects of New Zealand history.	<ol style="list-style-type: none"> <li>1. Is there likely to be fabric at the place that is not visible or accessible without further investigation, or is there visible fabric that has not been systematically researched/analysed? How likely is it that this fabric is present?</li> <li>2. What significant aspect of New Zealand history could it provide knowledge about?</li> <li>3. How useful would it be as a source of information about this aspect of New Zealand history?</li> <li>4. Is the fabric likely to be the only source or a particularly important source of information on aspects of New Zealand history? How does it compare to other similar places as a source of information?</li> </ol>
<b>(d) the importance of the place to tangata whenua</b>	Tangata whenua have an association with the place that is considered by them to be of special or outstanding importance to their identity or way of life, and this importance is demonstrated through their historical or cultural heritage.	Tangata whenua have an association with the place that is considered by them to be of importance for its contribution to their identity, way of life or cultural heritage.	<ol style="list-style-type: none"> <li>1. Who are the tangata whenua?</li> <li>2. Do tangata whenua have an association with the place?</li> <li>3. How has the importance of the place to tangata whenua been demonstrated?</li> </ol>
<b>(e) the community association with, or public esteem for, the place</b>	There is evidence that the place makes a special or outstanding contribution to an existing community or to the public, and the high value or esteem placed on it has been clearly demonstrated by that community or the public.	It can be demonstrated that an existing community has a current association with the place or that the public holds the place in esteem, and there is evidence that the community or the public would experience a sense of loss if that association ceased or if the place was lost.	<ol style="list-style-type: none"> <li>1. Does the public have esteem for the place or is there a community that has an association with it?</li> <li>2. What gave rise to the public's esteem for it? What is the community's association with the place?</li> <li>3. Has the public esteem for, or the importance of the community's association with, the place been demonstrated?</li> </ol>

Section 66(3) criteria	Category 1 <i>Places of <u>special</u> or <u>outstanding</u> historical or cultural heritage significance or value</i>	Category 2 <i>Places of historical or cultural heritage significance or value</i>	Key Questions
<b>(f) the potential of the place for public education</b>	The place has special characteristics that, when compared with other examples, place it amongst the country's most important sources for the public to learn about a special or outstanding aspect of New Zealand history.	The place has characteristics that mean it could provide important information to the public about a significant aspect of New Zealand history.	<ol style="list-style-type: none"> <li>1. How accessible is the place to the public?</li> <li>2. What significant aspects of New Zealand history could the place potentially convey to the public?</li> <li>3. What characteristics make this place likely to be particularly useful for educating the public?</li> <li>4. How does the place compare to others that might teach the public about these aspects of New Zealand history?</li> </ol>
<b>(g) the technical accomplishment, value, or design of the place</b>	The place includes features that reflect special or outstanding technical accomplishment or value, or demonstrate excellence in design, and those features have been retained and been particularly influential or acclaimed by experts in the field.	The place includes features that reflect significant technical accomplishment or value, or significant design values.	<ol style="list-style-type: none"> <li>1. What technical accomplishment, value or design does the place demonstrate?</li> <li>2. What physically demonstrates the technical accomplishment, value or design excellence?</li> <li>3. How has its technical accomplishment, value or excellence in design been demonstrated, acknowledged or acclaimed?</li> </ol>
<b>(h) the symbolic or commemorative value of the place</b>	The place was designed for commemoration or is widely acknowledged as a symbol of people, events or ideas of special or outstanding significance in New Zealand history, and its special association with them make it particularly able to fulfil this function when compared to others throughout the country.	The place was designed for commemoration or is acknowledged as a symbol of people, events or ideas of significance in New Zealand history, and it has characteristics that mean it has been or continues to be used and valued for its commemorative or symbolic function, especially over a long period of time.	<ol style="list-style-type: none"> <li>1. Is the place commemorative? Is it a symbol?</li> <li>2. Does the place symbolise or commemorate someone or something of importance in New Zealand history?</li> <li>3. Does the place have a recognisable connection to what is being commemorated or symbolised?</li> </ol>

Section 66(3) criteria	Category 1 <i>Places of <u>special</u> or <u>outstanding</u> historical or cultural heritage significance or value</i>	Category 2 <i>Places of historical or cultural heritage significance or value</i>	Key Questions
<b>(i) the importance of identifying historic places known to date from an early period of New Zealand settlement</b>	The place dates from an early period of settlement (from the initial human settlement of New Zealand through to the late 1860s), includes a significant proportion of fabric from this period and, when compared to other examples remaining from this period, can be shown to date to the earliest phase of that period, or be a particularly rare or intact example.	The place dates from an early period of settlement (from the initial human settlement of New Zealand through to the late 1860s) and retains a significant proportion of fabric from this period.	<ol style="list-style-type: none"> <li>1. What period or date was the place created, used, formed or constructed?</li> <li>2. Is there existing physical fabric dating back to this period or date?</li> <li>3. How does the place compare to other sites from the period?</li> </ol>
<b>(j) the importance of identifying rare types of historic places</b>	The place is the only or one of very few places throughout the country that represent a special or outstanding aspect of New Zealand history, and it has characteristics making it particularly able to represent those aspects when compared to other remaining examples.	The place is one of a reduced number of places left in an area that represents significant aspects of New Zealand history.	<ol style="list-style-type: none"> <li>1. What makes the place rare?</li> <li>2. What significant aspects of New Zealand history does the rarity relate to?</li> <li>3. Over what geographic area were other examples once spread?</li> <li>4. How many other examples used to exist and how many exist now?</li> <li>5. How does the place compare to other examples?</li> </ol>
<b>(k) the extent to which the place forms part of a wider historical and cultural area</b>	The place forms part of a defined area that contributes to our understanding of the values of that place in New Zealand history to a special or outstanding degree by clearly demonstrating the place's original context, importance or impact.	The place forms part of a defined area that makes a significant contribution to our understanding of the place's importance in New Zealand history.	<ol style="list-style-type: none"> <li>1. Does the place form part of a wider historical and cultural area?</li> <li>2. How does the wider area enhance the significance of the place? How does the place contribute to the wider area?</li> </ol>

Figure 4: Summary matrix for section 66(3) criteria.

# Criterion (a): the extent to which the place reflects important or representative aspects of New Zealand history

This criterion ensures that both the turning points in history and the everyday experiences of New Zealanders are assessed. To 'reflect' means to shed light on a subject or to reproduce or represent it accurately.<sup>68</sup>

This criterion draws on the assessment of historic significance and examines in detail the extent of the significance identified under this criterion. The work you do here will help you to frame your case under most of the other section 66(3) criteria, which require you to demonstrate a link to important or representative aspects of New Zealand history.

Important aspects of history are themes, trends or periods that made a strong or influential contribution to New Zealand.

Representative aspects of history are those typical of New Zealand at a particular stage in history or over a particular period of time, and they are about the everyday or the common experiences of people living here.

If an aspect of history was typical or general, there are likely to be a number of places that once existed that are similar to the place being considered, and they will have similar origins and form a recognisable group.<sup>69</sup> For instance, the impact of World War I on New Zealand's communities is represented through the war memorials found across the country.

## Thresholds for inclusion

*Category 1:* The place is of special or outstanding significance as it reflects an aspect of New Zealand history better than most other places in the country with substantially the same association.

*Category 2:* The place reflects an aspect of New Zealand history to a significant extent when compared to other examples.

## Key questions to consider

### 1. What aspects of New Zealand history does the place relate to?

What caused the place, and places like it, to be created? What influenced its use? What prompted change? Identify themes, trends or periods in New Zealand history that shaped the history of the place.

What story does the place tell about the theme, trend or period you have identified? Answering this question will help you to narrow down the theme or trend to aspects of history that are relevant or particular to the place. For instance, Gabriel's Gully reflects the beginnings of the major gold rushes in this country. The Albion Gold Mining Company Battery and Mine Remains, by contrast, reflect the struggle for survival on poorer gold fields.

### 2a. Why is that aspect of New Zealand history important?

Important aspects of New Zealand history might have had a great impact or made a major contribution, caused

change, created turning points, or noticeably altered the circumstances of people here at the time. They may be representative aspects of our history that are so significant they are widely recognised or accepted as having affected New Zealand culture or identity. There may be only a handful of places that reflect these important aspects of history.

Consider how the trends or themes that affected the place are significant in New Zealand history overall. Are they important aspects of our history? How influential or significant were the trends or themes in shaping what happened here? Next, consider how the story the place tells is significant in terms of the trend or theme as a whole. Is it an important story? How important is it? The more central the story is to the theme or trend you have identified, the stronger your case is likely to be. Places that reflect an important part of a significant aspect of New Zealand history will have a strong case for special or outstanding significance under this criterion.

Explain the significance of the themes or trends in New Zealand history you have identified, plus how the place demonstrates or reflects that aspect of history.

### 2b. How is that aspect representative?

A representative group of places will have common characteristics connecting them in a visible, recognisable way. To assess whether a place might represent a group effectively, identify the characteristics that are generally associated with the group and then compare these against those of the place being considered. Characteristics will often be reflected in the fabric of the place, but may also

<sup>68</sup> 'reflect', n'. *OED Online*, accessed 20 July 2014.

<sup>69</sup> Department of Environment and Heritage Protection, 2013, p. 41.

be related to its use, or how it is perceived or valued. For instance, characteristics associated with World War I memorials might include their construction from 'permanent materials' such as stone or marble and the prominent positions they were given in the community where the losses were experienced, reflecting how important lasting tributes were perceived to be.

### **3. What makes this place particularly able to reflect those aspects of New Zealand history?**

Indicate how the place sheds light on aspects of history or reproduces or represents it accurately. What characteristics make the place able to do this well? Does the place do it better than others that reflect those same aspects of New Zealand history?

Consider the following

#### *Rarity*

Rarity could be used to justify a case for special or outstanding significance under this criterion:

- Is the place a rare remaining example in New Zealand?
- How many other places are there left that reflect the same aspects of New Zealand history?
- Is the place rare in a particular geographic region or is it rare throughout the country?

#### *Intactness*

- Is the place particularly intact?
- Does it include more fabric or particular types of fabric from the period of significance? Is the fabric in particularly good condition?
- Does it include collections or chattels that are associated with the place that also date from the time period?
- Is it close to its original form, layout or design?

- Is it part of an area where the original context from the important period in New Zealand history remains intact?
- Does it feature typical changes from the time period more clearly than other places?
- Was it purpose-built or especially designed?

#### *Strength of connection*

- Is the place connected more closely with the historic event, person or idea than other examples?
- Was it used for an activity that directly contributed to this important aspect of history?
- Does it date to the most significant period for this aspect of history?
- Or, was the place particularly influential or used for a longer period than other examples?



# Examples – criterion (a)



Image: Vivienne Morrell

Provision of housing has long been an important aspect of New Zealand history and **Berhampore Flats**, also known as the Centennial Flats, (Category 1, List No. 7432) in Wellington were part of a large-scale state housing programme initiated by the first Labour Government.



The **Exhibition Art Gallery (Former)**, Dunedin (Category 1, List No. 2149) is outstandingly important as the only surviving building in situ from any of the six great international exhibitions held in New Zealand. The gallery is a permanent reminder of the importance of exhibitions, and the astounding architecture and organisation that they represented.

The **Native Land Court and Aotea Māori Land Board Building (Former)**, Whanganui (Category 1, List No. 7783) is of special historical value as it reflects one of the most significant aspects of New Zealand's historical development – changes relating to the legal status of Māori-owned land. The Native Land Court was responsible for the large-scale and often unwilling transfer of Māori land into the hands of the Crown and Pākehā private purchasers, in order to facilitate European settlement.



In the mid-19th century newspapers were the main source of news, with their social importance being demonstrated by the fact that even relatively small settlements expected to have their own newspaper. The **Southland Times Building**, Invercargill (Category 2, List No. 2513), the legacy of one of the longest-standing newspapers in the country established in 1862, therefore has importance as being indicative of these aspects in New Zealand history.



Image: Shellie Evans – flyingkiwigirl, flickr.com



The **Pioneer Gun Turret**, Ngāruawāhia (Category 2, List No. 756) comes from an iron-clad, sternwheel paddle steamer built at Pyrmont in Sydney for military operations in the Waikato. The gun turret played an instrumental part in the military campaign to defeat the Kīngitanga forces during the Waikato – or third New Zealand – War and serves as a reminder of this conflict and its consequences.

# Criterion (b): the association of the place with events, persons or ideas of importance in New Zealand history

This criterion is a subset of 'important aspects of New Zealand history'. It focuses on highlights – the particular events, people and ideas that created the forces for change in New Zealand.

To 'associate' is to connect – to link one thing with another, to unite them in an idea, to see them as part of the same group, and to see a meaning in the connection.<sup>70</sup> Is the place associated with persons, ideas or events of significance? Events, persons or ideas as aspects of importance in New Zealand history will have had a great impact, made a major contribution, caused change, created turning points, or noticeably altered the circumstances of people here at the time.

## Threshold for inclusion

*Category 1:* The place is associated with persons, events or ideas that are of special or outstanding significance in New Zealand history because of their great impact on the lives of New Zealanders; the association is an important part of our understanding this significance; and the place has characteristics that, when compared to other examples, make it amongst the most significant places associated with those persons, events or ideas in the country.

*Category 2:* The place is associated with persons, events or ideas of significance in New Zealand history, and this association contributes towards our understanding of this significance.

## Key questions to consider

### 1a. What event(s) is the place associated with?

In this context, the term 'event' relates to occurrences that are 'out of the ordinary' and 'one-off', unique, singular incidents. These events normally take place over a short period of time.

What is the difference between an 'event' and an 'aspect of history'? Consider the gold rushes of the 1860s in New Zealand. Major rushes were set off by a singular 'event' – the discovery of gold in Gabriel's Gully in 1861. The discovery of gold was the event; the rushes and their consequences, such as the development of towns and settlements, became important 'aspects' of New Zealand history.

### 1b. What person(s) is the place associated with?

What is a 'person'? Under the HNZPT Act, 'person' includes the 'Crown, a corporation sole, and a body of persons, whether corporate or unincorporate.' This wide definition means individuals, families and groups of people associated with companies, organisations, societies, ministries and departments all qualify for consideration.

### 1c. What idea(s) is the place associated with?

Exploring ideas is about exploring 'the pivotal clues to man's artistic and scientific achievements in diverse fields.'<sup>71</sup>

Ideas affect how we see the world. Our understanding of what is true is influenced by the spread of ideas about how the world operates. Some ideas are so pervasive that they affect the course of history. Others radically change how we see the world and can lead to the development of theories, ideologies and movements.

Ideas that have changed the world include romanticism, common law, nationalism, freedom of speech, Marxism, the welfare state, militarism, free will, unionism, the balance of power and utopia.<sup>72</sup>

You are looking for ideas that have affected the course of New Zealand history. These ideas will have resulted in the widespread adoption of particular beliefs, values or ideologies, or prompted mass movements, campaigns or calls for action. For instance, colonialism, environmentalism, the eight-hour working day, women's suffrage, the temperance movement, the welfare state, state housing, acclimatisation and meritocracy.

## 2. Why are these events, persons or ideas of importance in New Zealand history?

As previously noted, events, persons or ideas as aspects of importance in New Zealand history will have had a great impact, made a major contribution, caused change, created turning points, or noticeably altered the circumstances of people here at the time.

<sup>70</sup> 'associate, v.' *OED Online*, accessed 27 July 2014.

<sup>71</sup> Wiener, P. (Ed.), *The dictionary of the history of ideas*, 1968, New York, USA, <http://xtf.lib.virginia.edu/xtf/view?docId=DicHist/uvaBook/tei/DicHist1.xml;chunk.id=dv1-pref;toc.depth=1;toc.id=;brand=default>

<sup>72</sup> As a tip, ideas that result in movements are often (but not always) 'isms'.

Consider the following

- Was it a person, an event or an idea that had the impact or that was the force for change?
- What made it so powerful?
- What demonstrates this?
- How does the impact they had compare to other persons, events or ideas in the same field? (If the place is associated with more than one event, person or idea of importance, explain the importance of each one.)

### 3. What is the association between the events, persons or ideas, and the place?

'The World Heritage List does not inscribe events, traditions, ideas, beliefs and artistic or literary works in themselves, but it may inscribe properties which are directly and tangibly associated with these.'<sup>73</sup>

There must be a significant association between the place and the events, persons or ideas. The association must reflect the reason that the persons, events or ideas are of importance. The association should be clear, direct and tangible. Significant associations may develop for one or several reasons including

- The source of inspiration for a person's significant work
- The location that enabled a person's significant work to be carried out
- The primary place that expresses or resulted from the person's significant work or philosophy
- The location where the event occurred
- The enduring and acknowledged symbol of the event
- The place that directly represents the impact of the event
- The location where the idea was conceived or carried out

- The embodiment of the idea
- The location associated with the spread, strength or influence of the idea.

### 4. How meaningful is the association?

The stronger the association, the stronger your case is likely to be. The difference between whether the case has been made or not will often rest on the strength of this association. The strength of an association might be affected by a number of factors. Consider when the association was created. Was the place one of the earliest to be associated with an idea, or is it most closely associated with the person at the time they were of significance in New Zealand history? Is the association readily appreciated? Consider the length of time that the association existed.<sup>74</sup> Consider how the place shaped and influenced the people, ideas or events that had an impact on New Zealand history and vice versa. Consider the proximity of the place to the centre of the events, the conception and spread of the ideas, or the lives of the people when they were a force for change in this country's history.

Consider whether there is evidence of the association remaining. Don't simply claim that the association exists. Your case will be stronger if you can show there is a 'demonstrable link' between the place and the events, persons or ideas.<sup>75</sup> Look for evidence in the physical fabric, documents, oral histories, literature, songs or stories.<sup>76</sup>

'To provide significant physical evidence of important ideas, themes, developments or patterns in New Zealand history, the structure must be sufficiently intact to reveal enough of the significance being sought. A dairy farm building, for example, should demonstrate how processes were carried out and what innovations, if any, were made.'<sup>77</sup>

Consider the following

- Is the place particularly intact?
  - Does it include fabric or particular types of fabric related to the person, event or idea?
  - Is the fabric in especially good condition?
  - Does the place include collections or chattels related to the person, event or idea?
  - Is the form, layout or design the same or similar to the time when the association was created?
- Is it part of a wider area that has preserved the original context from the period that the association developed?
- Or was it purpose-built or especially designed in response to the event, idea or person's requirements?

### 5. How does the place compare to others associated with the same important persons, events or ideas?

How abundant are places that are associated with the same events, persons or ideas in New Zealand? Does the place have a closer association to them? Does the place have characteristics making it a particularly good example of where the importance of the persons, events or ideas can be most readily appreciated? Rarity could be used to justify special or outstanding significance under this criterion. If the place is the only place with an association, your case is likely to be very strong. If there are several places associated with them, you will need to show that the place is particularly closely associated to the persons, events or ideas.

<sup>73</sup> Marshall, 2011, p. 39.

<sup>74</sup> Department of Environment and Heritage Protection, 2013, p. 11.

<sup>75</sup> NSW Heritage Office/NSW Heritage Council, *Assessing historical association: a guide to State Heritage Register Criterion B*, 2000, p. 1, [www.environment.nsw.gov.au/resources/heritagebranch/heritage/infohistoricalassociation.pdf](http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infohistoricalassociation.pdf)

<sup>76</sup> Heritage Council of Victoria, 2012, p. 19.

<sup>77</sup> 'Guidelines for completing a nomination form'.

## Avoid

### Events

- Automatically referring to places that host events, such as sports stadiums, or events centres, under this criterion. Events considered under this criterion need to be of importance in New Zealand history

### Persons

- Assessing places where the association is accidental or transitory or incidental to the person's significance.<sup>78</sup>  
A person's birthplace or the private home of a public individual may not provide a sufficient association if it does not also reflect an aspect of why they became a significant figure
- Creating a circular argument that claims that a person associated with a significant place must be an important person and therefore that the place is significant because it is associated with that person
- Automatically ascribing significance to the architect or the designer under this criterion. The architect or designer is only significant if you can demonstrate that they were a force of change or made an impact on New Zealand history, and that their association with this place is a significant one
- Listing all the people associated with a place; this level of detail is not needed. For instance, it is not necessary to list the owners or occupants here unless their association with the place is of importance in New Zealand history

### General

- Repeating the assessment you have made under criterion (a).

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<sup>78</sup> Kerr, 2013, p. 14.



# Examples – criterion (b)



The **Bullendale Hydro Electric Dynamo and Mining Site** (Category 1, List No. 5601) is associated with the first use of hydro-electric power in an industrial setting in New Zealand, an important event in this country's history.

**Richard Henry's Bird Pen**, Fiordland (Category 1, List No. 7171) is associated with ideas relating to environmentalism and conservation. Resolution Island became the world's first bird sanctuary in 1891. Henry's project can be seen as an early indication of the importance attached to New Zealand's endangered birds, and the growing sense of national identity with them, which continues strongly today.



Image: Crown Copyright, Department of Conservation Te Papa Atawhai (Rachael Egerton)

The **Home of Compassion Creche (Former)**, Wellington (Category 1, List No. 3599) is one of the only remaining buildings which Mother Suzanne Aubert, the founder of the Sisters of Compassion, worked in. Mother Aubert had immense standing in this country's Catholic community and this is reflected in recent moves to honour her through efforts which will see her become New Zealand's first person to be canonised.



**Athfield House and Office**, Wellington (Category 1, List No. 9662) is of special significance for its association with Ian Athfield, recognised nationally and internationally as one of New Zealand's most outstanding and provocative architects of the late 20th and early 21st centuries. Athfield was responsible for some of New Zealand's foremost domestic, public and commercial buildings, and was an important urban reformer; railing against rules he believed dehumanised cities. That his work both engaged and enraged people marked him out as a figure of special public influence like few other New Zealand architects.



Image: Antlived – Wikimedia Commons

The **Waitangi Treaty Grounds**, Waitangi (Category 1, List No. 6) have outstanding significance for the strength of their association with the first signing of Te Tiriti o Waitangi/The Treaty of Waitangi (generally regarded as New Zealand's founding document) and other major events that led up to this.

The contents and garden of the **Frank Sargeson House**, Auckland (Category 1, List No. 7540) are highly significant for their close association with this author and many other prominent members of the New Zealand literary world. The place is linked with ideas of importance in New Zealand history, including the development of a voice for the 'ordinary person' and New Zealand English in New Zealand literature.

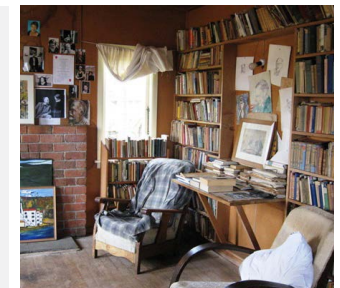


Image: The Frank Sargeson Trust

# Criterion (c): the potential of the place to provide knowledge of New Zealand history

'A site or resource is said to be scientifically significant when its further study may be expected to help answer questions. That is scientific significance is defined as research potential'.<sup>79</sup>

This criterion considers how the fabric<sup>80</sup> of a place could be used as a source of information on New Zealand history. It will draw on assessments you have made under archaeological or scientific significance and assist you to determine the extent of this significance.

As the focus is on potential, this criterion is limited to:

- Fabric that is not visible or accessible without further investigative techniques<sup>81</sup>
- Visible fabric where the research potential has not yet been fully realised.

Places that will qualify under this criterion are likely to be (or include) in-ground or submerged archaeological sites, buildings that incorporate the remains of earlier buildings or structures of historic interest within their fabric, or buildings where further techniques would be needed to establish the information of value about matters such as composition or provenance, construction methods, use, appearance or chronological change. The potential

contribution of in-ground objects, surface finds or chattels within a place should be taken into account. Investigative techniques may be either invasive (e.g. archaeological excavation or the dislodgement or removal of fabric in historic buildings, including for sampling) or non-invasive (e.g. photogrammetry, spatial analysis of surface artefacts, LIDAR, ground-penetrating radar, standing building recording, drone photography).<sup>82</sup>

The value of the information that might be provided by the fabric also has to be assessed. The focus is on whether the fabric is likely to provide important new information or additional information to an area that is not well documented or understood.

If there is no fabric which can be investigated through further techniques, but the place has characteristics that are likely to make it a particularly useful resource for explaining or interpreting aspects of New Zealand history, you may wish to consider assessing the place for 'potential of the place for public education'.

## Threshold for inclusion

*Category 1:* It is very likely that the place includes fabric that has special or outstanding potential to serve as a new, particularly important, or only known source of information on significant aspects of New Zealand history.

*Category 2:* It is very likely that the place includes fabric that has the potential to serve as an important source of information on significant aspects of New Zealand history.

## Key questions to consider

**1. Is there likely to be fabric at the place that is not visible or accessible without further investigation, or is there visible fabric that has not been systematically researched/analysed? How likely is it that this fabric is present?**

Base your statements on expert assessments of the visible physical fabric, or on partial excavation, or sound documentary or oral evidence.<sup>83</sup> Be as specific as possible about what you would expect to find. In the case of fabric that is not visible or currently accessible, you do not need to be certain that the fabric exists, but you should be at least reasonably confident, based on expert assessments or other evidence, that any such hidden material is present. In the case of visible fabric, you should be reasonably confident that there is the potential for further investigation to reveal new and important information.

**2. What significant aspect of New Zealand history could it provide knowledge about?**

It is important that the fabric could provide information about a significant aspect of New Zealand history. To make a strong case under this criterion, it is essential to show the nature and quality of the information that could be gained if the place was investigated further.

<sup>79</sup> NSW Heritage Office/NSW Heritage Council, 2009, p. 8.

<sup>80</sup> ICOMOS New Zealand Charter 2010, p. 10: Fabric means all the physical material of a place, including subsurface material, structures, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

<sup>81</sup> Heritage Council of Victoria, 2012, p. 9.

<sup>82</sup> Invasive investigative techniques destroy historic fabric during the course of the research. Note that the purpose of this criterion is not to suggest that these places should be subjected to more invasive investigative techniques.

<sup>83</sup> NSW Heritage Office/NSW Heritage Council, 2009, p. 9; Heritage Council of Victoria, 2012, p. 19; Australian Heritage Council, 2009, p. 26.



The first step is to identify the significant aspects of New Zealand history the place could potentially provide information about. Fabric that has the potential to provide knowledge about a very significant aspect of New Zealand history could help justify a case for special or outstanding significance under this criterion.

### 3. How useful would it be as a source of information about this aspect of New Zealand history?

The next step is to assess the quality of the knowledge that the fabric might provide. Identify any aspects that may make the fabric particularly useful as a source of information on New Zealand history. Characteristics such as high evidential condition, integrity and completeness in relation to addressing the aspect(s) of New Zealand history being considered could be used to contribute towards a case for special or outstanding significance under this criterion. Fabric providing information about a very significant aspect of New Zealand history could have a lower threshold of evidential condition or completeness required of it to be special or outstanding.

Consider the following

- Is the fabric likely to have high integrity and be in a good state of preservation in relation to relevant evidence?
- Is the fabric expected to prove a particularly complete example, or to have objects directly related to its significance that add further opportunities for understanding the place?
- Is it likely to be particularly early fabric?
- Is it part of a wider area that has preserved its original context?
- Is there detailed documentary information available which is likely to increase the potential of the fabric to provide important information?

### 4. Is the fabric likely to be the only source or a particularly important source of information on aspects of New Zealand history? How does it compare to other similar places as a source of information?

This last question relates to whether the fabric might provide new information or significantly improve our existing knowledge about New Zealand history.<sup>84</sup> This means considering how rare the fabric is as a source of information on a particular aspect of our history. Evaluate whether further investigation of the place would provide new or important information, or whether it is likely to provide information similar to that already available.<sup>85</sup> Note that this does not mean you are suggesting that an invasive investigation should take place.

Rarity could be used to justify a case for special or outstanding significance under this criterion.

Consider the following

- How abundant are places that might have fabric that provides similar information about New Zealand history?
- Is the place rare in a particular geographic region or is it rare throughout the country?
- How does the place compare as a source of information to the other remaining examples?
- Are there other sources available that might provide the same information that is likely to be found at the place?
- Has this type of place already been well documented or investigated using further investigative techniques?

'Rarity – the greater the rarity of a place, the greater its research potential... The rarity of a place may outweigh considerations of extensiveness or intactness, especially if it is the only identified site or one of few identified sites associated with a particular activity, process, lifestyle or event of significance.'<sup>86</sup>

### Avoid

- Stating only that the place is 'pre-1900' or 'an archaeological site'. Describe the nature of the site and what you would reasonably expect to find there.
- Ascribing significance under this criterion if:
  - The place has been fully excavated, as this would remove any further research potential<sup>87</sup>
  - You don't have good reason to suspect that there is fabric of value at the place
  - You are certain that the place includes fabric of value – such places should be assessed under a different criterion
  - The knowledge you expect to gain is derived from documentary or other research and not from the fabric itself.
- Focusing solely on what information the place has already provided (though this can be discussed to provide context for the potential for further information). This is recognised under other criteria.

<sup>84</sup> Department of Environment and Heritage Protection, 2013, p. 39; Walton, 1999, p. 13.

<sup>85</sup> NSW Heritage Office/NSW Heritage Council, 2009, p. 11.

<sup>86</sup> Department of Environment and Heritage Protection, 2013, p. 39.

<sup>87</sup> Heritage Council of Victoria, 2012, p. 9; Department of Environment and Heritage Protection, 2013, p. 37.

# Examples – criterion (c)



The **Ōparaparā (Samson Bay) Argillite Quarries** (Category 2, List No. 7755) in the Marlborough Sounds have the potential through archaeological investigation to provide information about the nature of stone exploitation and tool manufacture. Analysis of the movement of material from these sites has the potential to provide knowledge about trade and exchange networks.



The **Makatote Tramway**, Erua (Category 2, List No. 7668) is one of the few known sawmilling sites in the Ruapehu district that has remained relatively intact, and to date is the best-preserved example within the Tongariro National Park. There is a good historical record associated with the site, and there is the potential for archaeological investigation to contribute further important information about this industry during its peak in the 1920s to 1930s.

Image: Crown Copyright, Department of Conservation Te Papa Atawhai (Glen Hazelton, 2005)

**Bishop's House (Catholic)**, Auckland (Category 1, List No. 555) has the potential to provide information about the development of Catholic activity in New Zealand since the early colonial period, through archaeological examination of in-ground deposits and the investigation of the unusually well-preserved 19th century fabric of the main residence. Knowledge from the latter is likely to include broader information about technological development, trade and manufacture in 19th century New Zealand.



**Logan Bank**, Auckland (Category 1, List No. 9643) has considerable potential to provide knowledge about early concrete construction in New Zealand, especially the use of concrete for the construction of residences of the colonial elite. It has the potential to provide evidence about Tall's re-usable formwork, an important early technology to facilitate the erection of mass concrete walling. Its information potential is enhanced by the existence of a wealth of related documentary material, which can assist the interpretation and presentation of archaeological evidence.



**Mofflin House (Former)**, Devonport, Auckland (Category 2, List No. 4526) has the potential to provide further knowledge of the construction and use of artisan dwellings due to the well-preserved nature of this 19th century cottage. Roof spaces and sub-floor areas, as well as floors and linings concealed beneath more recent coverings, are likely to provide a more complete picture of artisanal production and use. In-ground remains linked with demolished 1870s outbuildings and possibly other activity in the rear yard may also survive to provide information. The existence of documentary evidence that may help interpret artisan use, such as an extensive list of possessions sold by its owners in 1878, also increases the potential value of the place to provide relevant knowledge.



Image: Andy Dodd

The physical fabric of the **PS Tasmanian Maid Wreck Site**, New Plymouth (Category 1, List No. 9521) has the potential to provide information about the types of vessels that served the colonial government in the New Zealand Wars. Study of the physical remains can sometimes provide details of repair and alterations not otherwise documented in the historical record. It is also possible that the site may contain items that can inform questions relating to life on board vessels during the mid-19th century.

# Criterion (d): the importance of the place to tangata whenua

'The Treaty was an acknowledgement of Māori existence, of their prior occupation of the land and of an intent that the Māori presence would remain and be respected. It made us one country, but acknowledged that we were two people.'<sup>88</sup>

As a Crown agency, Heritage New Zealand has a responsibility to give effect to the Treaty of Waitangi (Te Tiriti o Waitangi). This criterion recognises the relationship between Māori and the Crown as established under the Treaty. It ensures that the relationship of tangata whenua with a place is considered in each and every case, in order to determine whether it should form part of the significance assessment for the place. Most importantly, it provides for the formal recognition of the relationship of tangata whenua with ancestral lands, water, sites and other taonga.<sup>89</sup> This criterion may draw on your assessments under cultural, social or traditional significance.

In New Zealand statutes, there is more than one meaning for tangata whenua: one refers to all Māori and another to a particular group of Māori.<sup>90</sup> For this criterion, tangata whenua is interpreted in the second sense. It means iwi or hapū that hold, or at any time have held, mana whenua in relation to a place.<sup>91</sup> Mana whenua is generally interpreted as 'customary authority exercised by an iwi or hapū in an identified area'.<sup>92</sup> More specifically, mana moana is defined as 'authority over the sea and lakes'.<sup>93</sup>

Describing the importance of a place under this criterion relies on the support and participation of tangata whenua for whom the place has special meanings and associations.<sup>94</sup>

Note: this criterion is similar to criterion (e), and should be chosen instead of criterion (e) if the place is primarily of significance to tangata whenua.

## Threshold for inclusion

*Category 1:* Tangata whenua have an association with the place that is considered by them to be of special or outstanding importance to their identity or way of life, and this importance is demonstrated through their historical or cultural heritage.

*Category 2:* Tangata whenua have an association with the place that is considered by them to be of importance for its contribution to their identity, way of life or cultural heritage.

## Key questions to consider

### 1. Who are the tangata whenua?

All iwi and hapū for whom the place has meaning or special associations for them as tangata whenua should be represented. Care is needed not to exclude iwi or hapū that have a direct and clear association or connection with a place of historic heritage value. As the Waitangi Tribunal has observed:

'our main concern is with the use of the words "mana whenua" to imply that only one group can speak for all in a given area when in fact there are several distinct communities of interest, or to assume that one group has a priority of interest in all topics for consideration. Some matters may be rightly within the purview of one group but not another.'<sup>95</sup>

### 2. Do tangata whenua have an association with the place?

What meanings and associations has the place been given by tangata whenua? Why? You need to understand the relationship that exists between tangata whenua and the place to explain its importance. Identify the significant associations between tangata whenua and the place. These associations may exist for one or several reasons, including the examples listed below.

<sup>88</sup> Waitangi Tribunal, *Report of the Waitangi Tribunal on the Orakei claim (the Orakei report)*, Third Edition, GP Publications, Wellington, New Zealand, 1996, p. 130, quoted in Dr Janine Hayward, 'The principles of the Treaty of Waitangi', in Ward, A., National overview, Rangahaua Whanui Series, Waitangi Tribunal, Wellington, New Zealand, 1997, Appendix 99, p. 487.

<sup>89</sup> HNZPT Act, s 4(d).

<sup>90</sup> Magallanes, Catherine Iorns, 'The use of tangata whenua and mana whenua in New Zealand legislation: attempts at cultural recognition', in *Victoria University of Wellington Law Review*, 2011, vol. 42, issue 2, p. 262, [www.victoria.ac.nz/law/research/publications/vuwlr/prev-issues/pdf/vol-42-2011/issue-2/10-Iorns.pdf](http://www.victoria.ac.nz/law/research/publications/vuwlr/prev-issues/pdf/vol-42-2011/issue-2/10-Iorns.pdf)

<sup>91</sup> HNZPT Act, s 6.

<sup>92</sup> As defined in the Resource Management Act 1991, s 2.

<sup>93</sup> Mana Moana, *Māori Dictionary*, <https://maoridictionary.co.nz/word/14983>, accessed 16 March 2017. This is a more modern term, though it is recognised that the concept of iwi or hapū authority over lakes and parts of the sea is traditional.

<sup>94</sup> Australia ICOMOS, 2004, p. 7.

<sup>95</sup> Waitangi Tribunal, *Rekohu: a report on Moriori and Ngāti Mutunga claims in the Chatham Islands*, Wellington, 2001, p. 29.

The place may be

- A testimony to a cultural tradition or way of life that contributes to the identity of tangata whenua. The tradition or practice that led to the creation of the place may have evolved over a long period of time. It may still be practised or it may have ceased
- Seen as a symbol of the tradition and of the people and cultural practices that led to the creation of the place
- A source of mana that contributes to the identity of tangata whenua
- Associated with tūpuna (ancestors) or people of mana
- A natural feature with special meaning for tangata whenua
- An integral part of the way that tangata whenua form a community or interact, or build their common identity or community, or mark key life events.<sup>96</sup> These places allow people to come together to socialise, interact and learn, or carry out activities that support, maintain or express their common way of life
- Mark events in the history of the tangata whenua.

### 3. How has the importance of the place to tangata whenua been demonstrated?

To make a case under this criterion, you will need to demonstrate that the connection that tangata whenua have with the place is one that they consider significant. Places that are of special or outstanding significance under this criterion may be seen by tangata whenua as contributing towards, integral or central to their identity or way of life. Indicate how the importance of the place to tangata whenua has been demonstrated.

Places that are integral to the identity and traditions of tangata whenua may be represented or referred to in waiata (songs), whakataukī (proverbs), karakia (prayers), kōrero tuku iho (stories of the past/traditions), oral histories or mihi (greetings).

Tangata whenua may be the guardians of the place or take an active role in its guardianship. The place may continue to be used or its use or importance is recalled through ceremonies or events. The place may also be tapu.

### Avoid

- Stating only that the place is of significance to Māori. This criterion prioritises tangata whenua and their relationship with places of significance within their rohe. A case for places of significance to Māori more generally may still be made under other criteria.
- Ascribing significance under this criterion
  - To places that are primarily of utility or amenity value, or that are owned by Māori but are held solely as financial assets. This criterion is about cultural and historic heritage. Tangata whenua should have special associations with a particular place, and experience a sense of loss if it were to be replaced with another serving a similar function
  - If the meaning that the place might once have had for tangata whenua no longer forms part of the existing values of the place for tangata whenua. Be aware, however, that intangible values and wāhi tapu may remain regardless of changes to the place or the landscape
  - If the association between the place and tangata whenua is weak. For instance, if the place is located within a very broad area that is of importance to tangata whenua but the place itself does not reflect the values of the broader area.

<sup>96</sup> Australia ICOMOS, *Understanding and assessing cultural significance*, November 2013, p. 4.



# Examples – criterion (d)



Tangata whenua consider **Customhouse (Former)**, Russell (Category 1, List No. 67) a site of sacred value. It forms part of a broader landscape connected with significant events in tribal history, including the so-called 'Girls' War', considered to be the last major inter-tribal conflict in the Bay of Islands. The customhouse is a place where tangata whenua have made representations to the government about issues of political significance and made statements about adherence to the Treaty of Waitangi. The latter took place as part of the commemorations to Tamati Waka Nene, an important and respected Ngāpuhi leader.

**Karioi Native School** (Category 2, List No. 7590) in Karioi near Ohakune has been of importance to tangata whenua Ngāti Rangī throughout its history. It was constructed at the request of Ngāti Rangī in 1898 and was attended by their children for 42 years. Since its inception, Ngāti Rangī adopted the school as their own, showing great interest in the school's progress and even requesting that their name be incorporated onto the school's flag. Although no longer used as a school, many of the resident community have a direct connection to the school and are working to preserve its history and physical fabric.



The **Rewi Maniapoto Memorial and Reserve**, Kihikihi (Category 1, List No. 748) has special value to tangata whenua for containing the remains of an important ancestor, Rewi Maniapoto. He held a leadership role during the fight to retain traditional lands after invasion by colonial government forces and was also heavily involved in post-war negotiations. The place also has special importance to tangata whenua as the only land that was returned to Ngāti Maniapoto within the area confiscated by the government after the Waikato War. The memorial and reserve are cared for by a committee made up of Ngāti Maniapoto people.



**Te Awamate** at Parewanui in the Rangitikei (Category 1, List No. 6234) is of importance to Ngāti Apa, who consider it a wāhi tapu. It is associated with conflict within Ngāti Apa and between Rangitāne and Ngāti Apa during the late 18th and early 19th centuries and subsequently with Ngāti Toa during the 1820s. The site is also connected with people of importance to Ngāti Apa.



Image: Francis Vallance, vallancephotography@xtra.co.nz

Port Levy now has few permanent residents but it remains a place of importance to Ngāi Tutehuarewa hapū of Ngāi Tahu. Regular rūnanga meetings and other activities such as church services occur there, as the rūnanga is eager to record and celebrate the **Site of Māori Church, Te Whare Karakia Ki Puari**, Port Levy, Banks Peninsula (Category 2, List No. 7468) where the first church services took place.

**Ōnuku Church (Anglican)** (Category 1, List No. 265) at Akaroa is situated within the historic settlement of Ōnuku, the home base for the Ngāi Tahu hapū of Ngāi Tarewa and Ngāti Irakehu. Established in 1878 as a non-denominational church for use by both Māori and Pākehā, the church is the only tangible reminder of a once thriving Māori community that was the centre of Māori life on Banks Peninsula in the later 19th century and 20th centuries. It is the sole remaining Māori church on the Peninsula. Its importance to tangata whenua is demonstrated by the Māori-led restoration project to coincide with Akaroa's centenary in 1940, and its ongoing careful maintenance.<sup>97</sup>



Image: Shellie Evans – flyingkiwigirl, flickr.com

<sup>97</sup> This example has been expressly written for the purpose of this guide. Ōnuku Church (Anglican) was entered on the List in 1985, prior to the introduction of the legislated criteria. The criterion (d) statement was written with reference to the original citation prepared at the time of entry in 1985 (available online at [www.heritage.org.nz/the-list/details/265](http://www.heritage.org.nz/the-list/details/265)), as well as Ōnuku Marae, Christchurch City Libraries, <https://my.christchurchcitylibraries.com/ti-kouka-whenua/onuku-marae/>

# Criterion (e): the community association with, or public esteem for, the place

'The place has to be important because of the community's attachment to the place ... it is people, within a particular community or cultural group, that collectively have the strong or special associations ...'<sup>98</sup>

This criterion considers how important the place is to the general public or to an existing community, and may draw on your assessments made under aesthetic, cultural, social, spiritual or traditional significance. 'Public' in this sense means 'of or relating to the people as a whole; that belongs to, affects, or concerns the community or the nation.'<sup>99</sup>

Consider whether the place is held in esteem – is it 'regarded favourably, with respect or held in regard' by the general public?<sup>100</sup> Or, is there a particular community that has an association – a 'meaningful connection' with or attachment to the place?<sup>101</sup> A community can be defined as a group of people who consider themselves to be part of an identifiable community and that share a common sense of purpose or identity.<sup>102</sup>

While not everyone in the community or amongst the public will have the same association with or esteem for a place, the association with or esteem should be generally held, shared or recognised by the public or the community you have identified.

Note: this criterion is similar to criterion (d) and may be satisfied if the place is primarily of significance to communities other than tangata whenua.

## Threshold for inclusion

*Category 1:* There is evidence that the place makes a special or outstanding contribution to an existing community or to the public, and the high value or esteem placed on it has been clearly demonstrated by that community or the public.

*Category 2:* It can be demonstrated that an existing community has a current association with the place or that the public holds the place in esteem, and there is evidence that the community or the public would experience a sense of loss if that association ceased or if the place was lost.

## Key questions to consider

### 1. Does the public have esteem for the place or is there a community that has an association with it?

State whether the place is of importance to the general public or to a particular community.

If you are identifying a particular community, it must be an existing community with a current association with the place. A place may have meaning to more than one community and places may have different meanings for different communities. For instance, when the Anglican

Church proposed the demolition of the earthquake-damaged Cathedral Church of Christ in 2011, protests against the proposal indicated that the building had meaning for a wider community beyond those who used it for worship. Make sure you identify and describe each community that has an association with the place.

A community may include professional groups, such as architects, historians or archaeologists, but it must be demonstrated that they feel a deep sense of ownership or connectedness to the place (as opposed to valuing it through specialist assessment).

### 2. What gave rise to the public's esteem for it? What is the community's association with the place?

Identify how and why the community has an association with the place or why the public holds it in esteem. How the community or the public have used or interacted with the place may give clues as to why it has become important. Many places that are assessed under this criterion are places of 'essential community function' for which a 'special attachment' has developed over time.<sup>103</sup> Significant attachments may develop for one or several reasons, including the examples listed below.

The place may

- Be the reason that the community has formed or come together and it may still be central to its identity for this reason. Communities may form around sources of work

<sup>98</sup> Australian Heritage Council, *Guidelines for the assessment of places for the National Heritage List*, 2009, p. 43, [www.environment.gov.au/system/files/resources/8b50f335-42e8-4599-b5e0-ac643f75475f/files/nhl-guidelines.pdf](http://www.environment.gov.au/system/files/resources/8b50f335-42e8-4599-b5e0-ac643f75475f/files/nhl-guidelines.pdf)

<sup>99</sup> 'public, adj. and n.' *OED Online*, accessed 14 December 2014.

<sup>100</sup> 'esteem, n.' *OED Online*, accessed 14 December 2014.

<sup>101</sup> To 'associate' is to connect – to link one thing with another, to unite them in idea, to see them as part of the same group, and to see a meaning in the connection; 'associate, v.' *OED Online*, accessed 27 July 2014; ICOMOS New Zealand Charter, 2010, p. 9.

<sup>102</sup> Walker, 1998, p. 17.

<sup>103</sup> Department of Environment and Heritage Protection, 2013, p. 60.



such as factories and major industries, along transport routes or near scenic attractions

- Have become an integral part of the way that the people in the community currently function, interact or build their common identity.<sup>104</sup> These places allow people with similar lifestyles, work, backgrounds or stages of life to come together to socialise, interact and learn, or carry out activities that support, maintain or express their common way of life. Farmers' markets and A&P showgrounds, lodges and clubs, picture theatres, pubs and social halls, the school gate, department stores and shops, parks, gardens, sports facilities and playgrounds all create opportunities and spaces for people with common interests to interact and establish or build a sense of community
- Have been created to express a common identity or common feeling about what is important to the community and continues to express values held by it such as churches, mosques, synagogues or lodges
- Be where the community marks key life events or ceremonies such as birth or baptism, the beginning of romances, marriages, deaths and funerals
- Be a source of pride that contributes to the community's identity
- Be a symbol of a collective loss experienced by the community and a place that continues to reinforce the shared identity of its members affected by that loss
- Be a central physical feature of the environment in which the community functions and has become associated with its identity.

### 3. Has the public esteem for, or the importance of the community's association with, the place been demonstrated?

'As a rule of thumb a building can be considered to have public esteem if in the opinion of the recorder the building's

demolition or unsympathetic alteration would be a matter for public concern.'<sup>105</sup>

Places that are significant under this criterion are places communities would feel a collective sense of loss for if they were no longer able to use, see, experience or interact with them in the way they had been used to doing.<sup>106</sup> To make a case, you need evidence of a substantiated attachment or association by that community.<sup>107</sup> Where there is a very strong association between the community and the place and you are able to demonstrate this clearly, the place may be of special or outstanding significance.

Indicate how public esteem or a community's association with the place has been demonstrated. Gauging whether or how greatly a community might experience this sense of loss is difficult for people who are not part of that community. Often, evidence that the place is important to a community has been based on the significant or sustained actions when the place has been threatened with change, or demolition or a change of use, such as demonstrations or protests. The scale of the action taken must be significant. Short-term, minor or isolated opposition to the loss of a place may not be sufficient to make a strong case under this criterion. Where places have not been threatened, other evidence can be found. Indicators that have been used in the past include

- Significant or sustained
  - Action by the community to protect, maintain or restore the place or evidence that the community has a strong sense of responsibility for the place
  - Demonstrations of community pride in the place, especially over a long period of time.
- Continuing use by the community over a long period of time
- Use of the place as a symbol of the community.

## Avoid

- Basing your case
  - On communities that no longer exist, or are no longer associated with the place, and on public opinions and views that are no longer held. The community must be an existing, current community
  - On a single family view (communities are larger and more diverse than a single family group).
- Presuming that the place must be of importance to the public or to a community. If you cannot find a demonstration of public esteem for the place, or evidence of a particular association of a community with it, do not ascribe value under this criterion. The place may still qualify under other criteria
- Ascribing value under this criterion if the place could be replaced with another that served the same or a similar function without the community experiencing a sense of loss. The value needs to be associated with an attachment to the particular place and its characteristics. As Chris Johnston has observed

'Each of us can think of a local place – such as the supermarket – which has value to us because it exists in our neighbourhood, but the value relates to our need for that function rather than our attachment to the fabric of that place ... If all supermarkets disappeared to be replaced by another form of shopping, we may feel considerable nostalgia for the lost practice of 'supermarketing' just as we have for the disappearing corner store. In turn we may argue to save the last supermarket, arguing that its loss would represent the loss of a way of life, a custom and cultural practice. Such a place may be said to have social value because it provides the setting within which a cultural practice (or function) can occur.'<sup>108</sup>

<sup>104</sup> Australia ICOMOS, *Understanding and assessing cultural significance*, November 2013, p. 8

<sup>105</sup> 'Guidelines for the classification of 'C' and 'D' buildings'.

<sup>106</sup> Australian Heritage Commission, *What is social value?*, 1992, p. 14, [www.contextpl.com.au/wp-content/uploads/2014/06/What\\_is\\_Social\\_Value\\_web.pdf](http://www.contextpl.com.au/wp-content/uploads/2014/06/What_is_Social_Value_web.pdf)

<sup>107</sup> Department of Environment and Heritage Protection, 2013, p. 58; Walker, 1998, p. 101.

<sup>108</sup> Australian Heritage Commission, 1992, pp. 13-15.

# Examples – criterion (e)



There is a strong community association with **Hangar No.2 and Hangar No.3 RNZAF Base Ōhakea** (Category 1, List No. 9009) due to the huge impact that their presence, and that of the entire base, has had on local communities. The base itself is a community in which the two hangars are well-regarded and important functional buildings.

**Fleming's Creamoata Mill complex**, Gore (Category 1, List No. 7470) is important for its association with the Creamoata brand and mascot Sergeant Dan, enduring icons familiar and beloved by generations of New Zealanders. The mill is especially important for Southlanders who connect it to both the development of Gore as a rural service town and the evolution of an important long-term agricultural industry.



Image: Shellie Evans – flyingkiwigirl, flickr.com

Strong community association with **Ardneil**, Invercargill (Category 1, List No. 2549) is reflected in its status as a Southland landmark. The house has a high media profile. It has been painted, photographed and written about in various published formats. It is considered one of Southland's best homes and a significant legacy to the historical treasures of the region.



Image: Phil Braithwaite, PhilBee NZ, flickr.com

**The Theatre Royal**, Nelson (Category 1, List No. 3341) has a strong community association going back nearly 140 years. The opening night of the Theatre Royal in 1878 attracted approximately one-sixth of the Nelson population. At several critical times in its history, fundraising efforts have been needed either to enable purchase or refurbishment of the building to keep it as a functioning theatre. Prominent local citizens have been part of these efforts. The theatre has also been a venue for performances to benefit other local organisations, such as schools, sports clubs and the RSA.



Image: Shellie Evans – flyingkiwigirl, flickr.com

The local community have continued to use **ANZAC Memorial Bridge**, Kaiparoro (Category 1, List No. 3969) as the site for their ANZAC Day commemorations, and have demonstrated their high esteem for it by protesting when it was threatened with demolition, and then through several community-driven restoration projects.

**Alexandra Bridge (Former)**, Alexandra (Category 1, List No. 349) is held in high public esteem, as shown by the formation of a working group to consider the future of the surviving structures. It was built as a result of community agitation, showing the importance of the structure to the town and region. Its retention after the removal of the decking and cables as a memorial to the town also shows its significance. Esteem is further shown by the use of images of the bridge as an icon of the town.



Image: Shellie Evans – flyingkiwigirl, flickr.com

# Criterion (f): the potential of the place for public education

This criterion relates to places that have the ability to be interpreted or understood by people without specialist knowledge. This is what James Semple Kerr calls the place's 'ability to demonstrate', requiring you to consider the 'significance of a site in terms of its "ability to demonstrate" a way of life, taste, function, custom or process of particular interest.'<sup>109</sup> Places should have characteristics that are likely to make them particularly able to convey information about significant aspects of New Zealand history. Having several characteristics can mean a high potential to convey information.<sup>110</sup>

This criterion may assist in determining whether a place meets the threshold for Category 1, particularly for places assessed under historical, architectural or technological significance, as in some cases the potential ability to convey information can appear to be so great that the place could be considered to be of special or outstanding significance. Key factors in determining whether a place has the potential for public education are intactness, integrity and authenticity.<sup>111</sup>

## Threshold for inclusion

*Category 1:* The place has special characteristics that, when compared with other examples, place it amongst the country's most important sources for the public to learn about a special or outstanding aspect of New Zealand history.

*Category 2:* The place has characteristics that mean it could provide important information to the public about a significant aspect of New Zealand history.

## Key questions to consider

### 1. How accessible is the place to the public?

'Potential' in this criterion relates to the qualities of the place and the extent to which they could be understood or interpreted by the public. A place's potential to be interpreted or understood by people without specialist knowledge does not depend on whether it is currently accessible or not. Places could qualify under this criterion, regardless of whether the public can currently access them, if they have other characteristics that mean they would be easily understood by people without specialist knowledge. If a place is not currently accessible to the public, move on to the next question and consider whether it has other characteristics making it of potential value to the public.

Experiencing a place 'in the flesh' can contribute significantly towards the understanding of a place and public access to it has generally been discussed under this criterion. Some places are more accessible to the public than others and, through location or size for instance, can create opportunities for the public to learn about aspects of

New Zealand history. Aspects of accessibility that are integral to the place could therefore be discussed here. Where possible, avoid discussing aspects of accessibility that are primarily dependent on the management of the place, such as opening hours.

Consider the following

- How accessible is the place?
  - Is it open to the public?
  - Is it in an area where the public are likely to come across it?
  - Is it in a highly populated area?
  - Is it a place whose reputation currently attracts visitors?
- How visible is it to the public?
- Is it a landmark (i.e. easily recognisable and visible to the public)?<sup>112</sup>

### 2. What significant aspects of New Zealand history could the place potentially convey to the public?

While public access is often a consideration under this criterion, access alone is not enough – the place must have the potential to teach the public about significant aspects of New Zealand history. To make a strong case under this criterion, it is important to assess the nature and quality of the information that could be conveyed to the public visiting the place.

The first step is to identify the significant aspects of New Zealand history the place could inform the public about. This will draw on your assessments under historical criteria.

<sup>109</sup> Kerr, 2000, p. 8, quoted in NSW Heritage Office/NSW Heritage Council, 2009, p. 9.

<sup>110</sup> Potential means possible as opposed to actual, having or showing the capacity to develop into something in the future, latent; prospective; 'potential, adj. and n.' *OED Online*, accessed 5 May 2014.

<sup>111</sup> Refer to the definitions of these terms in the 'Introduction' section of this guide.

<sup>112</sup> Landmark is used here in the sense of 'an object or feature of a landscape or town that is easily seen and recognized from a distance, especially one that enables someone to establish their location'. 'landmark, n.' *Oxford Living Dictionaries – English*, <https://en.oxforddictionaries.com/definition/landmark>, Oxford University Press, 2017, accessed 16 March 2017.

### 3. What characteristics make this place likely to be particularly useful for educating the public?

The next step assesses the quality of the educational experience that the place might offer. Identify aspects that make the place a particularly useful example for the public. Characteristics such as original condition, intactness, authenticity, integrity, context and supplementary evidence could be used to justify a case for special or outstanding significance under this criterion.

Consider the following

- Can the place's history be understood more easily because it has a high level of integrity and is a particularly complete example of its kind?
- Does it have a high level of authenticity?
- Is it little altered or, if it has been altered, were the alterations completed in an appropriate way that does not detract from the values of the place?
- Is the place largely intact or close to its original form and layout?
- Are there objects at the place directly related to its significance that add further opportunities for understanding the place?
- Is it part of a wider area that has preserved its original context?
- Is the place still being used for the purpose that makes it significant?
- Is there other supporting material available that could help with the analysis of the place?

### 4. How does the place compare to others that might teach the public about these aspects of New Zealand history?

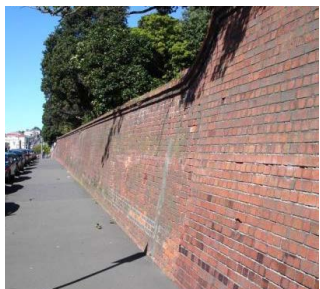
This last question relates to how the potential educational experience at the place might compare to experiences at other sites. Indicate whether there are many other places where the public could be informed about these particular aspects of New Zealand history. Rarity could be used to justify a case for special or outstanding significance under this criterion.

### Avoid

- Providing details on the particular groups or individuals who might benefit from access to the place, such as students. This level of detail is not needed
- Speculating about ways that the place could become accessible to the public in the future
- Placing weight on the condition of a place when determining significance. A place may be in a ruinous condition, but may still be intact and have a high level of integrity
- Discussing
  - The presence, absence or adequacy of existing interpretation. The focus in this criterion is on the ability of the place itself to convey information. Interpretation is generally not considered an integral part of the heritage fabric of a historic place except in rare cases where it has become heritage fabric. Your aim is to assess the 'potential' to educate the public about significant aspects of New Zealand history, regardless of whether the place has already been interpreted or not
  - The connection with or use of the place as a traditional education institution such as a pre-school, primary or secondary school, tertiary or training institution, library or museum. Public education in this criterion relates to the ability of the place itself (its fabric and context) to provide information about the aspects of New Zealand history that contributed to its creation and development.



# Examples – criterion (f)



The **Tasman Street Wall**, Wellington (Category 2, List No. 7758) and the former police station together offer a considerable opportunity for public education on the former uses of the Mt Cook Reserve, prison brick-making and the general changes to the area. The wall is publicly accessible and the best place in Wellington to view prison bricks.



The **Otago Pioneer Quartz Mine Complex** at Waipori, Otago (Category 1, List No. 9692) has high interpretive value in its landscape, providing a vivid sense of what life and work would have been like for miners in this isolated and harsh environment. This site is very accessible and has the potential to easily illustrate quartz mining archaeology to the public.

**Fort Buckley**, Wellington (Category 1, List No. 7544) has considerable educational potential. As the least altered of all of the original 'Russian Scare' forts, Fort Buckley provides a unique opportunity to expand knowledge about this early period of coastal defence. The construction of the anti-aircraft battery provides an insight into the change in technologies used and required between 1885 and 1945.



Image: Brenda Wallace – Br3nda, flickr.com

The **War Memorial**, Kaitia (Category 1, List No. 10015) has the potential for public education about the immense impact that events at Gallipoli (and more generally World War I/II and subsequent conflicts) have had on communities, particularly small rural ones and Māori communities, and also the relationships between Māori and Pākehā.



**Te Henui Vicarage**, New Plymouth (Category 1, List No. 892) has the potential to tell of the ways people lived at the time of colonial settlement of New Plymouth, as well as the development of religion in New Zealand. As the showroom of the New Plymouth Potters, and a heritage building marked with a plaque, the site attracts many visitors.



# Criterion (g): the technical accomplishment, value, or design of the place

This criterion is about places that are significant for creative excellence, innovation, or technical accomplishment in design or construction.<sup>113</sup> It will draw on assessments you have made under aesthetic, architectural and technological significance and assist you to determine the extent of the significance. Authenticity and intactness are key factors which should be considered when ascribing value under this criterion.

Technical accomplishments may include a technological breakthrough, a creative solution to particular environmental conditions, or innovative construction techniques, engineering design or use of materials. For design, it may include the advancement or development of an architectural style, or particular excellence in construction or in the execution of an architectural style.

Focus on assessing the significance or quality of the design or technical accomplishment, rather than describing the place. Don't stop at stating that a place reflects a particular style or design or the work of a particular architect or engineer – evaluate the quality of the execution of the style, design or work. Look for excellence and innovation. Often, places of special or outstanding significance under this criterion will be acknowledged as 'seminal firsts' or 'breakthroughs' in design or construction.<sup>114</sup>

Technological or design failures may be included under this criterion, but only if can be demonstrated that we learned something as a result of the failure.

## Threshold for inclusion

*Category 1:* The place includes features that reflect special or outstanding technical accomplishment or value, or demonstrate excellence in design, and those features have been retained and been particularly influential or acclaimed by experts in the field.

*Category 2:* The place includes features that reflect significant technical accomplishment or value, or significant design values.

## Key questions to consider

### 1. What technical accomplishment, value or design does the place demonstrate?

Identify the technical accomplishment or value of the place or describe what is important about its design.

### 2. What physically demonstrates the technical accomplishment, value or design excellence?

This criterion focuses on physical aspects of the place. Identify the physical aspects of the place that demonstrate its technical accomplishment, value or excellence in design.

It is important that the technical accomplishment or aspects that made the design significant are still there. Changes that have obscured or removed these aspects will affect the significance. The fewer changes there have been to the aspects that made the place technically accomplished or important, the stronger your case will be.

### 3. How has its technical accomplishment, value or excellence in design been demonstrated, acknowledged or acclaimed?

As proof of technical accomplishment or excellence in design of the place, refer to evidence such as

- Acknowledgement of its importance from peers through, for instance, coverage in professional journals, or awards from the professional group, especially at the time it was designed or constructed, or as a result of the perspective of time
- Comparison with other similar examples
- Widespread adoption of a technical solution, design or construction technique.

<sup>113</sup> Department of Environment and Heritage Protection, 2013, p. 55

<sup>114</sup> Department of Environment and Heritage Protection, 2013, p. 55.

## Avoid

- Simply using an adjective to describe the design, such as 'accomplished' or 'elegant'. Explain why it deserves the adjective.
- Ascribing significance under this criterion if the place
  - Is important for its potential to provide information about typical or important construction methods or techniques in New Zealand. It may yet have value under criteria that focus on information potential instead
  - Is primarily significant for its association with an important individual (e.g. the architect), rather than for its particular accomplishment or excellence, you need to make a more effective case under a criterion that focuses on people
  - Is well-preserved and reflects a standard style, design or construction method that is typical in New Zealand, but does not display technical accomplishment or excellence in design. You may be able to make a stronger case under criteria that focus on representativeness. For instance, a case for speculatively-built villas or the standard cob cottage might be weak under this criterion. Yet, given their prevalence in the New Zealand landscape, a strong case could potentially be made for these building types under 'The extent to which the place reflects important or representative aspects of New Zealand history'.

# Examples – criterion (g)



Image: Roger T Wong – Wikimedia Commons

The **Citizens' War Memorial**, Christchurch (Category 1, List No. 3693) marks an important change in the Trethewey style away from direct military representation and towards the symbolic figure. It is arguably the dynamic and dramatic quality of the Citizens' War Memorial that elevates its quality to that of a nationally significant monument, both as a work of art and as a memorial.

The design of the **Raurimu Spiral** (Category 1, List No. 7588) demonstrates outstanding technical accomplishment. By traversing a drop of 217 metres on a manageable gradient of 1 in 50, the spiral design allowed the construction of the North Island Main Trunk Line through the Central Plateau. The pick and shovel construction of the line adds to its technological value.

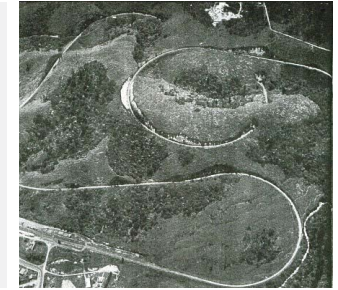


Image: Ref: WA-42886-F, Alexander Turnbull Library

**Alington House**, Wellington (Category 1, List No. 7698) employs a unique post and beam structural system that moves away from the standard lightweight timber-frame construction that typifies most of New Zealand's residential buildings. The thorough integration of the technological, functional and aesthetic qualities into a meaningful work of architecture marks Alington House out from other residential work in this country.



Image: Crown Copyright, Department of Conservation Te Papa Atawhai (Alan Macrae)

The **Cape Maria Van Diemen Lighthouse** on Motuopao Island (Category 2, List No. 3289) is an example of Marine Engineer John Blackett's use of timber for the construction of lighthouses. This was an innovative response to the relative impoverishment of the colonial Treasury and the abundance of timber in New Zealand. The designs he developed to enable the use of timber attracted worldwide attention from lighthouse engineers.



**Old Coach Road**, Wellington (Category 1, List No. 7396) has distinctive technological, engineering and design values. The original design and construction of this road is remarkably intact after nearly 160 years, and has had only minimal modifications within this timespan – it is of outstanding significance from a civil engineering design point of view.

**Grove House**, Auckland (Category 1, List No. 4508) has technical value for the high standard of its Arts and Crafts design, and for the quality of its detailing and craftsmanship which includes stonemasonry, shingling, brick fireplaces and lead-light glasswork. The place has value for its relatively little-altered exterior design and for surviving aspects of the bungalow floor plan.



# Criterion (h): the symbolic or commemorative value of the place

A symbol is something that 'stands for, represents, or denotes something else (not by exact resemblance, but by vague suggestion, or by some accidental or conventional relation), especially a material object representing or taken to represent something immaterial or abstract, as a being, idea, quality, or condition ...'<sup>115</sup>

'To symbolise' is to 'be a symbol of; to represent or stand for, as a symbol; to typify ... To make into or treat as a symbol; to regard as symbolic or emblematic.'<sup>116</sup>

When considering whether to assess a place for its symbolic qualities, think about whether the place is used as a symbol and is generally or widely recognised for its symbolic quality.

Commemoration is to 'mention as worthy of remembrance; to make eulogistic or honourable mention of; to celebrate ...'<sup>117</sup>

Commemoration is a deliberate, conscious act. Commemorative places encourage people to recall a person, people or an event and portray them as being worthy of remembrance. In most cases, such places clearly intend to inspire an emotive response in those viewing them.<sup>118</sup>

Commemoration is the primary purpose of some places commonly assessed for their heritage value. Monuments and memorials, including war memorials, cemeteries, headstones and disaster memorials, should be considered under this

criterion. Places that include memorials should also be considered. For instance, Anglican churches commonly include memorials to parishioners inside the church on the floor or walls and in stained glass windows.

This criterion may draw on assessments you have made under cultural, historical, social or spiritual significance and assist you to determine the extent of the significance.

## Threshold for inclusion

*Category 1:* The place was designed for commemoration or is widely acknowledged as a symbol of people, events or ideas of special or outstanding significance in New Zealand history, and its special association with them make it particularly able to fulfil this function when compared to others throughout the country.

*Category 2:* The place was designed for commemoration or is acknowledged as a symbol of people, events or ideas of significance in New Zealand history, and it has characteristics that mean it has been or continues to be used and valued for its commemorative or symbolic function, especially over a long period of time.

## Key questions to consider

### 1. Is the place commemorative? Is it a symbol?

The place must either have commemorative or symbolic value. It may have both.

What makes it commemorative?

- Was it built or designed as a commemorative structure?
- Has it been dedicated to someone or something?

- Does part of the place have a commemorative function?

What makes it symbolic?

- Has it become a symbol over time?
- Is it used as a symbol? (By whom?)
- Is it recognised as a symbol? (By whom? How widely is it recognised? What evidence is available to support this?)

### 2. Does the place symbolise or commemorate someone or something of importance in New Zealand history?

It is not enough simply to show that the place has a commemorative or symbolic function. You need to demonstrate that the place commemorates or stands as a symbol for something of significance, or of special or outstanding significance, in New Zealand history or is a significant representation of New Zealand culture or society. Where you consider the aspect of history is of low significance, you may decide that this criterion is not satisfied.

The assessment should outline whom (or what) the place commemorates or symbolises and state why they are of significance (or it is of significance).

### 3. Does the place have a recognisable connection to what is being commemorated or symbolised?

The stronger the connection, the stronger your case is likely to be. The difference between whether the case has been made or not will often rest on the strength of this connection. What makes the place a meaningful symbol or gives it its commemorative power?

<sup>115</sup> 'symbol, n.1.' *OED Online*, accessed 24 December 2014.

<sup>116</sup> 'symbolise, v.1.' *OED Online*, accessed 18 May 2014.

<sup>117</sup> 'commemorate, v.' *OED Online*, accessed 18 May 2014.

<sup>118</sup> Department of Environment and Heritage Protection, 2013, p. 52.

The symbolic or commemorative power of places may evolve or change over time. For instance

- Places may have greater symbolic power if the quality that ties them to the people, events or ideas they symbolise is rare or has a unique quality
- Places may have greater commemorative power if they have a direct physical or historic connection to who or what they are commemorating.

Consider the following

- The location or setting and whether it was chosen for its symbolic or commemorative power
- The materials or fabric of the place and whether they have a particular connection to the people, events or ideas being commemorated or were chosen for a particular symbolic or commemorative effect
- The date it was built and whether it was intended to commemorate a particular anniversary or event
- Whether and how long the place was, or is, actively used for commemorative services or as a symbol
- Whether a community has demonstrated that it values the place through the continuing care, protection or enhancement of its commemorative or symbolic values.

## Avoid

- Ascribing significance under this criterion if there is no evidence that the place is used or recognised as a symbol prior to your assessment. While representative places may become symbols over time, having a 'symbolic quality' may not mean the same as being 'representative of' something<sup>119</sup>
- Basing your case on use of the place as a museum – commemorating objects from the past
- Repeating the same statements that you have already used to convey the place's representative or historic value.

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<sup>119</sup> Department of Environment and Heritage Protection, 2013, p. 52.



# Examples – criterion (h)



Image: Lize Jahnke, Ruapehu District Council

The **Tangiwai Historic Reserve** (Category 1, List No. 7591) is the site at which commemorative gatherings of families, friends and others associated with those killed in the accident have met on an annual basis since 1953. Despite its simple nature, which allows the terrain and the climate to set the scene, the memorial conveys the impression of 'sacred space' and demonstrates the importance of that space to those who funded the structure.



The **One Tree Hill Obelisk**, Auckland (Category 1, List No. 4601) has considerable significance as a symbol of biculturalism and respect between Māori and Pākehā and lies on a site of great importance to Māori. It commemorates a prominent early pioneer who gifted the land to the city for public use, preserving a large part of the pā for posterity.<sup>120</sup>

<sup>120</sup> The One Tree Hill Obelisk was entered on the List in 1989, prior to the introduction of the legislated criteria. The statement of significance under criterion (h) has been taken from the 2001 upgrade report completed for this List entry, accessed via the List Online (see [www.heritage.org.nz/the-list/details/4601](http://www.heritage.org.nz/the-list/details/4601)).

As one of a very small number of war horses to return to New Zealand after World War I, Bess stood as a representative of the 3817 horses that originally served with the New Zealand Mounted Rifles. As such, the **Memorial to Bess, Bulls** (Category 1, List No. 7571) has significant commemorative value for the soldiers who were unable to bring their horses home.



There are few structures with greater symbolic and commemorative significance to the people of Hastings than the **Clock Tower** (Category 1, List No. 1075). The structure is not only a symbol of the triumph of the human spirit in the aftermath of a disaster, but a memorial to the 93 people who were killed in the city by the 1931 earthquake.

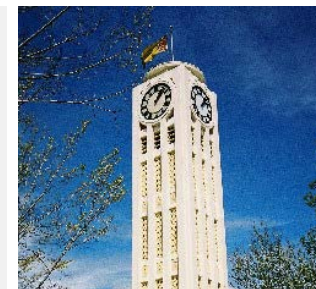


Image: Shellie Evans – flyingkiwigirl, flickr.com

**St Paul's Church (Presbyterian)**, Invercargill (Category 2, List No. 2517) features many memorial tributes to individuals. However, the Roll of Honour on the entrance porch has broader commemorative value and is reflective of the general outpouring of grief and anxiety within New Zealand during, and immediately following, each of the two World Wars of the 20th century.



Image: Nick-D, Wikimedia Commons

The **Executive Wing**, Wellington (Category 1 historic place, List No. 9629), more commonly known as the Beehive, has outstanding symbolic value. Images of the Beehive's unique and distinctive conical form are widely used by New Zealanders as a universally understood symbol for the government. Its iconic form is frequently employed in cartoons and media graphics to represent in shorthand the complex collection of buildings, people, policies and legislation that comprises our central government. Sir Basil Spence stated the circular and conical form of the design itself represented Parliament's status as 'the hub or universal joint' of New Zealand; it being a 'hive of political activity' is also inferred.

# Criterion (i): the importance of identifying historic places known to date from an early period of New Zealand settlement

This criterion is about settlement. New Zealand was one of the last places in the world to be settled. It is the birthplace and home of Māori culture, and was the subject of large-scale settlement in the 19th century by people seeking a new life and new opportunities. Understanding these major trends in settlement is central to understanding New Zealand history.

This criterion elevates places dating from an earlier period of settlement above those created at a later date. A period is a 'length of time in history characterized [sic] by some prevalent or distinguishing condition, circumstance, or occurrence ...'<sup>121</sup> Places that may satisfy this criterion include those relating to:

- The initial wave of settlement of New Zealand currently thought to be before or around the start of the 14th century<sup>122</sup>
- The period of pā construction by Māori from the 16th century
- The initial contact period between Māori and Pākehā through to circa 1840 (sealing and whaling, trade, missionary activity)
- The period of large-scale organised Pākehā settlement from the 1840s to late 1860s.

You may be able to strengthen your case further if you can demonstrate that the place belongs to a more specific, defined and recognised period prior to the mid-late 19th

century, and can also demonstrate that a place represents an early example from this period.

Keep in mind that the focus of this criterion is nationwide – places must date from an early period of settlement 'in New Zealand'. It is not enough for the place to date from an early period of settlement for a particular region or locality if that region or locality was settled well after the early phases of Pākehā settlement. Similarly, it is not enough for a place to be an early example of a particular building type such as a picture theatre if it does not date to an early period of settlement.

What is the latest date that could still be considered an 'early period of New Zealand settlement'? Strong cases have been made under this criterion for places dating up until the late 1860s. A small number of assessments have related to places dating from the 1870s, and there are a very few dating from the 1880s. While there may be exceptions, it is likely to be difficult to argue successfully under this criterion if the place dates after the late 1860s. Places with physical fabric dating through to the early 1850s have generally been recognised as having special or outstanding significance under this criterion, although later places may also be considered of special or outstanding significance under this criterion in particular circumstances.

This criterion is unlikely to sit alone; generally it will support other section 66(3) criteria such as (a), (b), (c) and (j). It may also assist you to determine whether the place meets the threshold for Category 1, particularly for places assessed under archaeological, architectural, historical, technological or traditional significance.

## Threshold for inclusion

*Category 1:* The place dates from an early period of settlement (from the initial human settlement of New Zealand through to the late 1860s), includes a significant proportion of fabric from this period and, when compared to other examples remaining from this period, can be shown to date to the earliest phase of that period, or be a particularly rare or intact example.

*Category 2:* The place dates from an early period of settlement (from the initial human settlement of New Zealand through to the late 1860s) and retains a significant proportion of fabric from this period.

## Key questions to consider

### 1. What period or date was the place created, used, formed or constructed?

Identify the date or a date range or settlement phase to which the place, or part of the place, relates.

### 2. Is there existing physical fabric dating back to this period or date?

The place must include physical fabric that dates to that early period. Identify the physical fabric being assessed. If only part of the place dates to the early period, focus on this fabric only. If only a very minor part of the place dates to the early period, then your assessment under this criterion may be weak. While you can refer to the techniques and evidence used in your report to establish the date range of a place, you should not go into detail in the assessment. Note that if there is not enough evidence to establish a date or a date

<sup>121</sup> 'period, n., adj., and adv.' *OED Online*, accessed 24 December 2014.

<sup>122</sup> There is considerable debate about when New Zealand was first settled. For a recent summary see: Irwin, Geoff and Walrond, Carl, 'When was New Zealand first settled? – the date debate', *Te Ara – the Encyclopedia of New Zealand*, updated 22 September 2012, [www.TeAra.govt.nz/en/when-was-new-zealand-first-settled/page-1](http://www.TeAra.govt.nz/en/when-was-new-zealand-first-settled/page-1)

range, and if the place is likely to have been created near the end of, or possibly after, the 1860s, then a case made under this criterion is likely to be weak. The place may still qualify under other section 66(3) criteria.

### 3. How does the place compare to other sites from the period?

Even if the place can be shown to date to an early period of settlement in New Zealand, demonstrating that it has special or outstanding significance may still be affected by a combination of factors. Compare the place to other places remaining from the same period or date range in New Zealand. Does the place have characteristics making it a particularly strong or important example? State how the place compares with other remaining examples from the same early period of settlement.

Consider the following

- Is the place a particularly early example from the period in New Zealand?
- Is the place a rare remaining example from the period in New Zealand? Focus on comparing the place to other remaining examples in this country dating from a similar time period.
- Is the place a particularly intact example from the period?
  - Does it include more fabric or particular types of fabric from the period that are in especially good condition?
  - Does it include collections or chattels that are associated with the place, that also date from the time period?
  - Is it close to its original form, layout or design?
  - Or does it feature typical changes from the time period more clearly than other places?

### Avoid

- Ascribing significance under this criterion
  - If the place is suspected to have physical fabric from an early period. There is no provision for 'potential' under this criterion. If you have strong reason to suspect that the place incorporates early elements that cannot be seen, or that the site contains evidence dating back to this early period, consider assessing this aspect of the place under criteria that allow for 'potential' to be taken into account, such as archaeological or scientific significance, or the 'potential to provide knowledge of New Zealand history' (criterion (c))
  - If you do not have firm evidence that the place dates to an early period of New Zealand settlement. If the place is likely to have been built in the late 1860s or later, but you cannot be sure of this after a review of the documentary evidence or a physical analysis of the place, your case under this criterion is likely to be very weak
  - If the place is an early example of a particular building type, unless the place also dates to an early settlement period in New Zealand
  - If the place was built in an area that was settled well after the first waves of Pākehā settlement, even if the place was one of the first to be built in that area.



## Examples – criterion (i)



While certainly not our earliest shore whaling station, **Te Kahuoterangi Whaling Station**, Kāpiti Island (Category 1, List No. 7662) appears to have been operating in the late 1830s to early 1840s, which means it dates from the earliest period of European settlement. Its intact nature means that it also has the potential to provide valuable information about the way of life of these early residents.

**Pipiriki Flourmill**, Pipiriki (Category 2, List No. 7589) was constructed between 1854 and 1857. This was shortly after imported crops, such as potatoes, wheat and maize, were first planted in the Whanganui River region and during the initial phase of Pākehā settlement, which had begun in the area in 1840 after the signing of the Treaty of Waitangi.



Image: Crown Copyright, Department of Conservation Te Papa Atawhai (Jonathan Welch, 2005)

1500 AD is widely regarded as the approximate date at which pā construction began. Radiocarbon samples indicate that **Ōtātara Pā**, Napier (Category 1, List No. 6418) was occupied by the start of the 16th century thereby suggesting that it is an early example.



Image: Shellie Evans – flyingkiwigirl, flickr.com



Archaeological evidence indicates that the **Pleasant River Mouth Site**, Palmerston (South Island) (Category 1, List No. 5699) was occupied during the early phase of Māori settlement in New Zealand. Radiocarbon dates show that Māori repeatedly inhabited the site during the 14th to 16th centuries.



Image: David Brailsford

**French Farm House**, Akaroa Harbour (Category 1, List No. 7708) dates from the early 1840s and represents a very early era of New Zealand's colonial history. It is the only building remaining from the early period of French presence in Akaroa Harbour, is the oldest related to the French settlement and probably the oldest in Canterbury. It is also amongst the oldest surviving buildings in the South Island.

**Site of Māori Church, Te Whare Karakia Ki Puari**, Port Levy, Banks Peninsula (Category 2, List No. 7468) is the site of the first Anglican church in Canterbury. The church was built in 1844, some six years before the formal settlement of the province in 1850.



Image: Francis Vallance, vallancephotography@xtra.co.nz

# Criterion (j): the importance of identifying rare types of historic places

Your aim here is to show that a place is rare and why that matters. Rarity alone is not sufficient – the place must be related to a significant aspect of New Zealand history for rarity to be significant. This criterion identifies where places representing important aspects of New Zealand history are uncommon or ‘few and far between’.<sup>123</sup>

For a place to be rare, you need to show that there are very few other places that represent the same significant aspects of New Zealand history. This criterion requires you to compare the place against the original and existing group of places that represent the same aspects of New Zealand history. In your assessment you will show how the place is similar to these other places and what makes it stand out.<sup>124</sup>

Some important aspects of New Zealand history have always had a very limited number of places that represent them. Others aspects of history may have been well represented once but, as times have changed, examples have been lost. Places that were once common, but are now rare, may be of importance for their representative value.<sup>125</sup> The more limited the number remaining compared to the original group, the more likely you are to be able to make a case for special or outstanding significance under this criterion.

This criterion may assist you to determine whether the place meets the threshold for Category 1 and may be relevant under any of the section 66(1) criteria ascribed to the place.

## Threshold for inclusion

*Category 1:* The place is the only or one of a very few places throughout the country that represent a special or outstanding aspect of New Zealand history, and it has characteristics making it particularly able to represent those aspects when compared to other remaining examples.

*Category 2:* The place is one of a reduced number of places left in an area that represents significant aspects of New Zealand history.

## Key questions to consider

### 1. What makes the place rare?

Consider the characteristics making the place rare. This will help define the group of places that represent the same aspects of New Zealand history.

Commonly used characteristics include a specific early time period (e.g. the 1840s), a location (e.g. in Wellington), construction materials (e.g. concrete), style (e.g. Carpenter Gothic), and association with particular events, people or ideas (e.g. associated with the signing of the Treaty of Waitangi). The characteristics you choose will differ from place to place. Be as precise as you can when identifying these characteristics. For instance, noting that a place belongs to the ‘Victorian era’ or ‘early colonial period’ is less useful than a specific date or date range, such as ‘1840–1855’. Vague descriptions can make it more difficult for you to convey the how important the place is.

Choosing what characteristics to include can be challenging and you should only include those that are essential and

meaningful. If you choose too many characteristics, the group of other places that represent the same aspects of history will be very limited. This will help you to show that the place is rare within the group that you have defined, but you are likely to find that it is difficult to show that that group has significance.<sup>126</sup> On the other hand, if not enough characteristics are considered, the group that you are comparing the place with will be very large. You may miss the opportunity to highlight the special qualities of the place that should be taken into account.<sup>127</sup>

### 2. What significant aspects of New Zealand history does the rarity relate to?

Before going any further, you need to show that it matters that the place is rare. The aim is *not* to collect one of each ‘type’ or variation on that type. The aim is to identify where significant aspects of New Zealand history are represented by a very small number of places. Consider the characteristics you have identified that make the place rare. Is the rare group of places that it belongs to connected to significant aspects of New Zealand history? What are they? The more significant the aspect of history is, the more it matters that the place is one of the few that represent it. In some cases, you may decide the group is not of sufficient significance to satisfy this criterion even if the place is technically rare in that group.

### 3. Over what geographic area were other examples once spread?

One important way in which rarity is established is through geographic spread. Where were other examples once distributed? Make sure you indicate the geographic location

<sup>123</sup> ‘rare, adj.1 (and int.), adv.1, and n.’ *OED Online*, accessed 16 June 2014.

<sup>124</sup> Marshall, 2011, p. 32.

<sup>125</sup> Department of Environment and Heritage Protection, 2013, p. 10.

<sup>126</sup> ICOMOS, *The World Heritage List – what is OUV? Defining the outstanding universal value of cultural world heritage properties*, an ICOMOS study compiled by Jukka Jokilehto, with contributions from Christina Cameron, Michel Parent and Michael Petzet, Berlin, 2008, p. 15, [www.icomos.org/publications/monuments\\_and\\_sites/16/pdf/Monuments\\_and\\_Sites\\_16\\_What\\_is\\_OUV.pdf](http://www.icomos.org/publications/monuments_and_sites/16/pdf/Monuments_and_Sites_16_What_is_OUV.pdf)

<sup>127</sup> ICOMOS, 2008, p. 15.



where other examples in the group were originally found and the area in which the place could be considered rare.

Consider the group of other places with the same characteristics. Over what geographical area could other examples in the group originally be found? In most cases, places will have existed throughout New Zealand, except where the group resulted from an activity specific to a particular region or local area. In some cases, you may have to expand beyond New Zealand and consider overseas examples.

Now, consider whether the place is rare throughout the original geographic area where examples were originally found. If you can show this, you will have a much stronger case for demonstrating that the place is of special or outstanding significance for its rarity value.

In some cases, you may find that the place is only rare as a regional or local example of its kind. This means that there are likely to be other examples in other places in the country. This will affect how significant the place is perceived to be, except if rarity in that particular location is important in demonstrating an aspect of New Zealand history.<sup>128</sup>

#### 4. How many other examples used to exist and how many exist now?

Consider the original size of the group of places that represented that aspect of history and compare it to the size of the group today. Rarity depends on demonstrating that the places that represent a particular aspect of history are few in number. How abundant were these places?<sup>129</sup> How abundant are they now? Indicate how common it once was for similar places to exist, and the extent to which this original group remains.

The strength of your case depends on whether you can prove that you have accurately identified the original size and the existing size of the group. In New Zealand, where there are often few comparative studies to draw on, it can be difficult to find enough evidence to answer this question effectively. If your research has not allowed you to identify the exact number of original or remaining examples, you may still have sufficient evidence to make general but informed statements about the size of the original group and the likelihood of other places remaining.<sup>130</sup>

#### 5. How does the place compare to other examples?

Describe how the place compares with the other remaining examples. If the place is the only remaining example, you do not need to answer this question.<sup>131</sup> Does the place have characteristics making it a particularly strong or important example? If it does, you may have a strong case for special or outstanding significance.

Consider the following:

- Is the place a particularly early example?
- Is the place a particularly intact or complete example?
- Does it include more fabric or particular types of fabric from the period of significance that are in particularly good condition?
- Does it include collections or chattels that are associated with the place that also date from the time period?
- Is it close to its original form, layout or design or does it feature typical changes from the time period more clearly than other places?
- Is the place connected more closely with a historic event, person or idea than other examples?

## Avoid

- Using the word 'unique' where possible. If something is unique it means there is nothing else like it – it is the only one in its group. Proving that something is actually unique can be very difficult. If you can prove something is unique and that it is also important, you may have a strong case for special or outstanding significance.<sup>132</sup>
- Limiting your group in ways that are not meaningful for comparative analysis. For instance, would you consider a place was significant if it was the only timber villa from the 19th century in Masterton with a red door?
- Suggesting a place is rare because it is under-represented on the List. This can be a reason why the place should be prioritised for assessment, but is not evidence the place is rare. The List is a useful starting point for identifying other examples, but it should not be the only source used to find other examples
- Reproducing your comparative analysis in your assessment. It is not always necessary to include a full list of all other examples that remain. Consider summarising the list of other examples by indicating numbers, or by referring to key examples only
- Dismissing other examples in order to make the chosen example seem more important (making 'negative comparisons'). Negative comparisons frequently undermine a case for significance<sup>133</sup>
- Ascribing significance under this criterion if the place is not currently rare. It is not enough that it may become rare in the future.

<sup>128</sup> Department of Environment and Heritage Protection, 2013, p. 31.

<sup>129</sup> Australian Heritage Council, 2009, p. 25.

<sup>130</sup> ICOMOS, 2008, p. 15; Marshall, 2011, p. 70; Department of Environment and Heritage Protection, 2013, p. 31.

<sup>131</sup> HCOANZ, 2009, p. 48.

<sup>132</sup> Kerr, 2013, p. 17.

<sup>133</sup> Duncan Marshall, pers. comm, April 2013.

# Examples – criterion (j)



The **Tinui ANZAC Memorial Cross Site**, Tinui (Category 1, List No. 9306) is a rare form of memorial within New Zealand, which has the added significance of being the only known cross dedicated to ANZAC losses during World War I.

**Pilot's House** at Spring Creek (Category 1, List No. 7748) is significant as a rare surviving example of a pre-1900 pilot's house. Pilots were employed in many harbours around the country and although once numerous, hardly any pilots' residences from the pre-1900s remain today. The in situ location of the Pilot's House increases its rarity value, as other former pilot residences are known to have been moved off-site.



The **Ruru Railway Station**, Ruru (Category 1, List No. 7236) is a survivor of what was the most common type of railway station built by New Zealand Railways, and they accounted for 44% of all stations in the country. Of an estimated 600 built before 1945, few remain on site, and Ruru is thought to be the finest surviving example.



Image: Brian Robinson – brian nz, flickr.com



The **Chelsea Sugar Refinery and Estate**, Auckland (Category 1, List No. 7792) has outstanding importance as one of few surviving 19th century sugar refineries in Australasia, and of these it appears to be amongst the best preserved. It is the only sugar refinery in New Zealand.



Image: Tasman District Council

The hop industry in New Zealand is unique to the Nelson/Tasman region. Where once there were many hop kilns, these are now dwindling in number. The **Harvey Hop Kiln and Worker's Hut**, Mahana (Category 2, List No. 9308) is an excellent and rare example of a wooden hop kiln in good condition. Many others having been destroyed or deteriorated due to neglect.

**Strong's Watchmaker Shop**, Naseby (Category 1, List No. 2270) is a rare survivor of a goldfield's era commercial premises. No other commercial premises have been identified that have the same integrity of age, use and tell the story so poignantly of this important period of Otago's development.



Image: Shellie Evans – flyingkiwigirl, flickr.com

# Criterion (k): the extent to which the place forms part of a wider historical and cultural area

This criterion is about how the environment outside the boundary of the place enhances its significance. High concentrations of places with similar values within a limited area strengthen the values of each individual place. Look for places around the place that have similar values or stories. Are these places inter-related and within a definable area?

An area, in heritage terms, is generally made up of inter-related places. In common usage, areas are spaces with clearly definable boundaries.

Under the Historic Places Act 1993, 'landscape' was used instead of 'area'. Replacing the term 'landscape' with 'area' in the current Act creates a greater focus on concentrated groups of places in spaces that are more defined. Previously, 'landscape' was sometimes used interchangeably with 'area' in assessments. In some cases, the 'wider landscape' was a historic area that had been entered onto the List.<sup>134</sup> However, 'landscape' was also used to assess the contribution of a single place to groups whose high concentration across wide regions shaped the environment and the landscape. These assessments do not fit as comfortably under 'area'. For instance

'the country churches affiliated with Anglicanism and other denominations which dot the landscape throughout the Nelson province mark the historical progress of the New Zealand Company settlement and are indicative of its

spread, development, and maturing during the mid to late 19th century.'<sup>135</sup>

This criterion may assist you to determine whether the place meets the threshold for Category 1 and may be relevant under any of the section 66(1) criteria ascribed to the place.

## Threshold for inclusion

*Category 1:* The place forms part of a defined area that contributes to our understanding of the values of that place in New Zealand history to a special or outstanding degree by clearly demonstrating the place's original context, importance or impact.

*Category 2:* The place forms part of a defined area that makes a significant contribution to our understanding of the place's importance in New Zealand history.

## Key questions to consider

### 1. Does the place form part of a wider historical and cultural area?

Look outside the boundaries of the historic place you are considering. Are there other places that exist today that are historically and culturally related to it? Are these places nearby and within a broadly definable boundary? Or, are there several places spread over a wider area that collectively form part of a group?

Consider how to define the wider area and ensure the boundaries of the area and the various parts of it are described. Commonly used boundaries include geographic boundaries such as valleys or beaches or areas of swamp,

and settlement boundaries such as streets, suburbs and towns. Other boundaries include areas where an industry operated or a particular activity took place and had an impact. If there are a large number of individual places in the area, consider providing a more general description of the group rather than listing them all.

Describe what makes the area cohesive and creates a relationship between its various parts.

Consider the following

- How intact the area is and how much of it has been retained. If there is very little left in the wider area, or if what is left has been severely damaged or modified, the place may not have importance under this criterion. Be sure to indicate how the place forms part of the area
- Whether the place is one of several from a similar period, of a similar style, purpose or background that dominate in an area
- Nearby places that exist because of the place
- Networks of places that operated together within a defined area.

<sup>134</sup> For instance, the 'wider landscape' that the Sacred Heart Catholic Church in Reefton (No. 1689) was considered to form part of was the Reefton Historic Area, List No. 7050 (see: [www.heritage.org.nz/the-list/details/7050](http://www.heritage.org.nz/the-list/details/7050)).

<sup>135</sup> St Alban's Church (Anglican), St Alban's Church (Anglican), Category 2, List No. 1654 (see: [www.heritage.org.nz/the-list/details/1654](http://www.heritage.org.nz/the-list/details/1654)).

## 2. How does the wider area enhance the significance of the place? How does the place contribute to the wider area?

While this criterion considers the wider area, your case is for the place, not for the area. For this reason, focus your statements on demonstrating how the place's role in the wider area enhances the significance of the place. Consider why it matters that the place is part of a wider area. If the place is central or a major contributor to the values of the wider area, you may be able to make a case for special or outstanding significance.

Consider the following

- Does the wider area preserve the original context from the period when the place became important? Groups of places with similar backgrounds or stories collectively provide a more comprehensive view of the past. Consider how well the original context has been preserved and the contribution that the place makes to this context
- Does the area help explain the wider system within which the place operated? If the place was part of a network, the retention of other sites helps to demonstrate how the place functioned as part of the network. How important was this network or system and why? How many of the original places in the system have survived? How intact are they? How central was the place for understanding this system or network?
- Does the wider area show the impact that the place had on the wider environment? Does the wider area help you to demonstrate the influence that the place had?
- Does the wider area demonstrate the scale of the event that the place was part of? The preservation of a series of places connected with an event or the preservation of a high concentration of places connected to it within an area can make it easier to understand the event or different aspects of it. How big was the event? Does what is left from it reflect it accurately? How important is the place in demonstrating the scale of the event?

- Does the wider area provide other examples that put the place into context? High concentrations of other places with similar values provide variety and a broader view of the context in which the place was created. How concentrated are these examples? Are they representative or important examples? Does the place stand out amongst these examples as being particularly important or central to the group?

### Avoid

- Places linked solely by form or type, for instance, unless they also have a direct geographical and historical relationship with each other
- Treating this assessment like a comparative analysis exercise. If, for instance, the place is significant as an important example of an architect's work, it may not be appropriate to treat other works by that architect as being part of a wider area unless they form a geographic grouping or dominate an area
- Ascribing value under this criterion
  - If the historical or cultural context of the place no longer exists. In this context, 'historical' does not mean 'once existed' or 'in the past'. It means an area with historical values
  - If the wider historical or cultural area is included within the boundary of the place.



# Examples – criterion (k)



The elite urban residence of **Sonoma**, Auckland (Category 2, List No. 7730) is one of significant group of five adjoining houses that reflect the creation of a well-to-do neighbourhood in the 1870s and 1880s. Sonoma and its neighbours form part of a wider historical and cultural landscape of outstanding importance, which encompasses places of significance to Māori and significant heritage linked to its history as the epicentre of British administrative and military power in New Zealand.<sup>136</sup>

<sup>136</sup> Note that some of the examples refer to a wider 'landscape' rather than 'area' as they were entered on to the List under the Historic Places Act 1993, where criterion (k) referred to the former term, as previously detailed.



The **Warkworth Town Hall** (Category 1, List No. 7709) has high significance as one of a group of sites in Warkworth that reflect pioneering developments in the history of construction materials in New Zealand. The group also includes the ruins of Wilson's Cement works, Nathaniel Wilson's house 'Riverina', an early reinforced concrete Manager's House on Wilson Road, and 1880s lime kilns on the northern side of the Mahurangi River.

**Skipper's Road**, Skipper's (Category 1, List No. 7684) is part of a large and important heritage landscape exhibiting evidence of 140 years of continuous human occupation. Gold mining, and later farming and tourism, have all left their mark on the landscape, with mining in particular having altered the environment dramatically.



Image: Bernard Spragg, flickr.com

The **Dunedin Prison (Former)** (Category 1, List No. 4035) forms part of the Anzac Square/Railway Station Heritage precinct. Although the railway station predominates, the Dunedin Prison and the surrounding judicial buildings also feature prominently in the space. The precinct incorporates a range of architecturally impressive heritage buildings and provides a picture of early settlement and the heyday of historic Dunedin.



Image: Benchill, Wikimedia Commons



**Oamaru Harbour Breakwater and Macandrew Wharf**, Oamaru (Category 1, List No. 4882) are key elements within the Oamaru Harbour Historic Area (List No. 7536), which recognises New Zealand's only surviving authentic Victorian/Edwardian deepwater port. The Oamaru harbour is the key to understanding the historical, economic and social heritage of Oamaru and its hinterland.



Image: Ralph Allen

**Ray Cottage**, Bannockburn (Category 2, List No. 7594) is an important part of the local historical landscape, namely the Bannockburn hydraulic sluicings and the surrounding goldfields landscape. The cottage is one of the early houses associated with gold mining that has survived to illustrate the existence of gold miners in Bannockburn who shaped the settlement and history of the area.



# Glossary

[All definitions are from the HNZPT Act (sections 6 and 65) unless otherwise noted].

## Archaeological site

Archaeological site means, subject to section 42(3),—

- (a) any place in New Zealand, including any building or structure (or part of a building or structure), that—
  - (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
  - (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- (b) includes a site for which a declaration is made under section 43(1).

## Chattels

Chattels are movable objects associated with a historic place, such as church pews, a grandfather clock or workshop tools. Chattels do not include items which are part of, and physically affixed to, a place.<sup>137</sup>

## Criteria

Criteria are tools that break the significance of a historic place or area down into separate values so that the nature of that significance can be identified, isolated, analysed, compared and explained.<sup>138</sup>

## Fabric

All the physical material of a place, including subsurface material, structures, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.<sup>139</sup>

## Historic area

A historic area means an area of land that:

- (a) contains an inter-related group of historic places; and
- (b) forms part of the historical and cultural heritage of New Zealand; and
- (c) lies within the territorial limits of New Zealand.

## Historic place

A historic place means:

- a) any of the following that forms a part of the historical and cultural heritage of New Zealand and that lies within the territorial limits of New Zealand:
  - (i): land, including an archaeological site or part of an archaeological site;
  - (ii): a building or structure (or part of a building or structure);
  - (iii) any combination of land, buildings, structures, or associated buildings or structures (or parts of buildings, structures, or associated buildings or structures); and
- (b) includes anything that is in or fixed to land described in paragraph (a).

## Historic place – Category 1

A place of special or outstanding historical or cultural heritage significance or value.

## Historic place – Category 2

A place of historical or cultural heritage significance or value.

## Landmark

An object or feature of a landscape or town that is easily seen and recognised from a distance, especially one that enables someone to establish their location.<sup>140</sup>

## Mana moana

Authority over the sea and lakes.<sup>141</sup>

## Mana whenua

Customary authority exercised by an iwi or hapū in an identified area.<sup>142</sup>

## Open-area excavation

A type of excavation in which large horizontal areas are opened, especially where single-period deposits lie close to the surface. Also referred to as 'area excavation'.<sup>143</sup>

## Tangata whenua

Tangata whenua means, in relation to a particular place or area, the iwi or hapū that holds, or at any time has held, mana whenua in relation to that place or area.

## The List

The List refers to the New Zealand Heritage List/Rārangi Kōrero under the HNZPT Act. It is the same as the Register established under section 22 of the Historic Places Act 1993.

<sup>137</sup> Heritage New Zealand Statement of General Policy, 2015, p. 25.

<sup>138</sup> Collections Council of Australia, 2009, p. 38; Kerr, 2013, p. 11; Australia ICOMOS, 2004, p. 79.

<sup>139</sup> ICOMOS New Zealand Charter, 2010, p. 10.

<sup>140</sup> 'landmark, n.', *Oxford English Living Dictionaries*, <https://en.oxforddictionaries.com/definition/landmark>, accessed 16 March 2017.

<sup>141</sup> 'Mana moana', *Māori Dictionary*, <https://maoridictionary.co.nz/word/14983>, accessed 16 March 2017.

<sup>142</sup> Resource Management Act 1991, section 2.

<sup>143</sup> Renfrew, Colin and Paul Bahn, *Archaeology: Theories, Methods and Practice* (second edition), Thames and Hudson Ltd, London, 1996, p. 544.

## Threshold indicators

Threshold indicators are factors such as authenticity and integrity, representativeness, rarity, intactness, strength of connection and age which help establish the degree of significance for a historic place or area.<sup>144</sup>

## Wāhi tapu

A wāhi tapu is a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense.

## Wāhi tapu area

A wāhi tapu area is land that contains one or more wāhi tapu.

## Wāhi tūpuna

A wāhi tūpuna is a place important to Māori for its ancestral significance and associated cultural and traditional values, and a reference to wāhi tūpuna includes a reference, as the context requires, to:

- (a) wāhi tūpuna;
- (b) wāhi tūpuna;
- (c) wāhi tūpuna.

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<sup>144</sup> As detailed in the 'Introduction' section of this guide, p. 7.

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