

Proposed Wairarapa Combined District Plan
**Decision Report pursuant to Clause 10 of the First Schedule
of the Resource Management Act 1991**

Subject: Chapter 10 – Historic Heritage

In Reference to:

- *Historic Heritage Provisions 10.1 – 10.4*
 - *District Wide Rules 21.1.1 – 21.1.3, 21.3.3 and 21.4(e)-(g)*
 - *Assessment Criteria 22.1.2-22.1.4 and 22.1.7*
 - *Appendices 1.4, 1.5, 1.7, 1.8, 7 and 8*
-

10.0 General

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
497.12	New Zealand Historic Places Trust	-	-

Discussion

NZ Historic Places Trust (497.12) seek that Section 10 be retained.

Evidence Heard

NZ Historic Places Trust presented evidence supporting the Historic Heritage chapter.

Commissioners Deliberations

The Commissioners concur with the submitter and the Section 42A report that a specific chapter for historic heritage is the most appropriate for this matter of national importance.

Decision

Submission Reference: 497.12 Accept

Reason

This decision is made for the following reasons:

- The Historic Heritage chapter provisions represent the most appropriate approach for protecting historic heritage in the Wairarapa from inappropriate subdivision, use and development.

10.1 Introduction

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
526.24	Greater Wellington Regional Council	-	-
502.1	C Barnett	-	-

Discussion

Greater Wellington Regional Council (526.24) seek that a consistent phrase that covers all heritage features be used in the Objectives and Policies of 'Chapter 10 Historic Heritage' of the Plan.

C Barnett (502.1) requests strong reference to the Historic Places Act 1993.

Evidence Heard

Greater Wellington Regional Council presented evidence in relation to consistent terminology. While agreeing that the Section 42A report recommended terminology was an improvement on their earlier submission, they now contended that the document should use the term 'historic heritage' as this is the wording in the Act.

Commissioners Deliberations

The Commissioners concur with the submitter that the term 'historic heritage' should be used to refer to all forms of heritage, as this term is the definition used in the RMA. Decision amendments directly below apply to Sections 10.1 Introduction with consequential amendments to Section 2.2.4 and the whole of Chapter 10 for consistency further in the document.

The Commissioners also concur with the Section 42A report that the existing Introduction effectively describes the relationship between the Resource Management Act 1991 and Historic Places Act 1993.

Decision: 10.1 Introduction

Submission Reference: 526.24	Accept in part
502.1	Reject

Decision Amendment: 10.1 Introduction (paragraphs 5-10)

Amend 10.1 Introduction (paragraphs 5-10) as follows:

"Historic resources are finite and can be vulnerable to disturbance, damage or destruction from land use. Risks include earthworks, inappropriate

*development or incompatible adjoining uses. While the protection of Wairarapa's historic heritage values is important, it is also essential that **properties with historic buildings and sites heritage values** in private ~~property~~ **ownership** can be used and upgraded by their owners.*

Some areas of the Wairarapa have significant historic heritage values as a consequence of the combined character and values associated with a number of buildings and structures within a locality, many of which individually may not be regarded as significant. Such 'precincts' include the town centres of the South Wairarapa, as well as some older residential areas within Masterton.

*To date, there has been a range of investigations into buildings, structure, features and sites with significant historic heritage values in the Wairarapa, and a relatively comprehensive inventory is established. However, it is acknowledged that not all ~~heritage features have~~ **historic heritage** has yet been thoroughly identified and assessed and therefore there is a need to ensure that further investigations are undertaken to ensure a comprehensive, consistent and accessible body of information is available on all of the Wairarapa's historic heritage, whether it relates to archaeological sites, sites of significance to Maori, historic sites or buildings. As further ~~historic sites are~~ **historic heritage** is identified and evaluated for ~~their~~ **its** value and significance, ~~they~~ **it** can be included in the schedule and protected by the provisions of the Plan when appropriate through a Plan Change.*

*It should be highlighted that the New Zealand Historic Places Trust has very little direct control over the historic heritage resources of the Wairarapa. The Trust focuses on encouraging greater individual and corporate awareness ~~and~~ **values** of the country's historic heritage ~~assets~~, seeking to have ~~historic buildings and sites~~ **historic heritage** used or inhabited in a way that protects ~~their~~ **its** key values.*

Similarly, while all recorded archaeological sites, as well as all unknown archaeological sites, are statutorily protected under the Historic Places Act 1993, irreversible damage can occur before the Trust is notified when land is developed. It is therefore important that the Councils maintain ongoing liaison with the Trust and other organisations.

*Another important element ~~to~~ **of** the historic heritage ~~values~~ of the Wairarapa ~~is~~ **are** those trees that have some significance, whether due to their rarity, prominence, historic relationship or collective values. Without adequate recognition and protection, such trees can be easily damaged or lost through inadvertent actions."*

Consequential Amendments to Section 2.2.4 Historic Heritage; 10.2 Significant Resource Management Issues; 10.3 Objective, Policies, Explanation, Methods, Principle Reasons for Adoption; and 10.4 Anticipated Environmental Outcomes

Decision Amendment: 2.2.4 Historic Heritage

Amend 2.2.4 Historic Heritage as follows:

*"Historic heritage is an important part of the Districts' local identity. ~~They provide~~ **It provides** a connection with the past, as ~~they are~~ **it comprises** physical traces of former human activity on the land, and the historical and spiritual meanings we associate with places. ~~Heritage features are~~ **Historic heritage** is made up of a range of ~~buildings, structures, places and trees~~*

places and areas, sites, buildings, structures, features and notable trees.
Heritage It may be divided into two broad categories:

- *Built heritage;*
- *Natural and cultural heritage.*

As a finite resource, historic heritage requires management to preserve it for future generations. Responsibilities under the Resource Management Act include the protection of historic heritage as a matter of national importance.

Implemented through: Tangata Whenua, Historic Heritage.”

Decision Amendment: 10.2 Significant Resource Management Issues

Amend 10.2 Significant Resource Management Issue 1 as follows:

*“The need to comprehensively and consistently identify ~~those sites, places, buildings, trees and other features that have historic heritage values~~ **historic heritage** in the Wairarapa.”*

Amend 10.2 Significant Resource Management Issue 2 as follows:

“The adverse effects ~~of that~~ earthworks, demolition and modifications can have on the Wairarapa’s historic heritage ~~values~~, particularly archaeological sites and buildings with historic heritage values.”

Amend 10.2 Significant Resource Management Issue 4 as follows:

*“The problems of having a multitude of property-owners, residents and businesses within ~~Historic Areas~~ **Historic Heritage Precincts** using or changing their properties in a way that, while minor at an individual level, could collectively diminish the historic heritage values of the area.”*

Amend 10.2 Significant Resource Management Issue 5 as follows:

*“Most of the Wairarapa’s historic heritage ~~buildings, sites and features~~ require **requires** active management in a way to ensure ~~their~~ **its** continued existence and enhancement.”*

Amend 10.2 Significant Resource Management Issue 6 as follows:

*“The potential for the inadvertent damage or destruction of notable ~~tress~~ **trees** within the Wairarapa.”*

Decision Amendment: 10.3.1 Objective HH1

Amend Objective 10.3.1 as follows:

“10.3.1 Objective HH1 – Historic Heritage ~~Values~~

*To recognise and protect the important **historic** heritage ~~values of historic areas, sites, features and trees~~ **of the Wairarapa.**”*

Decision Amendment: 10.3.2 HH1 Policies

Amend 10.3.2 HH1 Policy (a) as follows:

*“Identify ~~areas, sites, features and trees of historical and cultural importance~~ **significant historic heritage.**”*

Amend 10.3.2 HH1 Policy (b) as follows:

*“Avoid, remedy or mitigate the potential adverse effects of subdivision, development and use on, ~~and adjoining historic areas, sites and notable trees~~ **historic heritage**.”*

Amend 10.3.2 HH1 Policy (c) as follows:

*“Ensure the important attributes of historic ~~areas and sites~~ **heritage** is not disturbed, damaged or destroyed, by inappropriate subdivision, use and development.”*

Amend 10.3.2 HH1 Policy (d) as follows:

*“Provide for the use of historic ~~areas and sites~~ **heritage** where the activity is compatible with the identified historic attributes and qualities and there are no more than minor adverse effects on the historic heritage values.”*

Amend 10.3.2 HH1 Policy (e) as follows:

*“Provide for land subdivision to create conservation lots to protect recognised **historic heritage features**.”*

Amend 10.3.2 HH1 Policy (f) as follows:

*“Increase public awareness of historic values and their importance, and encourage the community to support the protection and conservation of historic ~~sites and other historic values~~ **heritage**.”*

Decision Amendment: 10.3.3 Explanation

Amend 10.3.3 Explanation as follows:

*“New development and activities may damage or destroy historic ~~buildings, structures, areas and sites, as well as notable trees~~ **heritage**. Once historic ~~sites and buildings are~~ **heritage** is modified, it is often not feasible to restore ~~them~~ **it** to ~~their~~ **its** original state. Consequently, it is crucial that ~~a building or site’s~~ historic heritage ~~values are~~ **is** considered prior to development so any potential irreversible damage can be identified and avoided, remedied or mitigated.*

A well-recognised and effective method is the identification of historic heritage ~~structures, areas and sites~~ in the Plan, based on a robust assessment and consultation process, with applicable rules to manage the adverse effects of activities and development ~~on such features~~.

*The ~~historic~~ attributes and values of ~~an historic site~~ **historic heritage** need to be thoroughly considered and protected when new uses are proposed. For example, an historic building may be re-used for a contemporary purpose, providing the ~~historic~~ values and integrity of the building are not compromised. In many cases, the redevelopment of ~~an historic site or building~~ **historic heritage** should be able to sympathetically ~~can~~ extend its life. For example, upgrading ~~on~~ **an** old house may involve the restoration of some of the original design, material and fabric to the building, or restoring the surrounding gardens.*

*Some neighbourhoods in the Wairarapa have significant historic ~~value~~ **heritage**, associated with the age, character and social background of development in the area (for example, the Victoria Street residential area in Masterton). To protect the integrity of the **historic** heritage ~~values~~ in these areas from inappropriate development and use, such areas need to be managed in a way that can adequately recognise and protect the collective ~~historic heritage~~ **attributes and values**.*

*Any subdivision of land containing ~~a heritage feature~~ **historic heritage** will need to be assessed with consideration to the significance of and potential effects on the ~~heritage feature~~ **place**. For example, the ~~historic heritage values~~ **heritage significance** of many houses may be diminished if the land on which they are located is subdivided in a manner that results in an overly dense coverage, particularly with modern buildings located in relatively close proximity.*

*With a few exceptions, the protection and enhancement of the Wairarapa's historic heritage ~~values~~ is largely in private landowners' hands. While many owners value and treasure the heritage ~~values~~ **significance** of their property, there is still a need to ensure that all owners of **historic heritage property** ~~with historic heritage values~~ are aware of the importance of their ~~feature~~ **property**, and of ways to protect and enhance ~~such values~~ **it**. In addition to raising awareness, property-owners should be supported by finding appropriate forms of incentives or other support to assist initiatives to protect and enhance historic heritage ~~values~~.*

Decision Amendment: 10.3.4 Methods to Implement Historic Heritage Policies

Amend 10.3.4 Method (a) as follows:

"The comprehensive and consistent identification of ~~sites, places, buildings and other features~~ of historic heritage ~~values~~ in the Wairarapa."

Amend 10.3.4 Method (b) as follows:

"Rules to avoid, remedy or mitigate the adverse effects of activities on ~~the historic heritage values of identified sites, places, buildings and other features~~."

Amend 10.3.4 Method (c) as follows:

*"Assessment of environmental effects where an activity ~~within a Historic Heritage Precinct or Historic Site~~ **affecting historic heritage** is subject to resource consent."*

Amend 10.3.4 Method (d) as follows:

"Conditions on resource consents, including consent notices and covenants on Certificates of Title to avoid, remedy or mitigate the effects of activities on ~~the historic heritage values~~."

Amend 10.3.4 Method (e) as follows:

*"Information and education on the ~~value~~ **values** of the Wairarapa's historic heritage ~~values~~ and the need to consider those values when planning an activity or development."*

Amend 10.3.4 Method (f) as follows:

*"Identification of ~~Historic Sites and Heritage Trees~~ **historic heritage** important to the Wairarapa community using the ~~NZHPT register~~ **New Zealand Historic Places Trust Register** and, as appropriate, ~~the NZAA Schedule~~ **the New Zealand Archaeological Association Site Recording Scheme**."*

Amend 10.3.4 Method (g) as follows:

*"Identify ~~Notable Trees~~ **notable trees** important to the Wairarapa community using the **STEM** criteria."*

Amend 10.3.4 Method (h) as follows:

*"Monitoring ~~of~~ changes to the historic heritage ~~assets~~ of the Wairarapa to ensure ~~historic~~ heritage values are being ~~appropriate~~ **appropriately** protected or enhanced."*

Amend 10.3.4 Method (i) as follows:

"Incentives to encourage landowners to protect historic heritage ~~values~~, such as rates relief and assistance with applications for protective covenants."

Amend 10.4.3 Method (j) as follows:

"Subdivision to create conservation lots for separate tenure and protection of historic heritage ~~sites~~."

Amend 10.3.4 Method (l) as follows:

*"Information through the Land Information Memorandum process under the Local Government Act 1974 to inform landowners and developers whether an allotment is ~~located within a historic heritage precinct and/or contains a site or feature with historic heritage values~~ **known to contain historic heritage**."*

Amend 10.3.4 Method (q) as follows:

*"Use Heritage Orders, Conservation Plans and Covenants to protect ~~specific areas or features~~ **historic heritage**, particularly significant places under immediate risk of destruction."*

Decision Amendment: 10.3.5 Principal Reasons for Adoption

Amend 10.3.5 Principal Reasons for Adoption as follows:

*"Heritage protection is most effectively achieved through a range of regulatory and non-regulatory methods. Heritage resources are finite and relatively sensitive to the effects of development and activities – even minor changes to a building, for example, can degrade its ~~historic heritage values~~ **heritage significance**.*

*It is therefore vital to identify and manage historic ~~buildings, sites and trees~~ **heritage** to ensure ~~their~~ **its** protection in an efficient and effective way. Where modifications have the potential to adversely affect ~~the historic heritage values of an item~~ **a place**, the resource consent process is an effective means not only of controlling changes, but also in monitoring changes to the Wairarapa's heritage resources, in determining the most appropriate form of changes, and in recording information on **historic** heritage ~~items~~.*

Raising awareness of historic heritage ~~values~~ and methods for protecting and enhancing historic heritage ~~sites and features~~ through education is also an important aspect of heritage protection, enabling wider knowledge and appreciation of heritage issues, as well as promoting private initiatives to enhance historic heritage ~~values~~.

There are also a number of other statutory functions and powers that can be applied as appropriate to protect the Wairarapa's historic heritage ~~values~~, including covenants on titles through subdivisions, financial incentives, and information on the Council's information systems."

Decision Amendment: 10.4 Anticipated Environmental Outcomes

Amend (a) as follows:

*“Protection of historic ~~areas and sites~~ **heritage** from the adverse effects of activities and development.”*

Amend (b) as follows:

“Greater public awareness of the importance of the Wairarapa’s historic heritage ~~values~~.”

Amend (c) as follows:

“Well-maintained and sympathetically upgraded and enhanced ~~buildings, structures, sites and other features of historic heritage values~~.”

Reasons

This decision is made for the following reasons:

- The amended text brings consistency to the language relating to historic heritage.

10.2 Significant Resource Management Issues: Issue 3

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
526.25	Greater Wellington Regional Council	-	-

Discussion

Greater Wellington Regional Council (526.25) seek Significant Resource Management Issue 3 be amended to better link the concepts of property owners being able to use their properties and protecting the historic heritage values of the property. The minor word changes sought by Greater Wellington Regional Council do not change the concepts that the Issue is conveying but express the linkage in a clearer manner. Therefore, it is recommended to amend Significant Resource Management Issue 3 as shown in the above Table (refer Section 42A Report).

Evidence Heard

Greater Wellington Regional Council presented evidence accepting the Section 42A Report recommendation of amending the issue statement.

Commissioners Deliberations

The Commissioners concur with the submitter and the Section 42A report that the wording of Issue 3 be amended to give better clarity to the meaning of the issue. The Commissioners consider that a further amendment to Issue 3 is also required for consistency of terminology across the Plan. Consequential amendments for consistency to Significant Resource Management Issues 1, 2, 4, 5 and 6 are provided above.

Decision: 10.2 Significant Resource Management Issues

Submission Reference: 526.25 Accept

Decision Amendment: 10.2 Significant Resource Management Issues: Issue 3

Amend Significant Resource Management Issue 3 as follows:

*~~“For those sites, places, buildings and other features outside the public estate, the~~ **The** management of historic heritage **outside the public estate** values ~~must~~ **should** allow property-owners to use their property **while protecting** in ~~a way that will protect~~ the particular historic heritage values of their property.”*

Reasons

This decision is made for the following reasons:

- The amended text clarifies the concepts conveyed in Issue 3 and brings consistency to the language relating to historic heritage.

10.3.4 Methods to Implement Historic Heritage Policies: Method (a)

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
398.20	Wairarapa Inc trading as Go Wairarapa	-	-
429.9	Papawai Community Trust Inc	-	-
526.26	Greater Wellington Regional Council	-	-

Discussion

Wairarapa Inc trading as Go Wairarapa (398.20) consider that the identification of historic heritage features in Method (a) should include a commitment to undertake it within a specified timeframe.

Papawai Community Trust Inc (429.9) request the Methods make provision for identifying and working with Papawai marae to assist in the wider promotion of the marae and its history.

Greater Wellington Regional Council (526.26) request either Method (a) be amended or provide a new method providing for appropriate and consistent recognition of identified historic heritage.

Evidence Heard

Greater Wellington Regional Council presented evidence in support of their submission requesting that Method (a) be amended to include reference to ‘the Plan’ as the repository for lists of historic heritage, once comprehensively and consistently identified.

Commissioners Deliberations

The Commissioners consider the existing listings of historic heritage items to appropriately identify the important items in the Wairarapa. This identification is based on earlier assessments undertaken by the three District Councils.

The identification of historic heritage in Appendix 1.7 is considered to be comprehensive and therefore no further assessments are considered to be required.

Decision: 10.3.4 Methods to Implement Historic Heritage Policies: Method (a)

Submission Reference: 398.20	Reject
429.9	Reject
526.26	Reject

Reasons

This decision is made for the following reasons:

- The Methods are considered to provide effective and efficient measures for protecting historic heritage and for identifying listing places of historic heritage value.

21.1.1 Permitted Activity: Notable Trees and Street Trees

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
37.2	Greytown Community Heritage Trust	FS 6 A Harrison FS 27 M Kempton and K Gray FS 4 Accent Architects	Support Support Support
522.53	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 102 Windy Peak Trust	Oppose
238.11	R Scott	-	-
296.25	Transpower New Zealand Limited	FS 112 D Riddiford FS 85 Federated Farmers of NZ (Inc)	Oppose Oppose
217.1	Upper Hutt Rural Residents' Association	FS 112 D Riddiford FS 85 Federated Farmers of NZ (Inc)	Support Support
497.26	New Zealand Historic Places Trust	-	-

Discussion

Greytown Community Heritage Trust (37.2) request that trees other than the listed “Notable Trees” should also be protected, based on their height/girth/age. **A Harrison, M Kempton and K Gray** and **Accent Architects** support this submission.

R Scott (238.11) and the **New Zealand Historic Places Trust** (497.26) request the current provisions be retained.

Upper Hutt Rural Residents' Association (217.1) seek that the land use rules should only apply to a few nationally significant and historically important property and vegetation areas, and they should be more flexible and less restrictive. **D Riddiford** (FS112) and **Federated Farmers of New Zealand (Inc)** support this submission.

Transpower New Zealand Limited (296.25) requests minor trimming carried out to maintain growth limit zones around transmission lines be permitted. **D Riddiford** (FS112) and **Federated Farmers of New Zealand (Inc)** oppose this submission.

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.53) request an exception be added to the rule to allow work on street trees in accordance with a Council’s Street Tree Policy. **Windy Peak Trust** (FS103) oppose this submission.

Evidence Heard

Greytown Community Heritage Trust presented evidence on the importance of the large notable trees in the town and requested consideration of additional protection for non-listed trees.

A Harrison presented evidence in support of the Greytown Community Heritage Trust.

M Kempton also presented evidence in support of the Greytown Community Heritage Trust.

Accent Architects also presented evidence in support of the Greytown Heritage Trust, and also in support of the current listing process for notable trees.

New Zealand Historic Places Trust presented evidence in support of the current provisions for tree protection.

Commissioners Deliberations

The Commissioners noted the Plan includes a comprehensive listing of Notable Trees throughout the Wairarapa. These listings are based on an assessment of each tree using the Standard Tree Evaluation Methodology (STEM) and consultation with the affected landowner. We consider the listing of the notable trees is the most effective approach for managing trees and planted vegetation of importance in the Wairarapa. The listing approach provides a high level of certainty to landowners and the community on which specific trees are of importance, and the regulatory framework for these trees.

We concur with the submission from the South Wairarapa District Council’s Planning Department requesting additional trees be added to the Notable Tree list (Appendix 1.4). These trees have been assessed using the STEM criteria and landowners have been consulted about their listing.

In terms of introducing a rule for protecting non-listed trees, we noted that some Councils in New Zealand provide regulatory protection for all trees based on girth and height. We concur with the comments in the Section 42A report that this sort of rule might be appropriate if an area is subject to extreme development pressure. For such a rule to be effective Councils must be able to administer and enforce it in a practicable and cost effective manner, and we understand from other Councils this approach is very resource intensive and costly. Even

maintaining a Notable Tree Schedule has resource implications for ongoing assessment as trees age, require maintenance and die. We consider the Schedule of Notable Trees in the District Plan provides good coverage of the most significant trees in the Wairarapa, including trees recognised for their historical significance, rarity, aesthetics and contribution to the character of the area. Accordingly, we do not support introducing a general rule based on the height and girth of trees.

In terms of permitting minor trimming within the “Growth Limit Zone” for network utilities, we do not consider this amendment to the rule to be the most effective approach for achieving the Plan objective of protecting notable trees. Pruning of notable trees has the potential to degrade the health and appearance of these trees. Therefore, we consider it is effective to require resource consent for all pruning, except for the minor pruning provided for in the existing rule. The resource consent process would provide a thorough assessment of the proposed pruning, and evaluate the arboricultural practices proposed and extent of pruning, to determine whether the pruning would maintain the health and appearance of the tree.

The Commissioners concurred with all the recommendations in the Section 42A report. The requirement for a resource consent for any work affecting the health or appearance of notable trees and street trees is retained, and an exclusion that allows for work to Council street trees in accordance with the Council’s Street Tree Policy is added.

Decision: Rule 21.1.1 Notable Trees and Street Trees

Submission Reference: 37.2	Reject
FS 6	Reject
FS 27	Reject
FS 4	Reject
522.53	Accept
FS 103	Reject
238.11	Accept
296.25	Reject
FS 112	Accept
FS 85	Accept
217.1	Reject
FS 112	Reject
FS 85	Reject
497.26	Accept

Decision Amendment: 21.1.1 Notable Trees and Street Trees

Add the following Exception to 21.1.1 as follows:

Exception:

Any activity affecting a street tree is a permitted activity where the work is undertaken in accordance with the Council Street Tree Policy.

Reasons

This decision is made for the following reasons:

- The existing rule is considered the most efficient and effective approach for achieving the Plan objectives of protecting the health and appearance of notable and street trees.
- Council Street Tree Policy is considered the most effective approach for managing the maintenance of street trees.

21.1.2 Permitted Activity: Sites of Historic Heritage Value

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
229.4	A Barton	-	-
217.1	Upper Hutt Rural Residents' Association	FS 112 D Riddiford FS 85 Federated Farmers of NZ (Inc)	Support Support
497.5	New Zealand Historic Places Trust	-	-
497.22	New Zealand Historic Places Trust	-	-
497.23	New Zealand Historic Places Trust	-	-
398.31	Wairarapa Inc trading as Go Wairarapa	-	-

Discussion

New Zealand Historic Places Trust (497.5) request a new rule be added to Chapter 21 so that all the zones, especially the rural zone, should contain a basic standard for permitted activities relating to any activity that may adversely affect any site of significance to iwi, archaeological site, or historic place.

New Zealand Historic Places Trust (497.22) seek an amendment to 21.1.2(a) to add new definitions of maintenance and repair to heritage items.

New Zealand Historic Places Trust (497.23) seek to ensure that Rule 21.1.2(a) also applies to Masterton District, to allow repairs and maintenance as a permitted activity.

Wairarapa Inc trading as Go Wairarapa (398.31) request that Rule 21.1.2 be amended so there is consistency across all three districts.

A Barton (229.4) seeks the deferral of the Proposed Wairarapa Combined District Plan until proper consultation with affected landowners has taken place.

Upper Hutt Rural Residents' Association (217.1) seek that the land use rules should only apply to a few nationally significant and historically important property and vegetation areas, and they should be more flexible and less restrictive. **D Riddiford (FS112)** and **Federated Farmers of New Zealand (Inc)** support this submission.

Evidence Heard

New Zealand Historic Places Trust presented evidence supporting the inclusion of the definitions for maintenance and repair, and that repairs and maintenance be permitted activities across all three districts to encourage the conservation of historic heritage.

A Barton was represented by John Barton who argued for country properties to be able to upgrade without restriction. He sought that Ongaha be removed from the Schedule and further consultation regarding heritage listing be undertaken with property owners.

Commissioners Deliberations

The Commissioners concur that the definitions presented in evidence by the NZ Historic Places Trust are appropriate, as they clarify the nature of repairs and maintenance, which allows for the use of modern equipment, process and materials where a positive effect on the heritage value of the place is achieved. However, suggested further details regarding 'repairs' have not been included at this point in time, as these details are effectively already covered in the permitted and discretionary standards and further changes may lead to semantic confusion.

We assessed the application of the 'repairs' and 'maintenance' definitions to the heritage items listed in Appendix 1.7. Given the nature of the listings in Appendix 1.7 and associated inventory held by each Council, we consider it is appropriate to apply the same regulatory framework to all three Districts. We consider the new definitions of 'repairs' and 'maintenance' permits only minimal changes, such as replacing broken windows, or repairing worn fittings. In addition, the definitions ensure any repairs or maintenance use the same or similar material, such as timber joinery being replaced with timber joinery. If different materials were proposed, these would require resource consent.

The Commissioners consider that the removal of the word 'premises' from the rule and its replacement with 'heritage item' provides improved specificity, and indicates that one must have reference to the description of the item in Appendix 1.7. The Commissioners also agree to add a 'Note' that makes reference to the use of the relevant Heritage Inventory as a guide for decision making. For example, if a place is listed in Appendix 1.7 as 'dwelling and premises', it covers the whole property. If a place is listed as 'dwelling', only activities related to the building would need to comply with the rules.

With regard to the submission by A Barton, the Commissioners consider that the heritage rules in the Plan have been through the required consultation process and should be amended as proposed. With regard to individual properties, those places that have been proposed during the current plan process will now be subject to further detailed consultation where that has been requested by the property owners and may be removed at a later date. Places that have been on the register for some time (as with Ongaha) may be reviewed again if desired in the next heritage review, but that process would require detailed reassessment by qualified heritage specialists.

Decision: Rule 21.1.2 Sites of Historic Heritage

Submission Reference: 497.5	Reject
497.22	Accept
497.23	Reject
398.31	Reject
229.4	Reject
217.1	Reject
FS 112	Reject

FS 85 Reject

Decision Amendment: 21.1.2 Sites of Historic Heritage Value

Amend 21.1.2 Sites of Historic Heritage Value as follows:

~~“Carterton and South Wairarapa Districts~~

- (a) ~~Minor repairs and maintenance of any premises~~ **heritage item** identified as a site of Historic Value in Appendix 1.7 which meet the following standards:
- (i) ~~The work is confined to conservation, reassembly, reinstatement, repair or stabilisation of the original character, fabric or detailing of the heritage premises item; and~~
 - (ii) ~~The work is carried out to the same design, using original or similar materials to those originally used and does not detract from the form, character and appearance of the heritage premises item.~~

Add the following Definitions to 21.1.2 as follows:

Note: For the purpose of the above rule -

Maintenance means the protective care of a place.

A place of heritage value should be maintained regularly and preferably according to a conservation plan, except in circumstances where it is appropriate for places to remain without intervention. In relation to buildings and structures, maintenance means carrying out any work which:

(a) is for the purposes of keeping the building and/or structure in good condition; and

(b) does not result in any increase in the area of land occupied by the structure; and

(c) does not change the character, scale and intensity of any effects of the structure on the environment (except to reduce any adverse effects or increase any positive effects) but does not include upgrading.

Repair means making good decayed or damaged material.

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

Note: This standard applies to the scheduled buildings and structures listed in the Schedule in Appendix 1 for the Carterton and South Wairarapa Districts. The Heritage Inventory held by the District Councils describes the key heritage features associated with each listed building and structure. These features may include external and internal items and attributes, as well as the land and features immediately surrounding the scheduled building or structure where such land and features are intrinsically related to or have an effect on the historic heritage values of the premises heritage item.

Note: The Historic Places Act 1993 provides for identification, protection, preservation and conservation of the nation's historic and cultural heritage. An archaeological site is defined as a place associated with pre-1900 human activity and is able to provide evidence relating to the history of New Zealand. An authority is required from the New Zealand Historic Places Trust if there is reasonable cause to suspect an archaeological site (recorded or unrecorded) may be modified, damaged or destroyed when undertaking any activity. An authority from the Historic Places Trust is required for such activities whether or not the land on which the archaeological site may be present, is identified in the Plan, or resource consent has been granted.

Masterton District

Note: All works relating to premises identified as a site of Historic Value in Appendix 1.7 require resource consent (refer to Rule 21.4(f))."

Reasons

This decision is made for the following reasons:

- The existing and amended rule better clarifies the nature and extent of the repairs and maintenance that can be undertaken as a permitted activity. This rule is considered the most efficient and effective framework for achieving the Plan objective of protecting the historic heritage in the Wairarapa.

21.1.3 Permitted Activity: Historic Heritage Precincts

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
522.54	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 102 Windy Peak Trust	Oppose
497.5	New Zealand Historic Places Trust	-	-
497.22	New Zealand Historic Places Trust	-	-
497.23	New Zealand Historic Places Trust	-	-
398.31	Wairarapa Inc trading as Go Wairarapa	-	-
37.4	Greytown Community Heritage Trust	FS 6 A Harrison FS 27 M Kempton and K Gray FS 4 Accent Architects	Support Support Support

327.14	Telecom New Zealand Limited	-	-
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Discussion

New Zealand Historic Places Trust (497.5) request a new rule be added to Chapter 21 so that all the zones, especially the rural zone, should contain a basic standard for permitted activities relating to any activity that may adversely affect any site of significance to iwi, archaeological site, or historic place.

New Zealand Historic Places Trust (497.22) seek an amendment to Rule 21.1.2(a) to add a new definition of maintenance and repair to heritage items.

New Zealand Historic Places Trust (497.23) seek that Rule 21.1.2(a) also applies to Masterton District, to allow repairs and maintenance as a permitted activity.

Wairarapa Inc trading as Go Wairarapa (398.31) request that Rule 21.1.2 be amended so there is consistency across all three districts.

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.54) request an exception be added to this rule to permit interior works, unless the building is listed in the Heritage Schedule in Appendix 1.7.

Greytown Community Heritage Trust (37.4) request an extension of the Greytown Historic Heritage Precinct along Main Street from Papawai Road to North Street. **A Harrison, M Kempton and K Gray, Accent Architects** and **R Hooper** support this submission.

Telecom NZ (327.14) request the undergrounding of lines and cables, utility buildings up to 10m² gross floor area and building mounted antennas and aerials be permitted.

Evidence Heard

New Zealand Historic Places Trust presented evidence supporting the inclusion of the definitions for maintenance and repair, and that repairs and maintenance be permitted activities across all three districts to encourage the conservation of historic heritage.

Greytown Community Heritage Trust presented evidence seeking an extension of the Greytown Town Centre Historic Heritage Precinct into the Residential Zone from Papawai Road to North Street. They also urge that consultation with the Trust be enshrined in the Plan rather than the current informal arrangement.

A Harrison presented evidence in relation to the building at 107 Main Street, Greytown.

M Kempton and K Gray presented evidence in support of the extension of the Greytown Historic Heritage Precinct and expressed concern about infill development.

Accent Architects presented evidence also supporting the extension of the Greytown Historic Heritage Precinct.

Commissioners Deliberations

The nature and character of the Historic Heritage Precincts significantly varies between the Rural, Residential, Commercial and Industrial Zones. Given these underlying differences in character, a different process is warranted in managing use and development in Historic Heritage Precincts in the different zones.

In the Rural and Residential Zones, it is the full range of features on a site which contribute to its historic heritage values, including the buildings, external structures such as fences and pergolas, as well as landscaping, such as trees and hedges. For each Precinct, the particular features and values are well described in each Councils respective Heritage Inventory.

Therefore, these described values form the basis for determining what features can be modified without consent, and what features would require consent to be modified.

In the Commercial and Industrial Zones, it is primarily the built structures (including signage) that contribute to the character and historic heritage values of these Precincts. Currently, the only Historic Heritage Precincts with this zoning are in the South Wairarapa District, being the town centres of Greytown, Martinborough and Featherston. The South Wairarapa Town Centres Design Guidelines in Appendix 8 of the Plan describes the particular character and qualities being protected and maintained. Should the Greytown Historic Heritage Precinct extend into the Residential Zone in the future, the appropriate rules for that zone would then apply, and/or an amended design guide would be required.

Given the all encompassing nature of Historic Heritage Precincts for the Rural and Residential Zones, and the targeted values on buildings and structures for the Commercial and Industrial Zones, two sets of rules apply.

For the Historic Heritage Precincts in the Commercial and Industrial Zones, we have applied the same approach for repairs and maintenance as with Sites of Historic Heritage Value (Rule 21.1.2). We agree the definitions proposed by the NZ Historic Places Trust are appropriate, as they clarify that repairs and maintenance allow for the use of modern equipment, process and materials where a positive effect on the heritage value of the place is achieved. However, suggested further details regarding 'repairs' which have not been included at this point in time, as these details are effectively already covered in the permitted and discretionary standards and further changes may lead to semantic confusion.

In addition, free-standing signs have been identified as a particular structure in the Commercial and Industrial Zones which could potentially degrade the character and historic heritage values of these Precincts. Consequently, a new rule has been added to manage the number and size of signs, to manage these structures and their effects on the values of the Precincts.

Given the wide range of features and values in Historic Heritage Precincts in the Rural and Residential Zones, it is considered effective to require all works to be managed through the resource consent process. Currently, the Masterton District is the only area with Historic Heritage Precincts in these zones, and the Masterton District Council provides financial support in the form of free heritage advice and waiver of resource consent fees. We consider this process, of requiring consent with targeted financial support, provides an effective and efficient regulatory framework for managing development in these particular Historic Heritage Precincts. To clarify, we have added a new rule (21.4 (h)) that specifies that repairs and maintenance are included within the ambit of a discretionary activity for Rural and Residential Zones. In addition, the permitted rule for Historic Heritage Precincts in the Rural and Residential Zones has been amended to further exclude any aspects of any property that are not referenced in the Council's Heritage Inventory.

We also note in the Masterton District, that the Queen Elizabeth Park Precinct, and the Nopps and Norris Reserves in the Masters Crescent Precinct, have an underlying Residential zoning. We consider an effective approach for managing the use and development in these Precincts is applying the Council's Reserve Management Plans for these areas.

The Commissioners concur with the Section 42A report to add an exception to Rule 21.1.3 that allows for internal works to proceed without requiring resource consent. Resource consent may still be required if a site within a Precinct is also a Site of Historic Heritage Value listed in Appendix 1.7 in its own right. At that point it would be necessary to refer to the relevant Heritage Inventory to see if any part of the interior of the place has significance in which case resource consent will be required for internal works on that feature.

The Commissioners consider that works for network utilities, such as aerials, antennae, lines and structures both in the public realm and on private property may potentially effect the

character of a Historic Heritage Precinct. Therefore, no exemption is added to provide for these works.

In terms of the extension to the Greytown Historic Heritage Precinct, the Commissioners concur with the submitters and Section 42A report that the character and qualities of Main Street, Greytown contribute to the local identity, and is valued by locals and visitors. Extending the Historic Heritage Precinct for Greytown is one approach for managing the nature and scale of development for properties on Main Street. However, at this time, we do not consider it appropriate to extend the Historic Heritage Precinct. We note no direct landowner consultation has been undertaken with property owners in Main Street. In addition, we do not consider applying the design guide for the Greytown 'town centre' would be effective in managing buildings on residential properties. For that, specific guidelines would need to be developed.

However, we concur with the submitters that the management of subdivision and development on Main Street requires urgent attention. We therefore recommend the South Wairarapa District Council urgently commences an investigation into the character and qualities of the residential area of Main Street, and undertakes direct consultation with landowners in Main Street, with the objective being to better manage the historic heritage values of Main Street.

The Commissioners do not consider it appropriate to add a formal process for consulting with the Greytown Community Heritage Trust. We consider the existing informal process works well, but we recognise this relies on the voluntary support and commitment of Trust members. The above investigation for the extension of the Historic Heritage Precinct may consider how a more formal process could operate.

The Commissioners note that with respect to the evidence given by A Harrison, the property at 107 Main Street has been added to Appendix 1.7 as the 'Udy Harrison House'.

Decision: Rule 21.1.3 Historic Heritage Precincts

Submission Reference: 522.54	Accept
FS 102	Reject
497.5	Reject
497.22	Accept
497.23	Reject
398.31	Reject
37.4	Reject
FS 6	Reject
FS 27	Reject
FS 4	Reject
FS 28	Reject
327.14	Reject

Decision Amendment: 21.1.3 Historic Heritage Precincts

Amend 21.1.3 Sites of Historic Heritage Precincts as follows:

~~"Carterton and South Wairarapa Districts~~ **Commercial and Industrial Zones**

- (a) *Minor repairs and maintenance of any premises within the Historic Heritage Precincts listed in Appendix 1.8 which meet the following standards:*

- (i) *The work is confined to conservation, reassembly, reinstatement, repair or stabilisation of the original character, fabric or detailing of the premises;*
- (ii) *The work is carried out to the same design, using original or similar materials to those originally used and does not detract from the form, character and appearance of the premises; and*
- (iii) ***For the South Wairarapa District, the work is consistent with the South Wairarapa Town Centres' Design Guidelines in Appendix 8.***

Add the following Definitions to 21.1.3 as follows:

Note: For the purpose of the above rule -

Maintenance means the protective care of a place.

A place of heritage value should be maintained regularly and preferably according to a conservation plan, except in circumstances where it is appropriate for places to remain without intervention. In relation to buildings and structures, maintenance means carrying out any work which:

- (1) is for the purposes of keeping the building and/or structure in good condition; and***
- (2) does not result in any increase in the area of land occupied by the structure; and***
- (3) does not change the character, scale and intensity of any effects of the structure on the environment (except to reduce any adverse effects or increase any positive effects) but does not include upgrading.***

Repair means making good decayed or damaged material.

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

- (b) *Signs within the Commercial and Industrial Zones in the Historic Heritage Precincts listed in Appendix 1.8 which meet the following standards:*
 - (i) *No individual sign exceeds 2m² in area (all faces). Total signage on any one building shall not exceed 4m² in area.*
 - (ii) *No sign is illuminated by any means other than directional lighting.*
 - (iii) *Signs are located above verandahs but within the parapet height or suspended within verandahs.*
 - (iv) ***One free-standing sign per site, and shall not exceed 0.5m² in area (all faces).***

~~Masterton District~~ ***Rural and Residential Zones***

- (a) *No works relating to any premises within the Historic Heritage Precincts in Appendix 1.8 except for works within the Queen Elizabeth Park Precinct which are provided for in the Park Management Plan (including amendments), and except for works within the Nopps and Norris Reserves in the Masters Crescent Precinct which are provided for in the respective Reserve Management Plans, and except for works otherwise excluded in the relevant Council's Heritage Inventory."*

Add an exception to Rule 21.1.3 as follows:

"Exception:

All internal works to a building are exempt from complying with the above requirements, unless the building is listed in Appendix 1.7 as a Site of Historic Value (refer to Rule 21.1.2(a)) and the particular value of the interior is specified in the Heritage Inventory held by the Councils."

Consequential Decision Amendment: 21.4 Discretionary Activities

Add a new Clause (h) following Clause (g) and renumber the following clauses:

"(h) Any repairs and maintenance in any Historic Heritage Precinct listed in Appendix 1.8 and located in a Rural or Residential Zones."

Reasons

This decision is made for the following reasons:

- The existing and amended rule better clarifies the nature and extent of the repairs and maintenance that can be undertaken as a permitted activity within Historic Heritage Precincts. This rule is considered the most efficient and effective framework for achieving the Plan objective of protecting the historic heritage in the Wairarapa.
- The character and historic heritage values of the Historic Heritage Precincts vary across the different Environmental Zones. We consider the most efficient and effective approach for managing Historic Heritage Precincts is based on the underlying Environmental Zone, to ensure the particular character and values of the different Precincts are managed to achieve the Plan objective of protecting the historic heritage values in the Wairarapa.

21.4(g) Discretionary Activity: Historic Heritage Precincts

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
497.25	New Zealand Historic Places Trust	-	-

Discussion

New Zealand Historic Places Trust (497.25) request structures also be a discretionary activity.

Evidence Heard

New Zealand Historic Places Trust presented evidence that in a Historic Heritage Precinct the character is as much a function of the interaction between the building or structure and its setting. To add the word 'structure' would ensure fences and other attributes were able to be managed. They also requested that the demolition and relocation of Category I registered places be a non-complying rather than a discretionary activity.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that Rule 21.4(g) appropriately encapsulates all aspects of a site through the use of the existing phrase 'New buildings, including accessory buildings and the premises'. We do not consider adding the word 'structure' would improve the application of this rule.

As a matter arising from the submission, the Commissioners concur with the NZ Historic Places Trust that any proposed relocation or demolition of Category I registered heritage items be assessed as a non-complying activity, given the potential loss of the significant historic heritage values of these items.

Decision: 21.4(g) Discretionary Activity: Historic Heritage Precincts

Submission Reference: 497.25 Reject but accept change to 21.4(f)

Decision Amendment: 21.4 Discretionary Activities

Amend 21.1.3 Sites of Historic Heritage Precincts as follows:

*“(f) Any alteration, addition, relocation, reconstruction, partial demolition or total demolition not complying with the permitted activity standards for any heritage item listed in Appendix 1.7 Heritage Items, **except for relocation and demolition of a Category I item under Rule 21.5(a).**”*

Consequential Decision Amendment: 21.5 Non-Complying Activities

Insert a new section following Section 21.4 Discretionary Activities as follows:

“21.5 Non-Complying Activities

The following are Non-Complying Activities:

a) Relocation or demolition of any structure or building listed as a Category I item in Appendix 1.7 Heritage Items.”

Reasons

This decision is made for the following reasons:

- The existing rule is the most efficient and effective approach for protecting Historic Heritage Precincts from inappropriate development.
- The non-complying activity status for the relocation or demolition of a category I item, is the most efficient and effective approach for these significant historic heritage items, as it provides for a thorough assessment and public consultation.

22.1.2 Assessment Criteria: Notable and Street Trees

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
37.5	Greytown Community Heritage Trust	FS 6 A Harrison	Support
296.29	Transpower New Zealand Limited	-	-
296.30	Transpower New Zealand Limited	-	-

Discussion

Greytown Community Heritage Trust (37.5) request the resource consent process be replaced with a more consultative process, such as through the Greytown Tree Advisory Committee and Greytown Community Board. **A Harrison** supports this submission.

Transpower NZ (296.29) and (296.30) seek that the existing Assessment Criteria be retained.

Evidence Heard

Greytown Community Heritage Trust presented evidence seeking the involvement of the Tree Advisory Committee in commenting on resource consent applications relating to Notable Trees and Street Trees.

A Harrison spoke in support of the Greytown Community Heritage Trust generally.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that the resource consent process under the Act provides an appropriate framework for considering proposals that may adversely effect historic heritage values. Consultation during this process, or prior to it, can assist in assessing and determining the application. However, we do not consider adding explicit consultation with an interest group to be the most effective approach. The Act sets out the considerations for determining who the affected parties are for any application, which is determined on a case-by-case basis for each application.

Decision: Rule 22.1.2 Assessment Criteria

Submission Reference: 37.5	Reject
FS 6	Reject
296.29	Accept
296.30	Accept

Reasons

This decision is made for the following reasons:

- The existing Assessment Criteria are the most effective and efficient in protecting Notable Trees and Street Trees.

22.1.3 Assessment Criteria: Historic Heritage

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
497.26	New Zealand Historic Places Trust	-	-
526.107	Wellington Regional Council	FS 84 Meridian Energy Limited	Oppose

Discussion

New Zealand Historic Places Trust (497.26) seek that the Assessment Criteria is retained and that a new clause be added to encourage consultation with the NZHPT.

Greater Wellington Regional Council (526.107) request the Assessment Criteria for Historic Heritage and Archaeological Sites be combined, and to add evaluation criteria. **Meridian Energy Limited** oppose this submission.

Evidence Heard

New Zealand Historic Places Trust presented evidence supporting the assessment criteria in Chapter 22 and to add a new clause that encourages consultation with the NZHPT where archaeological sites/items are potentially affected.

Greater Wellington Regional Council presented evidence requesting that the Assessment Criteria of Historic Heritage and Archaeological Sites be combined, and that additional, more specific evaluation criteria be added.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that the Assessment Criteria in 22.1.3 should be retained, with the only amendment being an additional clause, to encourage consultation with the New Zealand Historic Places Trust for resource consent applications relating to archaeological sites/items.

Notwithstanding the above, the Commissioners also accept Greater Wellington Regional Council's submission that it is appropriate for the assessment criteria to combine matters relating to archaeological and historic heritage, and for sites of significance to tangata whenua to be separated from geological sites.

We have accordingly restructured the existing assessment criteria to combine the matters relating to historic heritage, archaeological sites and sites of significance to tangata whenua, and the assessment criteria for sites of geological significance is standalone.

However, the Commissioners do not consider additional, more specific, assessment criteria as requested by Greater Wellington Regional Council would be more effective or better guide applicants or the Council in determining resource consent application. All resource consent applications for activities affecting a listed historic heritage item, listed archaeological site, site of significance to tangata whenua or a site of geological significance, would be assessed as discretionary activities and thus the District Council would not be restricted to consider only the listed assessment criteria in determining the application, but would consider any relevant matter.

A new clause relating to consultation with tangata whenua has been added to the Assessment Criteria, as a consequence of changes to Criteria 22.1.7 below.

It is also noted that references to the Historic Heritage Precinct have been deleted from the assessment criteria, as these matters are specifically provided for in Criteria 22.1.4.

Decision: Rule 22.1.3 Assessment Criteria

Submission Reference: 497.26 Accept

526.107 Accept in part

FS 85 Accept in part

Decision Amendment: 22.1.3 Historic Heritage

Amend title as follows:

22.1.3 Historic Heritage (including archaeological sites) and Sites Significance to Tangata Whenua

Amend clause (i) as follows:

(i) The extent to which the heritage value, integrity and character of the site **or item** Historic Heritage Precinct will be maintained or enhanced;

Amend clause (ii) as follows:

(ii) The effect of any removal, demolition, relocation, modification, addition or alteration on the historic values of the site **or item**.

Amend clause (iii) as follows:

(iii) The extent to which any proposed mitigation measures will protect or preserve the value and/or significance of the site **or item**.

Amend clause (iv) as follows:

(iv) The importance of the site **or item** in its locality and its contribution to the area's amenity and character.

Retain clause (v) unchanged.

Amend clause (vi) as follows:

(vi) The immediate or cumulative effects on local heritage of the alteration, addition or modification to the site **or item**.

Amend clause (vii) as follows:

(vii) Where the site **or item** is part of a group of similar features, any adverse effect on the integrity of the group.

Amend clause (viii) as follows:

(viii) The extent to which the alteration, addition or modification **of a building** reflects the architectural style, character and scale of the site.

Amend clause (ix) as follows:

(ix) The extent to which the alteration, addition or modification **of a building** preserves the typical character of building frontages in the street.

Consequential change (refer Rule 22.1.4 below) to delete clause (x) as follows:

~~(x) The effect of subdivision on the values of the Historic Heritage Precinct in terms of maintaining historical integrity and the curtilage of the precinct.~~

Amend clause (xi) (but rename to clause (x)) as follows:

(xi) Whether there are any adverse effects on the curtilage of the site.

Add new clauses (xi - xiii) as follows:

(xi) The extent to which the site or item will be disturbed or modified as a result of the subdivision, use or development, including earthworks.

(xii) Site suitability, and the extent to which alternative sites or locations have been considered.

(xiii) Whether the subdivision, use or development can take place on the site without adversely affecting the site's significance.

Add a clause (xiv) as follows:

(xiv) Consultation with tangata whenua where applications relate to, or may potentially affect, sites of significance to tangata whenua identified in Appendix 1.5, 1.6 or 1.7 of the Plan.

Add a new clause (xv) as follows:

(xv) Consultation with the Historic Places Trust where applications relate to, or may potentially affect, heritage items identified in Appendix 1.7 of the Plan.

Reasons

This decision is made for the following reasons:

- The restructured existing and amended Assessment Criteria are considered to be the most effective and efficient for assessing effects on historic heritage sites or items (including archaeological features) and sites of significance to tangata whenua, from inappropriate subdivision, use and development.
- Adding new clauses that encourage consultation with NZHPT and tangata whenua is considered to be consistent with Part II of the Act in terms of protecting historic heritage and sites of significance to tangata whenua from potentially inappropriate subdivision, use and development.

22.1.4 Assessment Criteria: Historic Heritage Precinct

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
497.26	New Zealand Historic Places Trust		Retain 22.1.4

Discussion

New Zealand Historic Places Trust (497.26) seek that the Assessment Criteria be retained. No changes to this rule were requested.

Evidence Heard

New Zealand Historic Places Trust presented evidence that affirmed its submission in support of the existing assessment criteria.

Commissioners Deliberations

The Commissioners noted the submitter's support for the Section 42A report recommendation and concur that the existing Assessment Criteria should be retained.

Notwithstanding the above, as a consequence of the changes to the Assessment Criteria in Rule 22.1.3 described above, the Commissioners consider it is appropriate to add a new clause in 22.1.4 (relating to Historic Heritage Precincts) that was previously listed in Rule 22.1.3 to improve its application.

Decision: Rule 22.1.4 Assessment Criteria

Submission Reference: 497.26 Accept

Decision Amendment: 22.1.4 Historic Heritage Precinct

Consequential change to add new clause (vi) as follows:

(vi) The extent to which the heritage value, integrity and character of the Historic Heritage Precinct will be maintained or enhanced;

Reasons

This decision is made for the following reasons:

- The existing and amended Assessment Criteria are the most effective and efficient for assessing effects on Historic Heritage Precincts from inappropriate subdivision, use and development.

22.1.7 Assessment Criteria: Archaeological and Geological Sites; and Sites of Significance to Tangata Whenua

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
514.10	Rangitane o Wairarapa Inc	-	-
526.107	Wellington Regional Council	FS 84 Meridian Energy Limited	Oppose

Discussion

Rangitane o Wairarapa Inc (514.10) seek that the criteria include consultation with Tangata Whenua.

Greater Wellington Regional Council (526.107) request that the Assessment Criteria for Geological sites and sites of significance to tangata whenua be separated and that additional, more specific, evaluation criteria is added. Greater Wellington Regional Council tabled an extract of the Draft Wellington Regional Policy Statement at the Hearing,

highlighting that the District Plan would need to be amended in the future if it did not align with the provisions of the Wellington Regional Policy Statement when they become operative. **Meridian Energy Limited** (FS84) oppose this submission.

Evidence Heard

Greater Wellington Regional Council presented evidence requesting that the assessment of geological sites and sites of significance to tangata whenua is separated and that additional, more specific evaluation criteria be added.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that it is appropriate to include additional criteria be added for consultation with tangata whenua where consent applications relate to, or may potentially affect, sites of significance to tangata whenua. The Commissioners acknowledge the effectiveness of consulting tangata whenua in identifying and assessing the effects of a proposal on sites of significance to tangata whenua, particularly in regard to Part II of the Act. However, as a consequence of separating tangata whenua/geological matters from the same assessment criteria, the new clause will be inserted into the Criteria 22.1.3.

The Commissioners concur with Greater Wellington Regional Council that the Assessment Criteria relating to sites of geological significance should be separate to that for sites of significance to tangata whenua. It is acknowledged that the two matters have separate resource management issues, although minor amendments to the wording of the existing Assessment Criteria in 22.1.3 and the new clause (relating to encouraging consultation with tangata whenua) seeks to ensure the different issues are addressed through the Assessment Criteria.

However, the Commissioners do not consider additional, more specific, assessment criteria as requested by Greater Wellington Regional Council would be more effective or better guide applicants or the Council in determining resource consent application. All resource consent applications for activities affecting a listed historic heritage item, listed archaeological site, site of significance to tangata whenua or a site of geological significance, would be assessed as discretionary activities and thus the District Council would not be restricted to consider only the listed assessment criteria in determining the application.

Decision: Rule 22.1.7 Assessment Criteria

Submission Reference: 514.10 Accept

526.107 Accept
FS 84 Reject

Decision Amendment: 22.1.7 Archaeological and Geological Sites; and Sites of Significance to Tangata Whenua

Amend title as follows:

~~22.1.7 Archaeological and Geological Sites; and Sites of Significance to Tangata Whenua~~

Reasons

This decision is made for the following reasons:

- Restructuring the existing Assessment Criteria to separate matters relating to geological sites and sites of significance to tangata whenua is considered to be the most effective and efficient approach for assessing effects on these matters.

27 Definition – Historic Heritage

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
497.31	New Zealand Historic Places Trust	-	-

Discussion

New Zealand Historic Places Trust (497.31) request a definition be added for Historic Heritage, based on the definition in the Resource Management Act.

Evidence Heard

No evidence was presented by **New Zealand Historic Places Trust** specific to this matter. However, it is noted that NZHPT discussed matters relating to defining key historic heritage terms and activities.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that Historic Heritage is already defined in the Act, and therefore, is not duplicated in the Plan.

It is noted that matters relating to defining key historic heritage terms and activities have been addressed above (Rule 21.1.2 Permitted Activity: Sites of Historic Heritage Value).

Decision: 27 Definition – Historic Heritage

Submission Reference: 497.31 Reject

Reasons

This decision is made for the following reasons:

- It is not appropriate to duplicate a term already defined in the Act.

27 New Definition – Street Tree

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
522.52	Planning Departments of Masterton, Carterton and	FS 102 Windy Peak Trust	Oppose

	South Wairarapa District Councils		
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Discussion

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.52) request a definition for Street Tree be added to the Plan. **Windy Peak Trust** (FS103) oppose this submission.

Evidence Heard

No specific evidence was presented on this matter.

Commissioners Deliberations

The Commissioners concur with the Section 42A report to add a definition of Street Tree, as it provides certainty to the associated rules.

Decision: 27 New Definition – Street Tree

Submission Reference: 522.52 Accept
FS 102 Reject

Consequential Amendment: 27 Definitions

Add a new definition of *Street Tree* as follows:

Street Tree: Any tree located within legal road reserve.

Reasons

This decision is made for the following reasons:

- Including a definition of Street Tree provides a high level of certainty for the administration of the District Plan.

28.4 Appendix 1.4 Notable Trees

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
57.2	Accent Architects	FS 27 M Kempton and K Gray FS 7 Greytown Community Heritage Trust	Support Support
522.69	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 102 Windy Peak Trust	Oppose
216.1	Featherston Main Street Beautification	-	-

	Group		
38.1	Greytown Tree Advisory Group	-	-

Discussion

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.69), **Featherston Main Street Beautification Group** (216.1) and **Greytown Tree Advisory Group** (38.1) request additions and amendments to the Notable Tree list. **Windy Peak Trust** (FS103) oppose the Planning Departments submission.

Accent Architects (57.2) seek all trees with a height greater than 6 metres, and a girth greater than 600mm on properties fronting Greytown's Main Street (between Papawai Road and North Street) be added to Appendix 1.4. **M Kempton and K Gray** and **Greytown Community Heritage Trust** support this submission.

Evidence Heard

Accent Architects presented evidence requesting that additional trees in Greytown be protected, as they contributed to the character and amenity of Main Street, Greytown.

Greytown Community Heritage Trust presented evidence noting the first Arbor Day was celebrated in Greytown, and trees have been a part of the character of Greytown since it was first settled. Importance trees needed to be protected in Greytown, either through listing or a general rule.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that it is important for the Notable Tree list to be up to date and accurate and that the list be updated accordingly (including adding the trees requested by the Planning Departments of Masterton, Carterton and South Wairarapa District Councils).

As discussed above for Rule 21.1.1, the Commissioners noted that some Councils in New Zealand provide additional protection for trees based on girth and height, but we concur with the comments in the Section 42A report that this sort of rule might be appropriate if an area is subject to extreme development pressure. For such a rule to be effective, Councils must be able to practicably and efficiently administer and enforce it, and we understand from other Councils this approach is very resource intensive and costly. Even maintaining a Notable Tree Schedule has resource implications for ongoing assessment as trees age, require maintenance and die. Accordingly, we do not support introducing a general rule based on the height and girth of trees.

In addition, the Commissioners recognise that the mature trees in Greytown, particularly along Main Street, contribute to the character and amenity of this area, and acknowledge there over time, further trees would be assessed and added to the District Plan as appropriate. Furthermore, the investigation into extending the Greytown Historic Heritage Precinct would include consideration of trees and vegetation on properties in Main Street.

Decision: Appendix 1.4 Notable Trees

Submission Reference: 522.69	Accept
FS 102	Reject
216.1	Reject
38.1	Accept

57.2 Reject
FS 27 Reject
FS 7 Reject

Decision Amendment: Appendix 1.4 Notable Trees

Amend and add listings to Appendix 1.4 as detailed below:

South Wairarapa District

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
Ts001	<i>Liquidamber styraciflua</i> , <i>Quercus palustris</i> , <i>Fraxinus excelsior</i>	19 17 Jellicoe Street, Greytown (Lot 2 1 DP 71160)	59
Ts002	<i>Ulmus campestris</i> (2)	12 Main Street, Greytown (Part Lot 4 DP 10792)	59
Ts006	<i>Araucaria bidwillii</i> , <i>Pseudotsuga menziesii</i>	200 Main Street, Greytown (Lot 1 DP 719)	60
Ts007	<i>Gleditsia triacanthos</i>, <i>Arbutus unedo</i>	224 Main Street, Greytown (Lot 2 DP 52804)	60
Ts011	<i>Quercus</i> sp (avenue of mixed oaks – 2 rows either side of Hospital Road)	Old Greytown Hospital (Lot 1 DP 90535), Hospital Road, Greytown (Lot 1 DP 302950 and Reserve Town of Greytown)	60
Ts013	<i>Phoenix canariensis</i>	Greytown Public Library grounds, Main Street, Greytown (Parts Lot 1 DP 11855)	59
Ts014	<i>Cordyline australis</i>	113 Main Street, Greytown (Lot 2 DP 81123)	59
Ts017	<i>Tilia x europaea</i> (11755) and various others	Soldiers Memorial Park, Greytown (Part Sec 4 Greytown Small Farm Settlement)	59
Ts018	<i>Eucalyptus</i>	86 Udy Street, Greytown (Lot 42 DP 308336)	59
Ts019	<i>Juglans regia</i>	Adjacent to Union Church, 2 Jellicoe Street, Greytown (Sec 31 Town of Greytown)	59
Ts020	<i>Liriodendron tulipifera</i> , <i>Aesculus hippocastanum</i>	Road verge, 810 Reading Jellicoe Street, Greytown (in front of Lot 2 DP 42980).	59
Ts023	<i>Magnolia grandiflora</i>	1429 Main Street, Greytown (Lot 1 DP 315942 Pt Sec 55 Town of Greytown)	60, 61
Ts024	<i>Ulmus campestris</i> (2) (adjacent Buchanan Wing), <i>Tilia x europaea</i> (foreground Buchanan Wing), <i>Picea</i> sp (Buchanan Wing), <i>Quercus ilex</i> (Main Entrance), <i>Paulownia imperialis</i> (North side Main Entrance), <i>Quercus palustris</i> (last tree R side of Ave)	Hospital Grounds, Main East Street, Greytown (Lot 1 DP 90535)	60
Ts026	<i>Juglans regia</i>	Rear of O & S Garage, 78 Main Street, Greytown (Lot 21 DP 2404089322)	60
Ts027	<i>Liquidamber styraciflua</i>	54 Wood Street, Greytown (Lot 2 1 DP 27287 32333)	60
Ts030	<i>Sequoiadendron giganteum</i> , <i>Taxus baccata</i>	106 West Street, Greytown (Lot 2 DP 70079)	59

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
Ts031	<i>Quercus robur</i>	Road verge, 1040 West Street, Greytown (Lot 1 DP 64859)	59
Ts034	<i>Gleditsia triacanthos "Inermis"</i>	82 East Street, Greytown (Lot 2 DP 81123)	59
Ts037	<i>Juglans regia</i>	cnr Main Street/ Church Street south side, Greytown (Lot 2 DP 53441)	61
Ts039	<i>Quercus robur</i>	54 Wood Street, Greytown (Lot 1 DP 303922 32333)	59
Ts048	<i>Quercus agrifolia</i> , <i>Eucalyptus obliqua</i> , <i>Nothofagus solandri</i> (2)	38 Donald Street, Featherston (Part Lot 1 DP 9139359158)	65
Ts050	<i>Paratrophis banksii</i> , <i>Corynocarpus laevigatus</i> , <i>Prumnopitys taxifolia</i> , <i>Dacrycarpus dacrydioides</i> , <i>Podocarpus totara</i>	Pigeon Bush, Featherston (Lot 2 DP 89479 and Lot 2 DP 351055)	18
Ts053	<i>Sequoiadendron giganteum</i> (2), <i>Sequoia sempervirens</i> , <i>Eucalyptus obliquea</i>	Wairongomai, Western Lake Road (Part Sec 19 Western Lake District SO 10683)	23
Ts055	<i>Araucaria bidwillii</i> (2), <i>Quercus ilex</i> , <i>Cedrus atlantica</i> , <i>Pinus ponderosa</i> , <i>Abies alba</i> , <i>Ulmus</i> sp, <i>Sequoia sempervirens</i> (2), <i>Quercus robur</i> , <i>Pinus nigra</i> , <i>Sequoiadendron giganteum</i>	Pihautea, Kahutara (Part Lot 1 DP 3092)	25
Ts056	<i>Araucaria heterophylla</i> <i>Chamaecyparis lawsoniana</i>, <i>Sequoia sempervirens</i>, <i>Betula pendula</i> (3), <i>Quercus robur</i> (2)	17 Johnston Street, Featherston (Lot 1 DP 13193)	64, 65
Ts056a	<i>Chamaecyparis lawsoniana</i>, <i>Sequoia sempervirens</i>, <i>Betula pendula</i> (3), <i>Quercus robur</i> (2)	Johnston Street, Featherston (Lot 1 DP 11388)	64, 65
Ts060	<i>Podocarpus totara</i> (2), <i>Tilia x europaea</i> (3), <i>Quercus robur</i> (2), <i>Prumnopitys taxifolia</i> , <i>Platanus acerifolia</i> (2), <i>Acer palmatum</i> 'Purpureum', <i>Aesculus hippocastanum</i> , <i>Chamaecyparis lawsoniana</i> , <i>Dacrycarpus dacrydioides</i>	Tauherenikau Racecourse (See 108 Morea District SO-23066 Lot 3 DP 346532)	19
Ts062	<i>Sequoiadendron giganteum</i> , <i>Quercus robur</i> , <i>Fagus sylvatica</i> , <i>Eucalyptus regnans</i> , <i>Phoenix canariensis</i> (2), <i>Eucalyptus camaldulensis</i> (2), <i>Eucalyptus pulchella</i>	Otahuna, Kahutara (Lot 2 DP 91007)	24
Ts067	<i>Cupressus torulosa</i> , <i>Sequoia sempervirens</i> , <i>Tilia x europaea</i> , <i>Quercus robur</i> (3+), <i>Juglans regia</i> , <i>Quercus ilex</i>	Rototawai, Kahutara (Part Lot 1 DP 14477)	24
Ts068	<i>Fagus sylvatica</i> , <i>Quercus robur</i> (2), <i>Ulmus</i> sp, <i>Tilia x europaea</i> , <i>Acer palmatum</i> , <i>Sequoia sempervirens</i>	Tahora, Kahutara (Lot 42 DP 4854)	24
Ts077	<i>Quercus ilex</i> (2), <i>Quercus rubra</i> (6), <i>Mespilus germanica</i> , <i>Ulmus procera</i> (5), <i>Grevillea robusta</i> , <i>Quercus robur</i> (5), <i>Eucalyptus ficifolia</i> , <i>Eucalyptus sideroxylon</i> ,	Martinborough Square, Martinborough	68

Notable Tree(s) Number	Tree Type	Location and Legal Description (where known)	Map Number
	<i>Trachycarpus fortunei</i> , <i>Eucalyptus leucoxylon</i> Rosea, <i>Schinus molle</i>		
Ts078	<i>Quercus.sp.</i> , <i>Fraxinus angustifolia</i> , <i>Ailanthus altissima</i> , <i>Quercus palustris</i> (2), <i>Cedrus deodara</i> , <i>Fraxinus angustifolia</i> (2), <i>Quercus</i> (2), <i>Ulmus procera</i> "Louis van Houtte" (2), <i>Quercus Apalustris</i> , <i>Quercus robur</i> , <i>Podocarpus totara</i> "aAurea"	Considine Park (Lot 1 DP 4545) and Centennial Park, Martinborough	68
Ts079	<i>Juglans regia</i> , <i>Quercus palustris</i>	10 Daniel St, Martinborough	69
Ts080	<i>Gleditsia</i> 'Sunburst'	113 Dublin St, Martinborough	69
Ts081	<i>Ulmus glabra</i>	12 Weld St, Martinborough	67
Ts082	<i>Juglans regia</i> , <i>Ginkgo biloba</i>	16 Roberts St, Martinborough	69
Ts083	<i>Juglans regia</i>	17 Suez St, Martinborough	69, 70
Ts084	<i>Juglans regia</i>	18 Weld St, Martinborough	69
Ts085	<i>Schinus molle</i> , <i>Quercus robur</i>	29 Broadway St, Martinborough	68
Ts086	<i>Nothofagus solandri</i>	4 Radium St, Martinborough	69
Ts087	<i>Quercus palustris</i>	45 Kitchener St, Martinborough	68
Ts088	<i>Eucalyptus sp</i>	52 Kitchener St, Martinborough	68
Ts089	<i>Corynocarpus laevigatus</i>	54 Jellicoe St, Martinborough	69
Ts090	<i>Quercus palustris</i>	7 Strasbourge St, Martinborough	68
Ts091	<i>Tilia platyphyllos</i> , <i>Quercus palustris</i>	Martinborough School	68
Ts092	<i>Cedrus deodara</i> (hedge)	Martinborough Swimming pool	68
Ts093	<i>Eucalyptus sp</i>	Martinborough Vineyard, 45 – 47 Princess Street, Martinborough	68
Ts094	<i>Eucalyptus sp</i> , <i>Prumnopitys taxifolia</i>	Patuna Farm, 447 Haurangi Road, Ruakokopatuna	31
Ts095	<i>Prumnopitys taxifolia</i> , <i>Podocarpus totara</i>	115 Ruakokopatuna Road, Martinborough	31
Ts096	<i>Quercus robur</i>	St Andrews Anglican Church, 41 – 43 Dublin St, Martinborough	69
Ts097	<i>Eucalyptus punctata</i> , <i>Phoenix canariensis</i> (3), <i>Eucalyptus sp</i> (2)	Te Rehua, 35 Huangarua Rd, Martinborough	68

Reasons

This decision is made for the following reasons:

- It is important the list of notable trees is up to date and accurately describes the details of the listed trees.
- It is considered overly restrictive and inefficient to protect trees that have not been assessed as being of a suitably recognised heritage value.

28.5 Appendix 1.5 Archaeological and Geological Sites

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
525.113	Department of Conservation	-	-

497.33	New Zealand Historic Places Trust	-	-
502.2	C Barnett	-	-

Discussion

Department of Conservation (525.113) request an information list be added alongside Appendix 1.5 listing all regional, national and international Geopreservation sites.

New Zealand Historic Places Trust (497.33) request archaeological and geological sites be separated into two different schedules. They also request archaeological sites be added in Carterton and South Wairarapa following identification by a suitably qualified archaeologist.

C Barnett (502.2) requests a more comprehensive list of archaeological sites be added to the schedule.

Evidence Heard

Department of Conservation presented evidence in support of its submission that Geopreservation Sites should be recognised and listed in the District Plan.

New Zealand Historic Places Trust presented evidence that the listed Archaeological and Geological sites be identified in separate schedules. In addition, NZHPT acknowledged that investigations are being undertaken by the NZAA to provide an updated list of archaeological sites in the Wairarapa and that this list needs to be incorporated into the District Plan at a later date when the investigations are complete.

Commissioners Deliberations

The Commissioners concur with the New Zealand Historic Places Trust and Section 42A report that the archaeological and geological site schedule should be separated, as the two types of sites have different reasons for being listed, and for being assessed separately if resource consent is sought.

While Masterton has an extensive archaeological list, Carterton and South Wairarapa prefer to await the outcome of the NZAA Upgrade Project which is both confirming coordinates and checking whether the items on their Site Recording Scheme are extant. The Commissioners agreed to add a statement to Appendix 1.5, stating that not all archaeological sites are included in the Plan, but additional information could be obtained from the Councils. The Plan already provides advice in 21.1.2 District Wide Land Use Rules that the Historic Places Act 1993 requires the granting of an authority for any activity likely to affect an archaeological site, whether or not it is listed in the Plan and whether or not a resource consent has been granted.

The Commissioners also recognise that the Geopreservation Sites could be used as an information source for identifying sites of potential geological significance. However, the Commissioners concur with the assessment in the Section 42A report that the Geopreservation Sites should not be listed in the District Plan as no assessment has been completed which has specifically investigated and evaluated the significance of these sites in RMA terms. In the absence of this information, the Commissioners have concluded that the existing list is the most appropriate at this point in time and it is acknowledged that additional sites or modifications to the existing identified sites could be an outcome of the Wairarapa landscape assessment (which is listed as a Method in the Plan for identifying outstanding landscapes and natural features).

Decision: Appendix 1.5 Archaeological and Geological Sites

Submission Reference: 525.113	Reject
497.33	Accept in part
502.2	Reject

Decision Amendment: Appendix 1.5 Archaeological and Geological Sites

Amend Appendix 1.5 by changing the Heading to “Appendix 1.5(a) Archaeological Sites”

Amend Appendix 1.5 by adding a new title above to second table to read “**Appendix 1.5(b) Geological Sites**”

Consequential Change: Amend reference throughout Plan to “Appendix 1.5” to “Appendix 1.5(a)” and “Appendix 1.5(b)” respectively.

Amend Appendix 1.5a Table by changing the heading of column 1 to “Archaeological Sites”

Amend Appendix 1.5b Table by changing the heading of column 1 to “Geological Sites”

Consequential Decision Amendment: Appendix 1.5 Archaeological and Geological Sites

Add the following Note following the Tables in Appendix 1.5a Archaeological Sites as follows:

“Note: Not all archaeological sites are included in the Plan. Further information based on the New Zealand Archaeological Association’s Site Assessment Scheme can be obtained from the Councils.”

Reasons

This decision is made for the following reasons:

- Listing Geopreservation sites is not considered appropriate in this instance as no assessment has been completed which has specifically investigated and evaluated if these sites are significant.
- Restructuring the existing list of Archaeological and Geological schedules is considered appropriate as the two groups have different reasons for being listed and for being assessed if resource consent is sought.

28.6 Appendix 1.6 Areas of Significance to Tangata Whenua

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
497.35	New Zealand Historic Places Trust	-	-
526.122	Wellington Regional Council	-	-

Discussion

New Zealand Historic Places Trust (497.35) request the Te Maipi Wahi Tapu Area currently listed in Appendix 1.7 as Hm038 should be added to Appendix 1.6.

Greater Wellington Regional Council (526.122) request the location description for TWc1 to include the land to the east of Glenburn Stream.

Evidence Heard

New Zealand Historic Places Trust presented evidence affirming its position in support of the listed sites and its request to include registered historic areas of Waikekeno and Matakītaki a Kupe.

Greater Wellington Regional Council presented evidence in support of its original submission and the recommendations of the section 42A report, to amend the listed site TWc01 so that it is consistent with NZHPT documents.

Commissioners Deliberations

The Commissioners concur with the submitters' requests and the assessment and recommendations of the section 42A report to adopt the requested amendments to ensure the list recognises sites registered by the New Zealand Historic Places Trust and are accurately described in the District Plan.

Decision: Appendix 1.6 Areas of Significance to Tangata Whenua

Submission Reference: 497.35 Accept
526.122 Accept

Decision Amendment: Appendix 1.6 Areas of Significance to Tangata Whenua

Add to Appendix 1.6 the following:

TWm43	Te Maipi Wahi Tapu Area	Te Maipi (Lot 2 DP 303606)	Wahi Tapu	21
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Delete from Appendix 1.7 the following:

Hm038	Te Maipi Wahi Tapu Area	Te Maipi (Lot 2 DP 303606)	Wahi Tapu	21
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Amend TWc01 the description as follows:

TWc1	Waikekeno - Ancient stone walls of Maori gardens and large Pa site.	The Area as shown on the Planning Maps north of around the Waikekeno Stream and west of Glenburn Road (Waikekeno 1A Reserve, Pt Waikekeno 1B, Waikekeno 1C1, Waikekeno 1C2, Waikekeno 1C3, Waikekeno 1D, Waikekeno 2B6B including the pa site located on 2B6B).	33
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Reasons

This decision is made for the following reasons:

- The listed amendments ensure the District Plan more accurately details sites of significance to tangata whenua that are registered with the New Zealand Historic Places Trust.

28.7 Appendix 1.7 Heritage Items

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
525.114	Department of Conservation	FS 112 D Riddiford FS 85 Federated Farmers of NZ (Inc)	Oppose Oppose
497.34	New Zealand Historic Place Trust	-	-
522.70	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 102 Windy Peak Trust FS 51 L Goddard and C Hodson FS 107 The Old Manse Ltd FS 13 B Hillier FS 108 J Rotman FS 158 J Thorp FS 109 W & J Wheeler FS 12 J & V Willis FS 15 Land Information NZ FS 18 Thrace International Ltd FS 54 NZ Winegrowers	Oppose Oppose Oppose Oppose Oppose Oppose Oppose Oppose Oppose Oppose Support
522.71	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 102 Windy Peak Trust FS 51 L Goddard and C Hodson FS 107 The Old Manse Ltd FS 13 B Hillier FS 108 J Rotman FS 158 J Thorp FS 109 W & J Wheeler FS 12 J & V Willis FS 15 Land Information NZ FS 18 Thrace International Ltd FS 54 NZ Winegrowers	Oppose Oppose Oppose Support Oppose Oppose Oppose Oppose Oppose Oppose Support
7.1	Wairarapa District Health Board	-	-
526.123	Wellington Regional Council	-	-
529.1	C Keegan	-	-

Discussion

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.70) and (522.71) request numerous amendments and additions be made to the Appendix. **B Hillier** and **New Zealand Winegrowers** support this submission. **Windy Peak Trust, L Goddard and C Hodson, The Old Manse Ltd, J Rotman, J Thorp, W & J Wheeler, J & V Willis, Land Information New Zealand** and **Thrace International Limited** oppose this submission.

New Zealand Historic Places Trust (497.34) request amendments be made to the Appendix to correct the Historic Places Register listing.

Department of Conservation (525.114) request the Cross Creek heritage site and Rimutaka Incline to be added to Appendix 1.7. **D Riddiford** and **Federated Farmers of New Zealand (Inc)** oppose this submission.

Wairarapa District Health Board (7.1) request the original nightingale ward area from the front veranda to main corridor are placed on the Heritage List.

Wellington Regional Council (526.123) request the Hm006 listing be corrected to refer to Category II.

C Keegan (529.1) requests Hc049 be deleted from Appendix 1.7.

Evidence Heard

L Goddard and C Hodson sent a written statement confirming that the Section 42A recommendation to 'not list any part of the Glenmorven property' satisfies their concerns.

Land Information New Zealand presented evidence opposing the inclusion of the Woodside Railway Station Goods Shed.

New Zealand Historic Places Trust presented evidence seeking corrections to the classifications in Appendix 1.7. They also support the inclusion of the Rimutaka Incline as a Heritage Item.

Wairarapa District Health Board presented evidence seeking inclusion of the 'original nightingale ward area' of Masterton Hospital in Appendix 1.7 to protect its original façade and structure.

Wellington Regional Council presented evidence in relation to the Tinui Hotel and confirmed that 'no category' should be shown as the place is not yet on the NZ Historic Places Trust Register. Although resource consent has been granted to relocate the item, until this actually occurs, the listing in the Appendix should not be further changed.

C Keegan presented evidence seeking deletion of the Oddfellows Lodge Room from the list in Appendix 1.7.

Commissioners Deliberations

The Commissioners have considered making a number of changes to the listed heritage items in Appendix 1.7, based on a number of principles. Firstly, it is clear that consistency between the Plan and other Schedules, in particular the Heritage Register maintained by the New Zealand Historic Places Trust, is desirable. To this end, corrections have been made to a number of places listed as Category II which have not yet received this classification from the NZHPT, as well as three assignments to Category I and two assignments to Category II.

Secondly, the Commissioners concur that an inclusive and cooperative approach to the addition of historic heritage within Appendix 1.7 is appropriate, with full consultation with affected property owners prior to any listing. We noted that the Carterton and South Wairarapa District Councils were part way through the consultation process in adding a

number of items to the Appendix when the Proposed Plan was public notified. In comparison, Masterton District Council had the benefit of an extensive Heritage Inventory, developed during an earlier plan change, which has assisted in its consultations with affected property owners. In response to submissions from property owners and in acceptance of the above deferral approach, the Commissioners have excluded Tahora Homestead, Barret's Cottage, The Green Man, Te Puhi House, Waiura, the Woodside Railway Station Goods Shed, Glenmorven Homestead and Stables, and the Oddfellows Lodge Room from Appendix 1.7. Additions to the list, in response to submissions and with the agreement of the property owners, include the Original Nightingale Ward area of Masterton Hospital and those parts of the Cross Creek heritage site and the Rimutaka Incline on land administered by the Department of Conservation.

Thirdly, a number of amendments reflect of refinements and further information added to places that are already listed in Appendix 1.7.

Decision: Appendix 1.7 Heritage Items

Submission Reference: 522.70	Accept in part
FS 102	Reject
FS 51	Accept
FS 107	Accept
FS 13	Accept
FS 108	Accept
FS 158	Accept
FS 109	Accept
FS 12	Accept
FS 15	Accept
FS 18	Accept
FS 54	Accept in part
522.71	Accept in part
FS 102	Reject
FS 51	Accept
FS 107	Accept
FS 13	Accept
FS 108	Accept
FS 158	Accept
FS 109	Accept
FS 12	Accept
FS 15	Accept
FS 18	Accept
FS 54	Accept in part
497.34	Accept
525.114	Accept in part
FS 112	Accept in part
FS 85	Accept in part
7.1	Accept
526.123	Accept
529.1	Accept

Decision Amendment: Appendix 1.7 Heritage Items

Add further description above the table in Appendix 1.7 as detailed below:

“The Heritage Inventory held by the District Councils describes the key heritage features associated with each listed building and structure. These features may include external and internal items and attributes, as well as the land and features immediately surrounding the scheduled building or structure where such land and features are intrinsically related to or have an effect on the historic heritage values of the heritage item.

Some items have a classification...”

Amend the following lists in Appendix 1.7 as detailed below:

Masterton District

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hm001	Tinui Post Office	Alfredton Road, Tinui Masterton (Sec 2 SO 18995)	#	10
Hm003	Former County Council Office	Alfredton Road, Tinui (Lot 5 DP 224)	#	10
Hm004	Manawa Station Woolshed	Annedale Road, Tinui Masterton (Lot 4 DP 12355)	#	10
Hm006	Tinui Hotel	Castlepoint Road, Masterton (Lot 92 DP 224)	†	10
Hm014	Ngaiana Homestead	Homewood Road, Masterton (Lot 3 DP 325101)	#	16
Hm016	St Andrews Anglican Church	Langdale Road, Masterton (Lot 5 DP 2218)	#	16
Hm021	Ardsley Homestead	Opaki Road, (SH2), Masterton (Lot 1 A Plan 2912)	#	39
Hm023	Courthouse (former)	Masterton Castlepoint Road, Masterton (Sec 2 SO 32265)	#	39
Hm027	Old Kopuaranga School	Kopuaranga Road (Sec 86 Opaki District)	#	8
Hm028	St Colombus Anglican Church	Solway College, Fleet Street, Masterton (Pt Lot 1 A Plan 2480)	#	46, 47
Hm029	Ditton Homestead	Whangaehu Valley Road, Whangaehu Valley (Pt Sec 1 Rangitumau District)	#	8
Hm030	Ditton Woolshed	Whangaehu Valley Road, Whangaehu Valley (Pt Sec 1 Rangitumau District)	#	8
Hm036	Solway Railway Station	Ngaumutawa Road, Masterton	#	46
Hm040	Homebush	Homebush Road, Masterton (Lot 3 Deeds Plan 95)	#	39
Hm056	Wairarapa Times-Age Building	70 Chapel Street, Masterton (Lot 1 and Pt Lot 2 DP 4759, Lots 1 & 2 DP	II	48

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		11274, Pt Lot 4 DP 18329, Lots 1 & 5 DP 13684 and Lot 2 DP 88407)		
Hm095	Homebush	10 Homebush Road, Masterton (Lot 1 DP 47117)	II	39
Hm212	Original Nightingale Ward (from the front verandah to main corridor)	Masterton Hospital, Te Ore Ore Road, Masterton		45

Carterton District

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hc007	Band Rotunda	Carrington Park, High Street North, Carterton (Lot 1 DP 59134 Pt Secs 4, 5 Pt Lot 2 DP 1024 Carterton T/ship)	#	56
Hc009	War Memorial	Memorial Square and Park Road, Carterton (Lot 22 Deeds Plan 414)	#	56
Hc010	Westpac Building	124 High Street North, Carterton (Lot 1 DP 16978)	#	56
Hc011	Wairarapa Power Board Building	90-96 High Street North, Carterton (Lot 21, Pt Lot 20 Deeds Plan 414)	#	56
Hc012	King's Cottage	State Highway 2, Carterton (Pt Sec 144 Taratahi Dist Blks VII XI Tiffin SD)	#	54
Hc023	Sayer Slab Whare	Dalefield Road, Carterton (Lot 2 DP 22969)	I	53
Hc030	Carter Home, Stables & Bar	Moreton Road, Carterton (Lot 17 DP 3680)	I	19
Hc046	Wakelin Mill	147 High Street South, Carterton (Lot 1 DP 4601)	I	56
Hc049	Oddfellows Lodge Room	47 Holloway Street, Carterton (Lot 1 DP 32723)		56

South Wairarapa District

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs007	Papawai Pa	Papawai Pah Road (Pt 5 Papawai 6A)		58
Hs008	Burnside Church	Kohunui (PT Sec 17 Turanganui District)	#	30
Hs010	Former Coach House/Stables Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	#	66
Hs011	Former Cookhouse,	Longwood Road, South	#	66

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
	Longwood	Featherston (Pt Lot 3 DP 68757)		
Hs012	Former Cowshed, Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	#	66
Hs013	Former Granary Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	#	66
Hs014	Polo Stables/Garage Longwood	Longwood Road, South Featherston (Pt Lot 3 DP 68757)	#	66
Hs020	Former Army Camp Building	State Highway 53, Kaiwairai (Pt Sec 26 Moroa District)	#	25
Hs021	Former Store and Station Shop	Kahutara Road (Pt Lot 1 DP 3092)	II	24, 25
Hs022	Ongaha Homestead	Kahutara (Pt Lot 1 DP 2907)	#	25
Hs023	Oporua Homestead	Kohunui (Lot 3 DP 71441)	#	24
Hs025	Pahautea Homestead	Pahautea (Lot 1 DP 76000)	#	25
Hs026	Pahautea Stable	Pahautea (Pt Lot 3 DP 4161)	#	25
Hs028	Raho Ruru Homestead	Pirinoa (Lot 9 DP 14815)	#	30
Hs029	Rototawai Machine shop/store	Kahutara (Lot 1 DP 40388)	#	24
Hs031	Rototawai Stable Block/Coach House	Kahutara (Lot 1 DP 40388)	#	24
Hs032	St Francis Church	Kahutara (Sec 45 Kahutara District)	#	24
Hs033	Te Kopura Homestead	Kahutara (Pt Lot 1 DP 13857)	#	24
Hs034	Kahutara School	Kahutara (Pt Lot 2 DP 10551)	#	24
Hs035	Tuhitarata Homestead	Tuhitarata (Lot 1 DP 76358)	#	30
Hs036	Tuhitarata Stable/Barn	Tuhitarata (Lot 1 DP 76358)	#	30
Hs042	Methodist Church	Main Street, Greytown (Sec 31 Town of Greytown)	#	59
Hs059	Colonial Museum (former Library)	The Square, Martinborough (Lot 259 DP 3248)	II	68, 69
Hs064	Cottage	22 Waite Street, Featherston (Pt Sec 306 Town of Featherston)	#	65
Hs065	Cottage	24 Waite Street, Featherston (Pt Sec 306 Town of Featherston)	#	65
Hs066	Courthouse	Fitzherbert Street, Featherston (Pt Sec 247 337 Town of Featherston)	II	64, 65
Hs069	War Memorial	Fitzherbert Street, Featherston (Pt Town of Featherston)	#	65
Hs072	House	17 Johnston Street, Featherston (Lot 1 DP 13193)	II	64, 675
Hs073	Hitching Rail	Fitzherbert Street, Featherston (Sec 337 Town	#	64, 65

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
		of Featherston)		
Hs076	Royal Tavern	Revans Street, Featherston (Sec 139 Town of Featherston)	#	64
Hs078	5 Main Street, Greytown Day House	5 Main Street, Greytown (Lot 2 DP 31399)		59
Hs080	113 Main Street, Greytown Cabbage Tree Cottage (Kouka Cottage)	113 Main Street, Greytown (Lot 1 DP 81123)		59
Hs081	121 Main Street, Greytown Dr Bey's House	121 Main Street, Greytown (Lot 1 DP 27153)		59, 61
Hs082	123 Main Street, Greytown Wakelin House	123 Main Street, Greytown (Lot 2 DP 44906)		59, 61
Hs083	125 Main Street, Greytown Jane Wakelin House	125 Main Street, Greytown (Lot 1 DP 44906)		59, 61
Hs085	129 Main Street, Greytown Bright House	129 Main Street, Greytown (Pt Sec 55 Town of Greytown)		61
Hs086	130 Main Street, Greytown Shop	130 Main Street, Greytown (Pt Lot 6 Deeds Plan 72)		59
Hs087	132 Main Street, Greytown Shop	132 Main Street, Greytown (Lot 2 DP 311712)		59
Hs088	142 Main Street, Greytown Cottage	142 Main Street, Greytown (Pt Sec 56 Town of Greytown)		59, 61
Hs089	143 Main Street, Greytown Samuel Maxton's Cottage	143 Main Street, Greytown (Lot 1 DP 32511)		61
Hs091	170 Main Street Magistrate's House	170 Main Street, Greytown (Lot 2 DP 87704)		60, 61
Hs092	174 Main Street, Greytown Armstrong's Shop (former vice-regal saddler)	174 Main Street, Greytown (Pt Sec 68 Town of Greytown)		60
Hs093	195 Main Street, Greytown Cottage	195 Main Street, Greytown (Lot 1 DP 52562)		60
Hs094	40 Kuratawhiti Street, Greytown HS Izard's House	40 Kuratawhiti Street, Greytown (Lot 1 DP 83851)		59
Hs095	46 Kuratawhiti Street, Greytown Maata Mahupuku House	46 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)		59
Hs096	54 Kuratawhiti Street, Greytown Villa	54 Kuratawhiti Street, Greytown (Pt Sec 5 Greytown Small Farm Settlement)		59
Hs101	100 West Street, Greytown Old Barber's Shop	100 West Street, Greytown (Lot 1 DP 64859)		59
Hs102	6 Wood Street, Greytown Former Shop	6 Wood Street, Greytown (Lot 1 DP 27287)		60, 61
Hs103	18 Mole Street, Greytown House	18 Mole Street, Greytown (Lot 1 DP 89116)		59
Hs104	Fence at 12 Main Street, Greytown	12 Main Street, Greytown (Pt Lot 4 DP 10792)		59

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs106	Greytown Library	Main Street, Greytown (Pt Parts Lot 1 DP 11855)		59
Hs109	7 Johnston Street, Featherston Villa	7 Johnston Street, Featherston (Lot 2 DP 11388)		64
Hs110	15 Johnston Street, Featherston Former Maternity House	15 Johnston Street, Featherston (Pt Lot 3 DP 13193)		64
Hs111	21 Johnston Street, Featherston Card Home	21 Johnston Street, Featherston (Lot 2 DP 71613)		64, 65
Hs126	Old Bookshop	Kitchener Street, Martinborough (Pt Lot 354 349 DP 248)		68
Hs135	Sacred Heart Church	Corner Main Street and Kuratawhiti Street, Greytown		59
Hs136	Ballie's Homestead	101 Main Street, Greytown		59
Hs137	Greytown Butcher	67 Main Street, Greytown		59
Hs138	Haigh House	80 West Street, Greytown		59
Hs139	Captain Maguire's Cottage	5 Horton Street, Greytown		59
Hs140	Hang ups Shop	98 Main Street, Greytown		59
Hs141	Main Street Deli	88 Main Street, Greytown		59
Hs142	Settler's Cottage	Behind Trends café, Rapid No. 2481 State Highway 2, Greytown		59
Hs143	Cundy Cottage	Cnr Bethane & Revans St, Featherston		64
Hs144	Cross Creek Cottage	11 Fox Street, Featherston		63, 64
Hs145	Cross Creek Cottage	13 Fox Street, Featherston		63, 64
Hs146	John Card Cottage	23 Johnston Street, Featherston		63
Hs147	John Card Cottage	25 Johnston Street, Featherston		63
Hs148	John Card Cottage	27 Johnston Street, Featherston		63
Hs149	Catholic Church	50 Bell Street, Featherston		64, 65
Hs150	Old Card Home	33 Bell Street, Featherston		64, 65
Hs151	Anderson's Building	19 Fitzherbert Street, Featherston		64
Hs152	Tennis Pavilion	Cnr Oxford and Regents Street, Martinborough		69

Heritage Building Number	Name	Location and Legal Description (Where Known)	Category (Where applicable)	Map Number
Hs153	Former Courthouse	20 Cork Street, Martinborough		68, 69
Hs154	Martinborough Hotel	10-12 Memorial Square, Martinborough		68
Hs155	Oddfellows Hall	3-5 Oxford Street, Martinborough		68, 69
Hs156	Fernside	FN2018 State Highway 2, Featherston		19
Hs157	The Tin Hut	FN 2024 State Highway 2, Tauherenikau		19
Hs158	Tauherenikau Racecourse	1498 State Highway 2, Tauherenikau		19
Hs159	Wairongomai Church	Western Lake Road, Featherston		23, 24
Hs160	Papatahi Station & Homestead and associated buildings	Western Lake Road, Featherston		30
Hs161	Tablelands	Oystershell Road, Martinborough		25
Hs162	Udy / Harrison House	107 Main Street, Greytown		59
Hs163	Pain & Kershaw Building	14 – 16 Jellicoe Street, Martinborough		69
Hs164	Pine Grove	Humphries Street, Greytown (Lot 1 DP 80759)		19
Hs165	The White Swan Country Hotel	109 Main Street, Greytown		59
Hs166	Judd House	209 Kuratawhiti Street, Greytown		19
Hs167	Rimutaka Railway Tunnel*	* where located on Department of Conservation land.		18, 24
Hs168	Rimutaka Railway Tunnel	* where located on Department of Conservation land.		18, 24
Hs169	Water Drop Shaft*	* where located on Department of Conservation land.		18, 24
Hs170	Rimutaka Railway Tunnel*	* where located on Department of Conservation land.		18, 24
Hs171	Brick Kiln*	* where located on Department of Conservation land.		18, 24
Hs172	Railway Village*	* where located on Department of Conservation land.		18, 24

Reasons

This decision is made for the following reasons:

- The amendments ensure Appendix 1.7 is in line with the listings of the New Zealand Historic Places Register.

- The existing and amended list of Historic Heritage items have been assessed as having historic heritage values in the Wairarapa. The listing and mapping of these items provides certainty to the community, to achieve the Plan objectives of protecting historic heritage from inappropriate subdivision, use and development.